



INTERIM PLANNING COMMISSION

Thursday, March 25, 2026 at 4:30pm

Commission Members	Position	01/15/2026	02/05/2026	03/05/2026	03/25/2026	04/08/2026	05/07/2026	06/04/2026	07/02/2026	08/06/2026	09/03/2026	10/01/2026	11/05/2026	12/03/2026	04/02/2026
Dennie Stephenson	Chair	1	1	1	1										
Kimberly Welzenbach	Vice Chair	1	V	1	1										
Daniel Brooks	Commission Member	1	1	1	1										
Roger Gravgaard	Commission Member	1	V	A	V										
David Nordel	Commission Member	V	V	V	V										
Amber Parish	Commission Member	1	1	1	A										
Josh Sayer	Commission Member	1	1	1	1										
John Staley	Commission Member	1	1	1	A										
Jim Ronquillo	Commission Member	A	A	1	1										
Wyeth Friday	PCSD Director	1	1	A	V										
Anna Vickers	Planning Div Manager	1	1	1	1										

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for cancelled

Call the Meeting to Order:

Chairman Stephenson called the meeting to order at 4:30 p.m.

Introduction of Planning Board Members and Planning Department Staff

Chairman Stephenson called for introductions of the members of the Interim Planning Commission and Planning staff.

Attending Staff: Wyeth Friday, Planning & Community Services Director; Anna Vickers, Planning Division Manager; Brenda Berns, Planning Clerk

Others in Attendance: Allison Mouch, Orion Planning & Design; Nicole Cromwell

2. Approval of Agenda

Motion

Motion by Commissioner Ronquillo to approve the agenda as written, second by Commissioner Welzenbach. Motion carried unanimously.

3. Approval of Minutes of March 5, 2026

Motion

Motion by Commissioner Welzenbach to approve the meeting minutes of March 5, 2026, second by Commissioner Ronquillo. Motion carried unanimously.

4. Public Comment – Non-agenda items: No public comment was received.

5. Disclosure of Outside (Ex-Parte) Communication: No disclosures were reported.

6. Disclosure of Conflicts of Interest: No conflicts of interest were reported.

7. Old Business

a. Public Hearing. Recap of City Council Special Session – Anna Vickers

Anna Vickers provided an overview of recent City Council special sessions and upcoming meetings related to meeting statutory deadlines. Discussion focused on the Interim Planning Commission’s role in providing recommendations to City Council, particularly regarding zoning updates and allowances for duplexes.

Commissioners discussed the importance of maintaining independent recommendations while considering City Council input.

Public Comment:

Nicole Cromwell expressed concerns regarding zoning changes, emphasizing the need for both flexibility and predictability in zoning regulations and discouraging overly homogeneous zoning districts.

8. New Business:

a. Public Hearing. Review of the Future Land Use Categories – Anna Vickers

Anna Vickers presented an overview of proposed future land use categories, noting that these designations are intended to guide long-term planning and will not replace existing zoning.

Discussion included:

- Explanation of various land use categories (e.g., Urban Residential, Mixed Use, Urban Node, Commercial, Industrial, Open Space, Public Institution)
- Clarification of density standards and compatibility considerations
- Relationship between future land use designations and existing zoning regulations

Public Comment:

Nicole Cromwell supported the use of future land use categories as a planning tool to provide guidance and improve predictability in long-term development.

Wyeth Friday highlighted several key items for ongoing tracking and discussion:

- **Amnesty Period for FLUM Corrections:**
A question was raised regarding the potential for an “amnesty period” to address FLUM errors or corrections. This concept was mentioned during public comment. Staff will follow up with City Legal to better understand the scope, limitations, and appropriate process for making such adjustments, as well as to prepare for anticipated public inquiries.
- **Clarification of FLUM and Land Use Changes:**
Continued discussion is needed to clearly communicate how the FLUM influences future land use. It was emphasized that the FLUM does not immediately change existing zoning, but rather guides future zoning decisions. Ongoing efforts will be necessary to reinforce this distinction for public understanding.
- **Housing Capacity and 2045 Growth Projections:**
Discussion is needed regarding how the FLUM supports projected housing needs through

2045 (approximately 16,200 units). This includes evaluating how both the FLUM and existing zones contribute to housing capacity. Further analysis will be conducted to assess and clearly demonstrate this relationship.

b. Public Hearing. Overview of the Future Land Use Map – Orion Planning and Design

Allison Mouch, Orion Planning and Design, presented the draft Future Land Use Map and outlined public outreach efforts, including the project website and public comment process available through April 19.

Discussion included:

- Use of the online map for public and Commission review
- Relationship between current zoning and future land use designations
- Administrative review processes for zoning changes under updated regulations
- Timeline constraints related to state requirements and implementation deadlines

Commissioners discussed the need for clarity, data to support decision-making, and opportunities for continued review and refinement.

Public Comment:

Nicole Cromwell emphasized the importance of clear communication to the public regarding zoning and land use changes to reduce confusion and build trust.

9. Other Business:

Anna Vickers provided information on upcoming Community Planning Week events scheduled for April 6–9 and encouraged participation.

Wyeth Friday advised the commission that Ms. Vickers will be talking to the Billings Gazette next week. Strategy for KTVQ, KHLR, Facebook Boosts, Email Blasts, Radio were mentioned.

Adjournment: 6:04 pm

Brenda J Berns, Planning Clerk