



INTERIM PLANNING COMMISSION

Wednesday, April 8, 2026 at 12:00pm

Commission Members	Position	01/15/2026	02/05/2026	03/05/2026	03/25/2026	04/08/2026	04/21/2026	04/29/2026	05/07/2026	06/04/2026	07/02/2026	08/06/2026	09/03/2026	10/01/2026	11/05/2026	12/03/2026
Dennie Stephenson	Chair	1	1	1	1	1										
Kimberly Welzenbach	Vice Chair	1	V	1	1	1										
Daniel Brooks	Commission Member	1	1	1	1	1										
Roger Gravgaard	Commission Member	1	V	A	V	A										
David Nordel	Commission Member	V	V	V	V	V										
Amber Parish	Commission Member	1	1	1	A	A										
Josh Sayer	Commission Member	1	1	1	1	A										
John Staley	Commission Member	1	1	1	A	1										
Jim Ronquillo	Commission Member	A	A	1	1	1										
Wyeth Friday	PCSD Director	1	1	A	V	1										
Anna Vickers	Planning Div Manager	1	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 12:02 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: Anna Vickers, Planning Division Manager; Tate Johnson, Neighborhood Planner; Brenda Berns, Planning Clerk

Others in Attendance: Allison Mouch, Orion Planning & Design

Members of the Public: Tony Duncan, 4110 Iron Horse Tr, Billings MT

Approval of Agenda

Motion

Motion by board member Ronquillo to approve the agenda as written, second by board member Welzenbach. Motion passed unanimously.

Approval of Minutes: Minutes of March 25, 2026 tabled to a future meeting.

Public Comment: There were no public comments.

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

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

Old Business: There was no old business reported.

New Business

a. Presentation. Community Planning Week Open House – Allison Mouch, Orion Planning and Design

Allison Mouch reviewed the Billings 2045 outreach efforts to date and introduced the new interactive mapping tool.

Ms. Mouch presented the Billings 2045 Operating Draft Plan components, highlighting the goal of creating an approachable, user-friendly plan. The team evaluated past development patterns and incorporated public feedback to inform the mapping application, addressing key topics such as community building, economic constraints, and housing needs. She noted that Billings is projected to need approximately 26,200 housing units to support population growth by 2045 and is currently operating at an estimated deficit of 10,000 units.

Board Discussion

Board members asked about housing projections, methodology, timing, and implementation of the draft plan. Staff indicated a projected need of approximately 36,200 housing units, based on community input, including nearly 1,100 survey responses and additional outreach.

Questions regarding City Council review and potential revisions were discussed. Staff noted the timeline allows for additional meetings and ongoing refinement, with amendments anticipated through the summer.

Discussion acknowledged time constraints and that some components may continue to evolve. Staff confirmed a comprehensive draft will be presented, with updates expected as feedback continues.

Implementation questions were addressed, with staff outlining the current process, including public input, Planning Commission review, public hearings, and City Council action. Upcoming changes to state requirements may allow certain compliant applications to be reviewed administratively.

Staff emphasized the importance of continued public engagement.

Additional public meetings are planned as part of ongoing community outreach.

Public Hearing

Tony Duncan 4110 Iron Horse Trail, Billings MT

Mr. Duncan expressed concerns about potential future infrastructure impacts to private property and the ability of existing roadways to accommodate growth. Additional discussion highlighted concerns about the level of public participation to date.

Staff and board members noted that opportunities for public comment remain open and encouraged continued engagement. Members of the public were directed to the project website to submit feedback, with comments being accepted through the plan adoption process. Staff also noted efforts to increase public awareness through various outreach methods, including social media.

Other Business: There was no other business reported.

Adjournment: 12:33 pm

Brenda J Berns, Planning Clerk