



INTERIM PLANNING COMMISSION

Wednesday, April 21, 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	1									
Kimberly Welzenbach	Vice Chair	1	V	1	1	1	1									
Daniel Brooks	Commission Member	1	1	1	1	1	A									
Roger Gravgaard	Commission Member	1	V	A	V	A	1									
David Nordel	Commission Member	V	V	V	V	V	A									
Amber Parish	Commission Member	1	1	1	A	A	A									
Josh Sayer	Commission Member	1	1	1	1	A	1									
John Staley	Commission Member	1	1	1	A	1	1									
Jim Ronquillo	Commission Member	A	A	1	1	1	A									
Wyeth Friday	PCSD Director	1	1	A	V	1	1									
Anna Vickers	Planning Div Manager	1	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:

Vice Chair Welzenbach called the meeting to order at 12:07 p.m.

Introduction of Planning Board Members and Planning Department Staff

Vice Chair Welzenbach welcomed Mayor Nelson and City Council members. Introductions were made of the Interim Planning Commission members and Planning Division staff.

Attending Council Members: Mayor Nelson, Council members Nicholson, Pitman, Neese, Kennedy, Aguirre, Boyett, O'Donnell.

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

Members of the Public: Jeff Ketelsen, Resident Ward 5

Approval of Agenda:

Motion

Motion made by Board member Sayer to approve the agenda as written. Second by Board member John Staley. Motion passed unanimously.

Approval of Minutes: Delayed to a future meeting date.

Public Comment:

Jeff Ketelsen, Ward 5

Mr. Jeff Ketelsen, a resident of Ward 5, addressed the Commission regarding the Meadowlark Trailer Park area. He expressed concern about the proposed change in land use designation, stating he did not understand the rationale for moving the property to a different classification. Ketelsen noted that the issue had previously been brought before City Council multiple times and referenced prior opposition from both the Police and Fire Departments. He stated that the property is located a significant distance from existing city limits and that annexation or rezoning could result in increased demand for emergency services, creating a negative economic impact for the City. He further stated that it appeared the proposal may be intended to facilitate a water line installation contract, though he acknowledged uncertainty regarding that claim, and expressed concern about the perception of such actions. Mr. Ketelsen requested reconsideration of the proposed classification change and referenced that the proposal had previously been denied, suggesting it should not be returned for consideration within a one-year timeframe in accordance with City regulations.

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

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

New Business

a. A Recommendation of Adoptions of The Billings 2045 Land Use Plan and Future Land Use Map.

Wyeth Friday, PCSD Director, opened the discussion and outlined the following topics:

- Housing Incentives Recap
- FLUM Categories and Council Proposed Changes
- Other Topics IPC and CC Wish to Discuss
- Next Two Weeks of Action – IPC April 29 and City Council May 11

Mr. Friday stated the Commission held a detailed discussion on the ongoing comprehensive planning process, focusing on development regulations, mapping updates, and the need to align local requirements with state law. Staff clarified that certain regulatory requirements are mandated and must be incorporated, even as the City works to improve clarity and usability for the public and stakeholders.

Discussion included the draft future land use map and related planning tools. Staff explained that the finalized plan will include interactive and accessible mapping layers to help the public better understand development patterns and proposed changes. Commissioners and City Council members asked questions about how specific areas, subdivisions, and development locations are identified and evaluated within the plan.

Public engagement efforts were reviewed, with staff noting that extensive outreach was conducted, including surveys and multiple marketing approaches. Despite these efforts, participation levels were lower than anticipated. Commissioners and City Council members acknowledged that public involvement often increases when development proposals directly impact nearby properties, and that broader planning efforts may not generate the same level of immediate response. Existing feedback from residents, as well as ongoing community concerns—such as building placement, transitions between land uses, and neighborhood compatibility—were discussed as important considerations moving forward.

Staff reported that public comments on the draft map are still being collected, with deadlines approaching prior to upcoming meetings. It was noted that additional feedback will be reviewed and shared with the Commission and incorporated where feasible. The timeline for adoption was discussed, including upcoming IPC meetings, with an emphasis on the need to adopt an operational plan within required deadlines while recognizing that amendments and refinements will continue after adoption.

Overall, the Commission expressed support for advancing the plan in its current form to meet statutory requirements, while continuing to refine policies, improve public communication, and address development-related concerns over time. The meeting concluded with appreciation for staff efforts and collaboration, followed by a motion to adjourn.

Other Business: There was no other business reported.

Adjournment: 1:13 pm

Brenda J Berns, Planning Clerk