

****ATTENTION****

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, fifth floor of City Hall, 316 N. 26th Street. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- . Review the Agenda Packet on the City's website at: www.billingsmt.gov and click on "Your Government," "City Council," and "Agendas & Minutes".
- . View the meeting:
 - . On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
 - . Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
 - . On the City's website at www.billingsmt.gov and click on "Watch Meetings Online" on the homepage.
 - . In-Person.

Citizens may submit public comment via the following methods:

- . Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- . Email: Council@billingsmt.gov
 - . Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- . Attend the meeting in person

Please contact Denise Bohlman, City Clerk, at bohlmand@billingsmt.gov, or at 406.657.8210, with any questions.



VISION STATEMENT:
"The Magic City: A diverse,
welcoming community
where people prosper and
business succeeds."

SPECIAL WORK SESSION AGENDA

COUNCIL CHAMBERS
316 N. 26th Street, 5th Floor

MARCH 27, 2026

12:00 NOON

CALL TO ORDER: Mayor Nelson

PUBLIC COMMENT ON ALL ITEMS. This is the time to comment on any matter (Agenda or Non-Agenda) falling within the scope of the Billings City Council. There will also be time in conjunction with each agenda item for public comment relating to that item. You may only speak once for each item during the meeting.

Please note, the City Council cannot take action on any item of significant interest to the public that does not appear on the agenda. Comments are limited to three (3) minutes during each public comment period or as set by the Mayor. **Speaker sign-in required.** Please sign the roster at the back of Council Chambers.

AGENDA:

1. Montana Land Use Planning Act/Billings 2045 Update.

-Public Comment

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. *(Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes. Please sign the roster located at the back of Council chambers.)*

ADJOURN:

Note:

- This meeting is an "informal" meeting of the City Council. The content of the Agenda is subject to change at the meeting.
- In the event there is a Closed Executive Session, the sole purpose is to discuss litigation strategy. The other parties to the case(s) discussed are not public bodies or associations as described in Section 2-3-203(1) and (2), MCA. The meeting is closed, as allowed by Section 2-3-203(4) (a), MCA, "to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position" of the City of Billings.

City Council Special Session

Meeting Date: 03/27/2026

Title: Montana Land Use Planning Act/Billings 2045 Update Session 3

Presented by: Anna Vickers, Planning Division Manager

Department: Planning & Community Services **Division:** Planning

RECOMMENDATION

Staff recommends the City Council receive this informational update on the implementation of the Montana Land Use Planning Act (MCA Title 76, Chapter 25) through Billings 2045. No formal action is requested at this time. Staff is seeking general direction and feedback from City Council to ensure alignment between Council and the Interim Planning Commission (IPC) on specific elements as the process moves forward. This afternoon's focus will be clarification on the Encouragement of Development of Housing in MCA 76-25-302, a brief overview of the future land use categories, and several examples of future land use categories applied to the map.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

In 2023, the Montana State Legislature passed Senate Bill 382, the Montana Land Use Planning Act (MLUPA), codified in Title 76, Chapter 25 of the Montana Code Annotated. The intent of the Act is to provide a comprehensive land use planning system that promotes the health, safety, and welfare of the people of Montana. The Act outlines that a municipality with a population at or exceeding 5,000 located within a county with a population at or exceeding 70,000 in the most recent decennial census shall comply with the provisions. The Montana Land Use Planning Act mandates that municipalities develop and implement a Land Use Plan and Future Land Use Map (Billings 2045) to guide future development. Billings 2045 will serve as a comprehensive plan that addresses land use, economic development, housing, public services, and natural resources.

Staff will review the following items with City Council:

- Clarification associated with Encouragement of Development of Housing in MCA 76-25-302
- Overview of the Future Land Use Designations for the Future Land Use Map
- Examples of the application of the Future Land Use Designations to the Future Land Use Map

ALTERNATIVES

No formal alternatives are presented, as no action is being requested of City Council. This item is intended to provide an update and receive general feedback and direction from Council to ensure consistency with the Interim Planning Commission as implementation of the Montana Land Use Planning Act and Billings 2045 continues.

FISCAL EFFECTS

There are no fiscal impacts associated with this item at this time. This special session is informational only and does not involve budgetary commitments.

Future Land Use Categories
Presentation

MCA76-25-302 Encouragement of development housing

(Must include a minimum of five)

	Notes	IPC	Council
(a) Allow as a permitted use for at least a duplex where a single-unit dwelling is permitted	2023, SB 323 - Was not correctly added to MLUPA remains an incentive option	✓	?
(b) Zone for higher density housing near transit stations, places of employment, higher education facilities, and other appropriate population centers, as determined by the local government.		Create an overlay in appropriate areas throughout the city	Create an overlay in appropriate areas throughout the city
(c) Eliminate or reduce off-street parking requirements to require no more than one parking space per dwelling unit.	2025, HB492 – Will be required in October 2026	✓	✓

	Notes	IPC	Council
(d) Eliminate impact fees for accessory dwelling units or developments that include multi-unit dwellings or reduce the fees by at least 25%.		Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027	Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027
(e) Allow, as a permitted use, for at least one internal or detached accessory dwelling unit on a lot with a single-unit dwelling occupied as a primary residence.	2023, SB 323 - Was not correctly added to MLUPA remains an incentive option	✓	✓
(f) Allow for single-room occupancy developments.	Already in code	✓	✓
(g) Allow, as a permitted use, a triplex or fourplex where a single-unit dwelling is permitted.		Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027	Do not investigate further

	Notes	IPC Recommendation	Council Direction
(h) Eliminate minimum lot sizes or reduce the existing minimum lot size required by at least 25%.	Already not in the code (we comply)	✓	✓
(i) Eliminate aesthetic, material, shape, bulk, size, floor area, and other massing requirements for multi-unit dwellings or mixed-use developments or remove at least half of those requirements.		Do not implement	Do not implement
(j) Provide for zoning that specifically allows or encourages the development of tiny houses, as defined in Appendix Q of the International Residential Code as it was printed on January 1, 2023.	Already allowed within the zoning code, need to explicitly state	✓	✓

	Notes	IPC Recommendation	Council Direction
(k) Eliminate setback requirements or reduce existing setback requirements by at least 25%.		Do not implement	Do not implement
(l) Increase building height limits for dwelling units by at least 25%.		Do not implement	Do not implement
(m) Allow multi-unit dwellings or mixed-use development as a permitted use on all lots where office, retail, or commercial are primary permitted uses.	2023, SB245 - Was not correctly added to MLUPA remains an incentive option	✓	✓
(n) Allow multi-unit dwellings as a permitted use on all lots where triplexes or fourplexes are permitted uses.		Still exploring	Do not implement

Rural Residential and Agriculture

Zonings

Agriculture (County), Rural Residential 3 (County), Rural Residential 1 (County), Parks and Open Space (City/County), Planned Development (City/County)

Character

Agricultural production lands and rural residential uses on lots larger than one acre that include agricultural uses and may conserve the agricultural heritage of the Yellowstone Valley. Due to the low-density nature of development, public water and wastewater utilities are generally not available.

Density

Max 1/ac
(accessory dwelling units are not primary units)

County Neighborhoods

Zonings

Rural Residential 1 (County), Large Lot Suburban Neighborhood (County), Rural Residential Manufactured Home (R-RMH), P1, PD

Character

Large lot rural neighborhoods typically not developed in the city with limited access to public water and wastewater utilities.

Density

1 - 3.5 units/ac (accessory dwelling units are not primary units)

Urban Residential Limited

Zonings

Large Lot Suburban Neighborhood (County), Suburban Neighborhood Residential (N3), Mid-century Neighborhood Residential (N2), First Neighborhood Residential (N1), P1, PD

Character

Suburban residential with structures of similar setback and maximum heights, most will have access to public water and sewer.

Density

3.5 - 7 units/ac (accessory dwelling units are not primary units)

Urban Residential

Zonings

N3, N2, N1, Residential Manufactured Home (RMH), Mixed Residential 1 (NX1), Neighborhood Mixed Use (NMU), Neighborhood Office (NO), P1, PD

Character

Mixed density neighborhoods including some neighborhood commercial and housing choices from single family to townhome (4 units/structure). Public water and sewer is provided.

Density

6 - 16 units/ac
(accessory dwelling units are not primary units)

Urban Residential Mixed

Zonings	N1, RMH, NX1, Mixed Residential 2 (NX2) NMU, NO, Corridor Mixed Use 1 (CMU1), P1, PD
Character	Higher density adjacent to mixed use with corridor services such as smaller retail businesses. Highly walkable neighborhood with possible service from transit. Typically found adjacent to Urban Nodes.
	Development should focus on active uses and providing a safe and comfortable environment for people, both residents and visitors.
Density	12 - 24 units/ac (accessory dwelling units are not primary units)

Urban Node

Zonings

NX2, Mixed Residential 3 (NX3), NMU, CMU1, Corridor Mixed Use 2 (CMU2), P1, PD

Character

Higher-intensity, larger-scale places where destinations like shopping and services are walkable but primarily accessed by vehicles.

Density

16+ units/ac

Commercial Mixed

Zonings

NX2, NX3, CMU2, Heavy Commercial (CX), General Commercial (County), P1, PD

Character

Standalone commercial areas either in the city or county sometimes with adjacent higher-density residential. Could include areas in the county for contractor shops, storage, warehousing, sometimes adjacent to urban nodes, sometimes adjacent to urban residential mixed.

Density

16+ units/ac

Downtown Urban

Zonings

NX2, NX3, CMU2, Central Business District (CBD), Downtown Support (DX), East Billings Urban Redevelopment District (EBU), P1, PD

Character

High density residential, multi-tenant and multi-story buildings, buildings are built to the street, onsite parking may or may not be provided. Designed to be highly walkable.

Density

16+ units/ac

Employment and Industrial

Zonings

EBU, CX, C3, Light Industrial (I1), Heavy Industrial (I2), P1, PD

Character

Areas of employment that provide a range of jobs in sectors such as production, manufacturing, research, distribution or extraction which may be incompatible with residential uses.

Density

Residential units are unlikely in these areas, but are allowed in Heavy Commercial zones

Open Space

Zonings

Parks and Open Space (P1)

Character

Regional public parks, recreation areas, and natural or sensitive areas which provide a variety of recreational opportunities.

Density

N/A

Public Institution

Zonings

Planned Development (PD), Public, Civic, and Institutional (P2), Civic and Campus (P3), P1, PD

Character

Public, civic, and institutional uses located within or on the edge of neighborhoods.

Density

Density associated with institutional use