



ANNUAL REPORT

PCSD

2025

The City of Billings Planning & Community
Services Department reflects on 2025, a year
of community successes and changes on the
horizon.





One Mission

The Magic City

A diverse, welcoming community where people prosper and business succeeds.



About Us

Most citizens seek the services of the Planning and Community Services Department when they need information on property, buildings, or land uses. Landowners, realtors, builders, and developers rely on our fast and customer-friendly service. Qualified homebuyers and not-for-profit community organizations enjoy the programs we offer. All residents benefit from the Code Enforcement Division's efforts to enhance public safety.

The Planning and Community Services Department is committed to building a safe community that uses its resources wisely. Our services and programs help maintain a high quality of life while providing a variety of housing and businesses choices for all residents. Consisting of three Divisions, we are happy to be at your service.

PCSD DIVISIONS



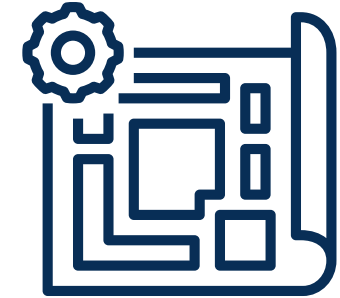
CODE ENFORCEMENT

Code Enforcement is a complaint-based response program for violations of zoning, building codes, business regulations, nuisance codes, sign codes and specific parking regulations. With the implementation of the Public Safety Mill Levy, responsibilities including massage facility licensing, marijuana business licensing, and graffiti removal have been added to the division. Additionally, the division has grown from four officers to seven. Five residential officers divide the city into enforcement areas. A commercial code officer was added to staff and covers the entire city. The existing nuisance property officer covers the entire city as well and serves on the city's nuisance property team.



COMMUNITY DEVELOPMENT

The Community Development Division joins local partners with resources to increase access to housing, support capacity building for local non-profit organizations, create a sustainable community, and to promote neighborhood revitalization. The Division is primarily responsible for managing federal grant programs, including the Community Development Block Grant, HOME Investment Partnerships Program, and AmeriCorps Volunteers in Service to America (VISTA).



PLANNING

The Planning Division provides community planning and development services to Yellowstone County, the City of Billings, and the Town of Broadview. It provides the community with a broad service base that consists of current planning, neighborhood and community planning, and transportation planning. The Division provides services to residents and developers by reviewing proposed projects and processing subdivision applications, applications for requests for zoning changes and variances, and special use permits.



Director Message

The Planning and Community Services Department (PCSD) staff and all of you, our customers, had a very busy 2025 improving and supporting our community.

Wyeth Friday
Director
PCSD

The Planning and Community Services Department (PCSD) was busier than we have ever been in 2025 serving you through projects like Billings2045 (Pgs. 13-14), the West Billings Neighborhood Plan (Pg. 11), the Heights Neighborhood Plan (Pg. 12), expansion of the South Billings Boulevard Urban Renewal District, supporting a new low-income housing development (Pg. 23), working on transportation plans and projects, and processing many subdivision, zoning and permit applications. Here are some highlights:

- Continued development of the West Billings Neighborhood Plan, Heights Neighborhood Plan, and the overarching project that ties it all together – Billings2045. This involved a massive public outreach and engagement effort including public meetings, stakeholder meetings, online interactive opportunities, social media and marketing programs, transportation system analysis and development of land use categories to inform a future land use map. (Pgs. 11-14)
- Cleaned up graffiti at a rate not seen before in Billings through a Code Enforcement Division coordinated effort with City Public Works, Parks, and Police. The effort focused on City-owned or public property but also partnered with private property owners for some graffiti mitigation work. (Pg. 26)
- Brought more than \$1 million in CDBG and HOME program support to the HomeFront housing development in the Billings Heights for our low-income residents. The project is set to begin construction in May 2026 (Pg. 23)
- Our building and development community was very active in 2025 as demonstrated by the Planning Division reviewing 1,297 building permits of all types, more than 18 zone change applications in the City and County zoning jurisdiction, and our City-County Planning Board reviewing and recommending 13 preliminary subdivisions to the City Council and County Commission. (Pgs. 9, 10, 19)

As we enter 2026, we will be completing and implementing (the most exciting part!) major community planning and development efforts across the City and urban area of the County. Our services, community partnerships and programs will move Billings and Yellowstone County further ahead as a leader for Montana and the region in 2026. Please join us in making our community stronger, healthier and safer in the New Year!



What We Do

Current Planning

The Planning Division handles numerous application types for projects like Subdivisions, Exempt Subdivisions, Special Reviews, Variances, and Zone Changes. We also review permits like zoning compliance, fences, and signs.

Permits

Projects

Long-Range Planning

The Planning Division is responsible for development and implementation of long-range plans like neighborhood plans, growth policies, and sub area plans.

Policies

Plans

Transportation Planning

The City of Billings and Yellowstone County are designated a Metropolitan Planning Organization (MPO). This designation allows for federal funding of transportation specific plans.

MPO Administration

Plans

Meet Our Team



Anna Vickers
Planning Division Manager
Started: June, 2024
From: Prairieville/Gonzales, LA – Jambalya Capital of the World
I'm excited for the implementation of Billings 2045 and the shared community vision.



Lora Mattox, AICP
Transportation Planning Coordinator
Started: November, 2003
From: Burlington, IA – Home of Snake Alley.
I'm most excited about making transportation planning more transparent and accessible to the public.



Karen Husman
Zoning Coordinator
Started: October, 2002
From: Napa Valley, CA – where there are acres and acres of vineyards and not a grape to eat.
I'm excited for the completion of the Billings 2045 Plan and the implementation of legislative updates.



Elyse Monat, AICP
Transportation Planner II
Started: June, 2018
From: Indianapolis, IN – nicknamed is the "Circle City" as there is a traffic circle at the center of original 1821 plat of the city.
I am looking forward to starting the household travel survey.



Tate Johnson, AICP
Neighborhood Planner II
Started: July, 2023
From: Boca Raton, FL – Known for Spanish Revival architecture.
I am looking forward to watching the Billings 2045 plan become part of everyday planning work.



Dave Green
Planner II
Started: June, 2006
From: Ririe, ID – Small Farm Town
I am looking forward to working together to get all the new processes up and running.



Mike Hayes
Multi-Modal Planner I
Started: June, 2025
From: Billings, MT – The Magic City
I'm looking forward to the Stagecoach Trail construction.



Hunter Kelly, AICP
Planner I
Started: October, 2021
From: Huntington Beach, CA – Home of the annual US Surf Open.
Even if it is a long way out, I'm excited for the full opening of the Billings Bypass.



Makayla Paul
Planner I
Started: August, 2025
From: Great Falls, MT – home to 6 electric dams making it known as the "Electric City"
Looking forward to continuing to learn more about planning and the continuation of the Billings2045 project.



Ben Jackson
Planner I
Started: September, 2025
From: Sydney, Australia – Nicknamed the harbour city.
I'm looking forward to seeing how implementation of MLUPA affects development in the City.



Brenda Berns
Planning Clerk
Started: July, 2023
From: Lakewood, CA – also known as the "Instant City".
Would enjoy seeing a distinctive character throughout Billings, a unifying visual element that clearly represents the city.

Planning Division

Subdivisions

Subdivision activity in 2025 was slightly higher compared to 2024. There was a significant increase in proposed lots in 2024 and over 100 additional lots were created compared to 2024 figures. The subdivision regulation amendments that went into effect in October of 2024 do not appear to have had a significant effect on subdivision creation. Changes in state law earlier in 2025 prioritized the taking of a cash-in-lieu contribution for parkland over physical dedication, which has had a significant impact on subdivision layout.

The City of Billings experienced slightly higher growth in 2025 than the previous year. In 2024, the City of Billings received over 625 proposed lots during pre-application, but only 15 lots made it to preliminary plat approval and 295 lots were created through approved final plats. In 2025 there were 597 lots proposed in pre-applications, 770 lots receiving preliminary plat approval and 411 lots created with final plat. Compared to 2024, 2025 saw a 39% increase in the number of lots created through final plat approval.

Yellowstone County followed similar trends to the City of Billings. In 2024, 240 lots were proposed with 24 lots getting preliminary plat approval, and only 98 lots created through final plat approval. In 2025, 360 lots were proposed with 114 lots getting preliminary plat approval, and 105 lots created through final plat approval. Yellowstone County saw an increase of 7% between 2024 and 2025 for lots created through final plat approval.

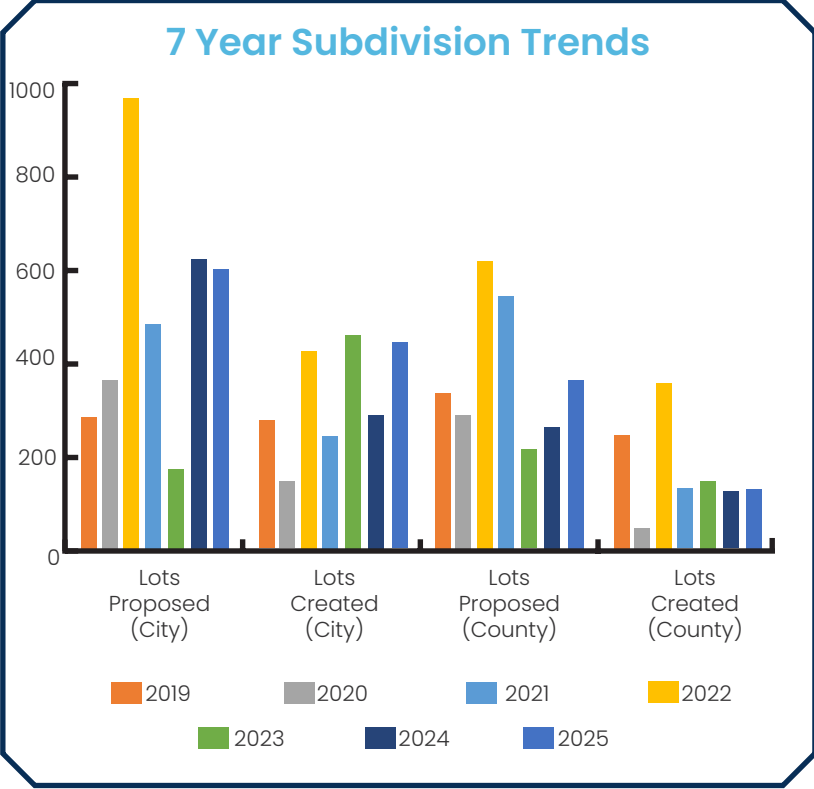
411

LOTS CREATED IN
BILLINGS FOR 2025

105

LOTS CREATED IN
YELLOWSTONE COUNTY
IN 2025

Both the City of Billings and Yellowstone County had an excess of proposed lots compared to lots that received preliminary plat or final plat approval, indicating much of the year's actual growth came from preliminary plats from previous years. Looking at a seven-year trend from 2019–2025 (see above), the rate of subdivision creation appears to be leveling out after the post-COVID spike in 2021.



7 Year Subdivision Trends

Annexations

Annexation activity continues to play an important role in guiding the orderly growth of the city and ensuring the efficient extension of public services and infrastructure. From 2015 through 2025, the City processed a range of annexation requests varying in both number and acreage, reflecting fluctuations in development patterns, market conditions, and infrastructure readiness.

In December 2025, the Annexation Committee began meeting to review and discuss updates to the City's Annexation Policy and Annexation Map. The committee is composed of representatives from Planning, Fire, Police, Parks, MET Transit, and Public Works, ensuring that annexation decisions are evaluated comprehensively across service, safety, and infrastructure considerations. The committee's role is to assess long-term growth patterns, service capacity, and policy alignment, and to make recommendations to City Council.

The updated Annexation Policy and Map are intended to provide clear guidance for future annexation requests, support coordinated infrastructure planning, and promote fiscally responsible growth. Recommendations from the Annexation Committee will be forwarded to City Council for consideration and approval in Spring 2026.

Historic Preservation

The Yellowstone Historic Preservation Board (YHPB) requested that the State Historic Preservation Office (SHPO) carry over unspent funds from last fiscal year's grant, 2024–2025, to the 2025–2026 fiscal year so they could have a larger pot of money to complete a project that had begun in 2024–2025.

The project, also funded by SHPO, focuses on developing a Multiple Property Documentation associated with properties whose buildings were designed by Architect Chandler Cohagen. Cohagen's properties are scattered throughout Billings downtown and the North Elevation Neighborhood. Upon completion of this project, it will contribute to the creation of an enriching walking tour experience.

The Yellowstone Historic Preservation Board has transitioned to a different way of hiring consultants for projects they wish to pursue, moving to a project-by-project mode. It will be a more efficient way to use funds and the ability to hire consultants as needed for projects.

The board looks forward to the many opportunities in the future to identify and highlight the great historic buildings and sites within Yellowstone County.

10 Year Annexation Trends

YEAR	NUMBER OF ANNEXATION REQUESTS	TOTAL ACERAGE ANNEXED
2015	15	286.352
2016	5	72.791
2017	4	111.045
2018	6	416.752
2019	2	57.451
2020	5	49.793
2021	15	306.022
2022	7	178.248
2023	11	244.554
2024	3	129.333
2025	5	91.446

10 Year Annexation Trends

West Billings Neighborhood Plan

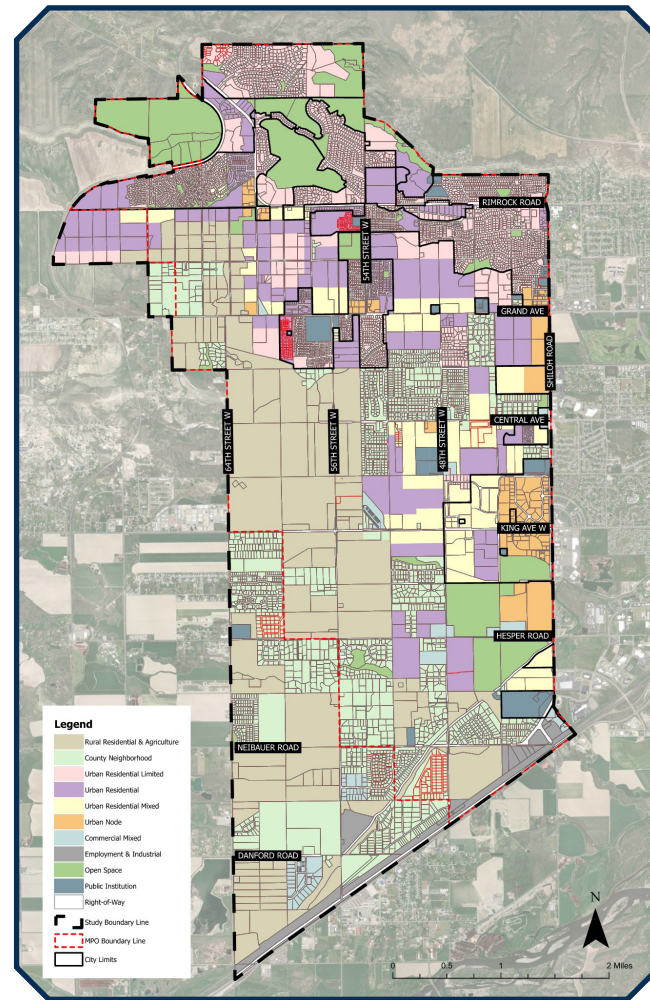
Over the past year, the city continued work on updating the West Billings Neighborhood Plan with our consultant Sanbell (formerly Sanderson Stewart) to guide growth, transportation, and infrastructure in one of Billings' fastest-growing areas. The Plan is intended to support development review, long-range planning, and coordination across City departments to ensure future growth needs are considered as the area continues to develop.

A key focus this year was continued development of the future land use map, which illustrates how residential, commercial, and public areas are expected to evolve over time. The map provides a framework for aligning land use decisions with planned transportation connections, access management, and infrastructure investments.

The Neighborhood Plan remains a foundational tool for prioritizing improvements, supporting coordinated development, and guiding long-term investment to promote safe, efficient, and sustainable growth in West Billings.



West Billings Neighborhood Plan Open House Held in August 2025



Future Land Use Map for West Billings

The information in this neighborhood plan will help inform and shape the City of Billings Comprehensive Land Use Plan and will be incorporated into the final adopted document.

Information and documents regarding this update can be found at: <https://sanbell.com/engage/west-billings-plan/>

Billings Heights Neighborhood Plan

Similar to the West Billings Neighborhood Plan, the City continued development of the Billings Heights Neighborhood Plan with consultants from Dowl Engineering and Planning to guide growth, redevelopment, and infrastructure investment in the Heights area. The Plan supports development review, transportation planning, and coordination among City departments and regional partners to ensure planned improvements align with long-term community goals.

Work this year also included continued development and refinement of the future land use map, which illustrates how residential, commercial, and mixed-use areas are expected to evolve over time. The map provides a framework for coordinating land use decisions with transportation connectivity, access management, and infrastructure planning, particularly along key corridors and neighborhood centers.

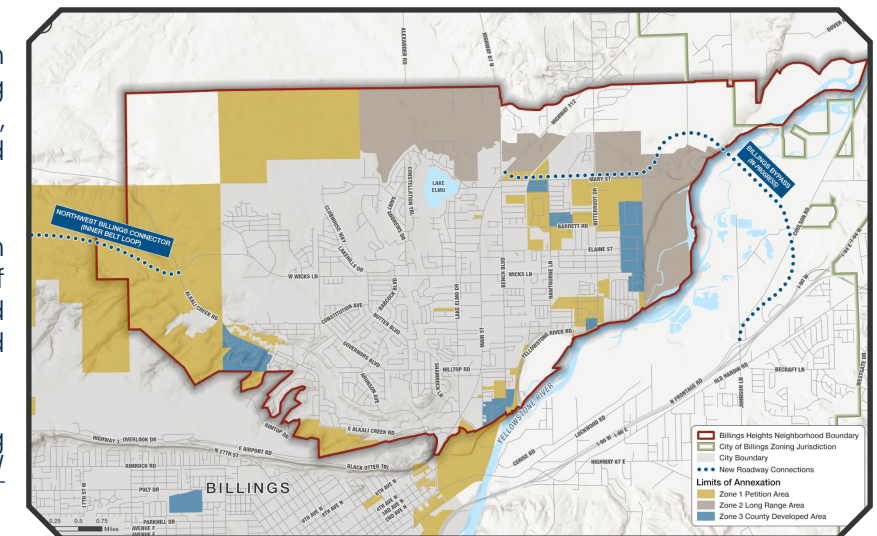
The Billings Heights Neighborhood Plan remains an important tool for guiding coordinated growth, prioritizing investments, and supporting safe, efficient, and sustainable development in the Heights.

The information in this neighborhood plan will help inform and shape the City of Billings Comprehensive Land Use Plan and will be incorporated into the final adopted document.

Information and documents regarding this update can be found at: <https://billingsheightsplan.com/>



Heights Neighborhood Plan Open House
Held in September of 2024



Heights Neighborhood Plan Boundary

Billings2045

Billings 2045 is the City of Billings' land use plan and long-term guide for future growth. The plan is being developed in response to Senate Bill 382, adopted by the Montana Legislature in 2023. Senate Bill 382 established the Montana Land Use Planning Act (MLUPA), which requires communities to update how land use policies are created and implemented. Under MLUPA, communities such as the City of Billings are required to replace their existing growth policy with a comprehensive land use plan and update zoning and subdivision regulations to align with this new planning framework.

Billings 2045 is being shaped through extensive public engagement, with community voices helping set the foundation early in the process and remaining central as the plan continues to evolve. This is consistent with MLUPA's emphasis on front-loaded and ongoing public involvement. Public outreach began in the summer of 2025 and continues today, with Planning staff engaging residents at community events throughout the city, including the Downtown Strawberry Festival, the Phillips 66 South Park Picnic, Harvest Festival, and various neighborhood meetings and events.



Planning Staff Tabling at Strawberry Festival in Downtown Billings on July 12, 2025



Planning Staff Tabling at Harvest Festival in Downtown Billings on October 11, 2025

In August 2025, Planning staff held a series of stakeholder meetings with key groups and organizations from Billings and the surrounding region. These meetings provided an opportunity to gather early input from community partners, agencies, and interest groups on shared priorities, challenges, and long-term growth considerations.

In November 2025, Planning staff completed the primary public engagement phase of the project, highlighted by Community Planning Week. This effort featured five community workshops focused on key land use topics such as housing, transportation, commercial development, the natural environment and future growth patterns. Each workshop included a brief, informative presentation followed by interactive stations where community members were invited to share input on the strengths, weaknesses, opportunities,

and challenges facing Billings. Planning staff were joined in person by the project's consultants, Orion Planning and Design, allowing for direct collaboration with the public and deeper discussion of planning concepts. In addition, a community-wide survey was open from September through December 2025, generating more than 1,100 responses.



Planning Division Manager Anna Vickers Introducing the Billings2045 Plan at the Rose Park Elementary Workshop



Conversations Around an Interactive Mapping Station at Planning Week at the Career Center Workshop



Planning Division Manager Anna Vickers Introducing the Billings2045 Plan at the Oasis Workshop



Conversations Around an Interactive Mapping Station at Planning Week at the Oasis Workshop



Consultant Allison Mouch of Orion Planning and Design Introducing the Billings2045 Plan at the MSUB City College Workshop



Conversations Around an Interactive Mapping Station at Planning Week at the Oasis Workshop

Following the completion of the public engagement phase, Planning staff and the project team are now incorporating community input and analyzing data to draft the Billings 2045 Land Use Plan. This next phase will focus on developing plan policies, a future land use framework, and implementation strategies that reflect community priorities and align with the Montana Land Use Planning Act. Additional opportunities for public review and feedback will be provided as draft materials are released, prior to formal consideration and adoption by the City Council in Spring 2026.

Transportation

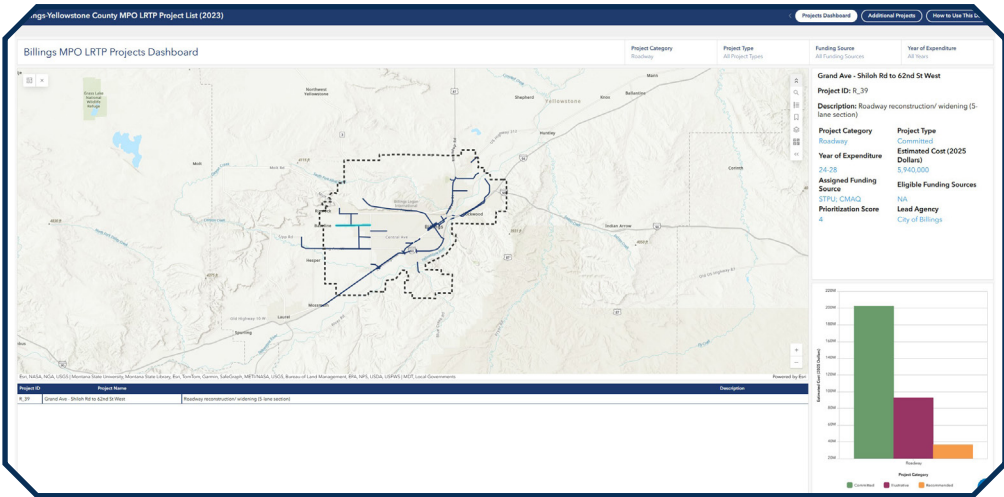
Metropolitan Planning Organization Staff Updates

The Metropolitan Planning Organization (MPO) is very happy to announce two staff additions this year. Mike Hayes, who most recently acted as the Traffic Technician for the MPO has moved into the Multi-modal Transportation Planner position. This position will oversee multi-modal transportation systems, policies, plans and programs that include walking, biking, public transit and vehicular travel. This role focuses on creating a balanced transportation network that enhances mobility, accessibility, and safety for all users. Mike will engage with community stakeholders, conduct analysis, and collaborate with the City and County to create innovative and sustainable transportation solutions.

David Bargsten comes to the MPO as the Traffic Technician replacing Mike Hayes. This position supports the City's MPO transportation and traffic planning efforts through both office and field work. Duties include collecting and analyzing data for traffic, parking, safety, and multimodal studies. The role helps develop data-driven recommendations that are shared with City and County staff, school districts, partner agencies, and the public. This position also works closely with Engineering, Planning, and County Public Works staff and helps maintain strong working relationships with community partners.

Long Range Transportation Plan Amendment with Dashboard

Curious about the future of transportation in the Billings urbanized area? As part of an amendment to the 2023 Long-Range Transportation Plan (LRTP), the Billings MPO developed an interactive LRTP Projects Dashboard. This map-based tool allows the public to explore transportation projects identified in the 2023 Billings Long-Range Transportation Plan, which was adopted in 2023 and updated in 2025.



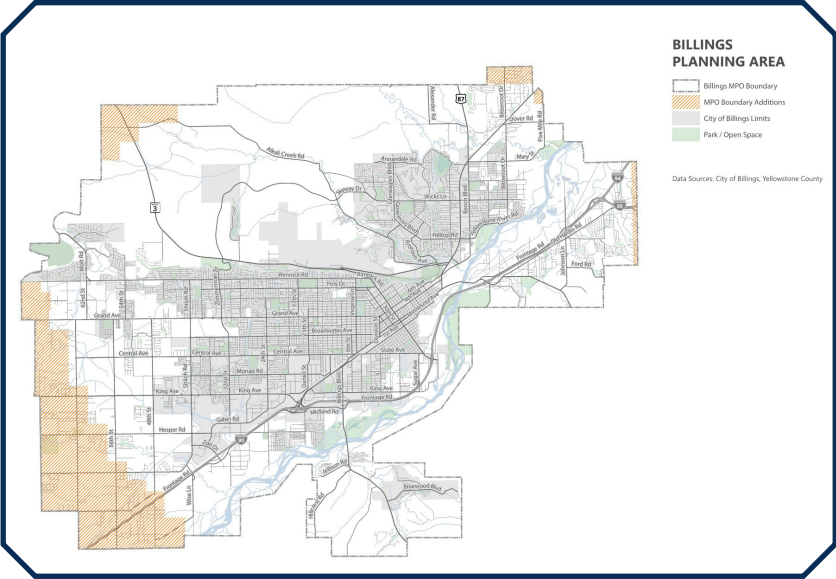
New LRTP Dashboard Displaying Projects

The dashboard lets users view detailed information for each project and zoom in on specific locations. Project details include the project name, Project ID and description; project category (such as congestion management, roadway, intersection, bicycle, pedestrian, transit, and Safe Routes to School); project type (committed, recommended, or illustrative); estimated cost, year of expenditure, and funding sources; as well as the lead agency and prioritization score.

The site can be accessed at: <https://tinyurl.com/2pu3tatn>

Metropolitan Planning Organization Planning Boundary Amendment

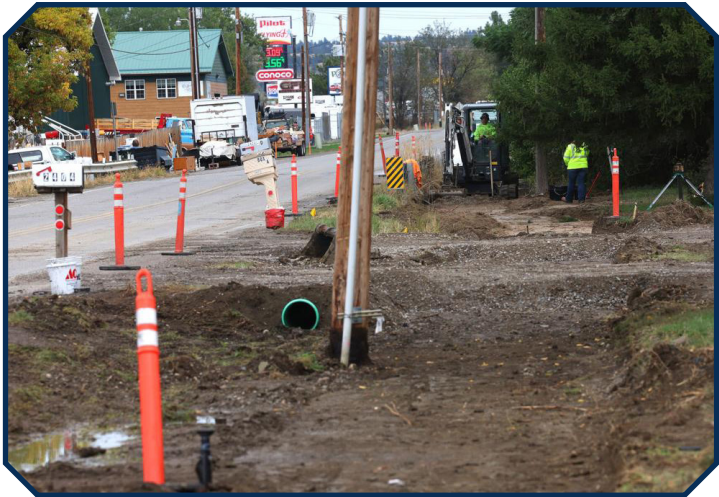
In 2025, the Billings Metropolitan Planning Organization (MPO) completed an important update to its planning boundary to better reflect the region's current urbanized area and ensure that federal transportation planning and funding decisions accurately serve our rapidly growing community. This update was part of the MPO's work under its 2023 Long Range Transportation Plan (LRTP) and was undertaken following a review of the 2020 Census, which showed changes in population and development patterns that expanded the urbanized area. By aligning the Metropolitan Planning Area boundary with this most recent data, the MPO helps ensure compliance with federal requirements and improves long-range planning for transportation projects—from roads and transit to walking and biking networks—across Billings and surrounding areas.



New Expanded MPO Planning Boundary

Transportation Alternatives (TA) Program Grant Funds More Than \$1.5 million in Projects

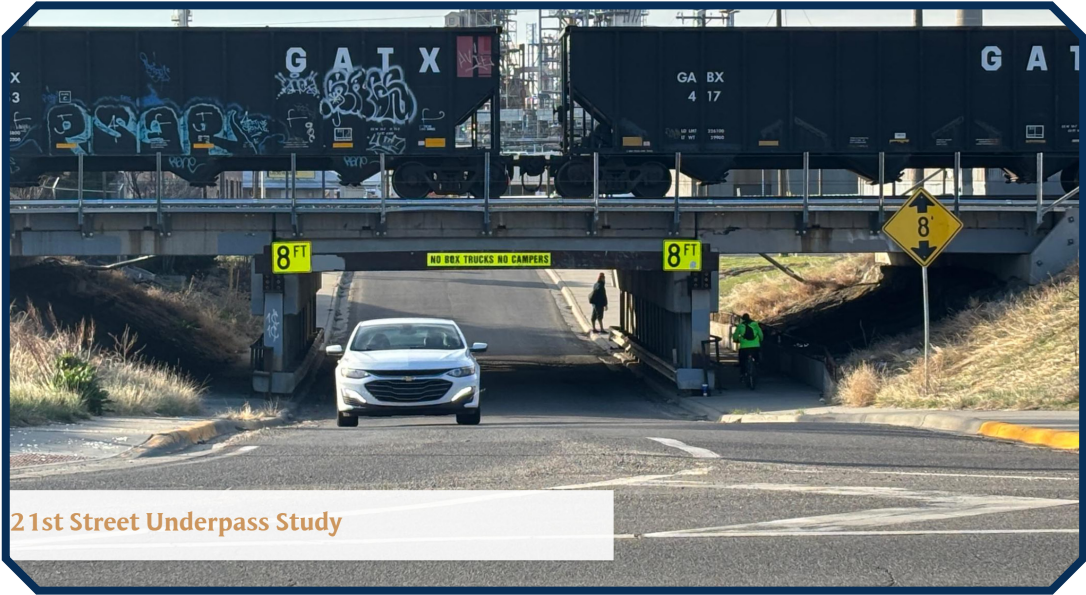
The Transportation Alternatives Program (TA) is a set-aside program from the federal government that Metropolitan Planning Organizations (MPOs) can administer with oversight from the Montana Department of Transportation (MDT). The funding is designated for a variety of pedestrian and bicycle projects. The Billings MPO, located within the Planning Division, received \$1,784,111 in the 2025 grant round. This funding could be awarded to applications with a local, federal, or state sponsoring agency. The MPO received two applications which were funded in full. One came from the City of Billings for a suite of Safe Routes to School Projects (\$1,292,030 in TA funds awarded) and the other came from Yellowstone County via the Lockwood Pedestrian District for the Johnson Lane Sidewalk Connector Project (\$217,021 in TA funds awarded). After signing a contract with MDT, the City of Billings and Yellowstone County will design and construct their respective projects, leading to increased safety for all community members!



Lockwood Sidewalk Work (Photo Credit: Larry Mayer Billings Gazette)

21st Street Underpass Study

The Billings Metropolitan Planning Organization (MPO) is conducting the 21st Street Underpass Study. The 21st St. underpass is one of two grade-separated railroad under crossings that link downtown Billings to the industrial and residential areas south of the railroad. The 21st Street crossing is unique because it is the only grade-separated crossing that serves the central downtown area — making it one of the critical railroad crossings in Billings. However, there are significant limitations to the current use of the 21st Street underpass including lack of vertical clearance for large vehicles, narrow lanes and sidewalks, and periodic roadway drainage problems. The consultant team developed four alternatives for the underpass and engaged the community through two separate survey periods. The final study is expected in early 2026 and will provide the community with possible improvement options for the underpass.



The 21st Street Underpass

Upcoming Planning Studies

The Billings Metropolitan Planning Organization (MPO) has a busy year coming up with several transportation planning studies starting soon. In early 2026, the MPO will be publishing requests for proposals for two new studies. One will evaluate the feasibility of three trail connections. The three trails under consideration include the Downtown to Heights Connector, which could connect Lillian Ave. to the existing Jim Dutcher trail and eventually to the Heights; the Alkali Creek Trail Connector which could connect two existing portions of trail and eliminate the need to use a sidewalk close to fast moving traffic on Airport Rd.; and the Aronson Ave. to Annandale Rd. Trail, utilizing a path lane corridor for safe travel.

The second study with a planned start in early 2026 will include further study and public engagement of Safe Routes to School projects near St. Francis Elementary, Poly Dr. Elementary and Medicine Crow Middle School.

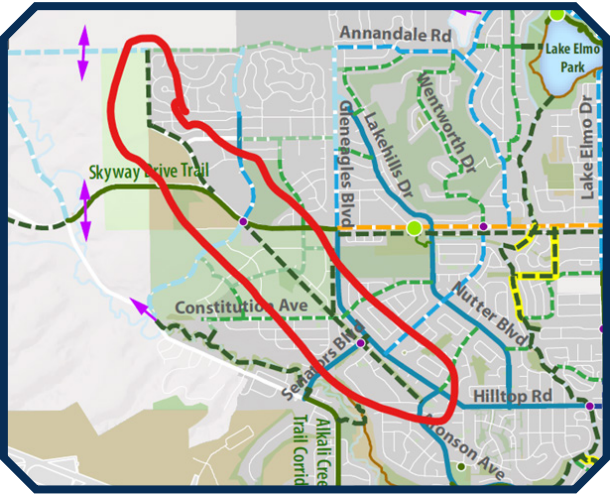
The final new project that the MPO will undertake in 2026 is the Household Travel Survey. A Household Travel Survey is a statically valid survey of how residents travel around Billings’ urbanized area. The Household Travel Survey was last completed in 2017. The recommendation is to update this survey every 10 years. Travel patterns have changed quite a bit in the last 10 years due to the COVID-19 pandemic, and the updated data will provide a better understanding of how residents travel today. The updated data will feed into the Billings Travel Demand Model, and eventually the Billings Area Long Range Transportation Plan (LRTP), which is due for an update in 2028.



Downtown to Heights



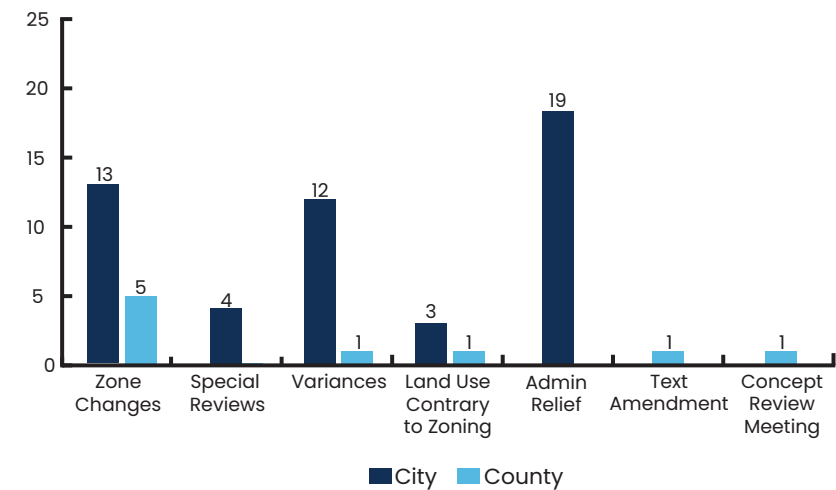
The Alkali Creek Trail Connector



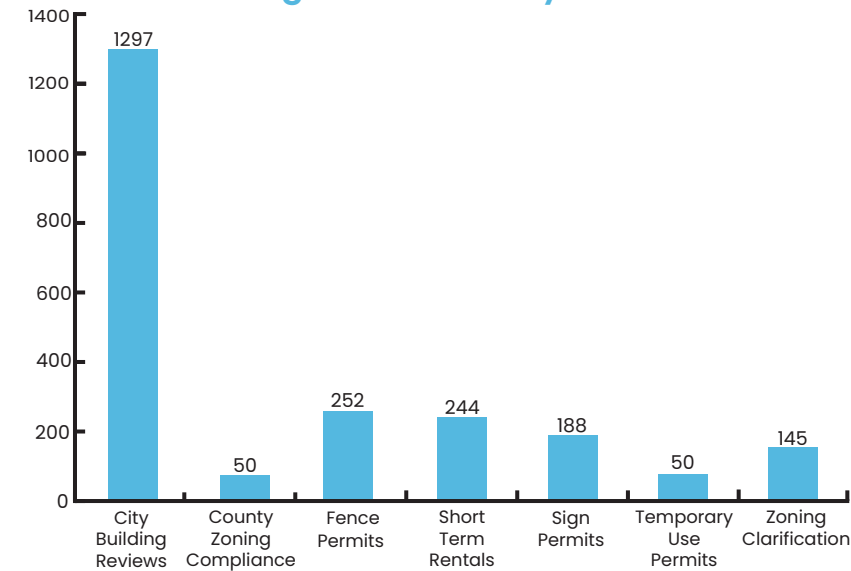
The Aronson to Annandale Trail

Planning Division

Zoning Application Activity for 2025



Zoning Permit Activity for 2025



COMMUNITY DEVELOPMENT

Staff

Brenda Beckett
Division Manager

Carly Collins
Program Coordinator

Jordan Langton
Program Coordinator

First Time Home Buyer & Foreclosure Acquisition and Rehabilitation

Parkhill Drive Home

Community Development Division staff acquired and rehabilitated a historically significant home on Parkhill Drive and renovation was completed in December 2025.

From the 1950s onward, the home was owned by real estate developers, a railway engineer, a scales serviceman, a postal service employee, a secretary for Rocky Mountain College, and a reverend. The fully renovated home will be sold to an income-eligible first-time homebuyer, helping revitalize the neighborhood while creating an opportunity for long-term housing stability and generational wealth.



Before



After



Renovated Entryway and Dining Room



Renovated Kitchen



Renovated Living Room

First Time Home Buyer & Foreclosure Acquisition and Rehabilitation

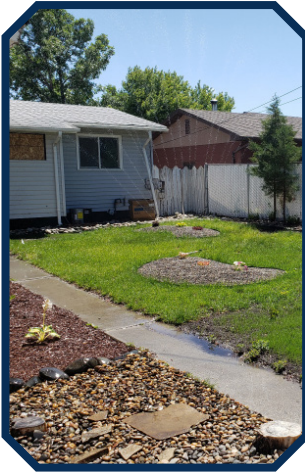
Saint Johns Avenue Home

In 2025, six (6) first-time homebuyers achieved homeownership in Billings with the help of down payment and closing cost assistance. One of these homes, located on Saint Johns Avenue, was purchased and rehabilitated using funding from the U.S. Department of Housing and Urban Development Community Development Block Grant program. The home was sold to a family of five (5) who relocated to Billings from Glendive, Montana.

AmeriCorps NCCC completed xeriscape landscaping at the property, resulting in reduced water use, lower utility costs, and decreased maintenance demands for the low-income homeowner.



AmeriCorps NCCC Members



Finished Backyard Xeriscaping



Finished Exterior Renovation



Newly Planted Garden



AmeriCorps NCCC Members Working on Landscaping



Finished Kitchen Renovation

Affordable Housing Development

Mitchell Court

The Community Development Division invested \$1.2 million in HOME Investment Partnership funds to support the development of this 32-unit affordable housing project. Staff continued to monitor construction of Mitchell Court, an affordable apartment complex developed by GL Development. Construction is nearing completion, and the one-, two-, and three-bedroom units are expected to be available for rent to income-eligible households at affordable rates in early 2026.



Mitchell Court Apartments



Mitchell Court Apartments



Apartment Bathrooms



Apartment Kitchens

Affordable Housing Development
LB Lofts

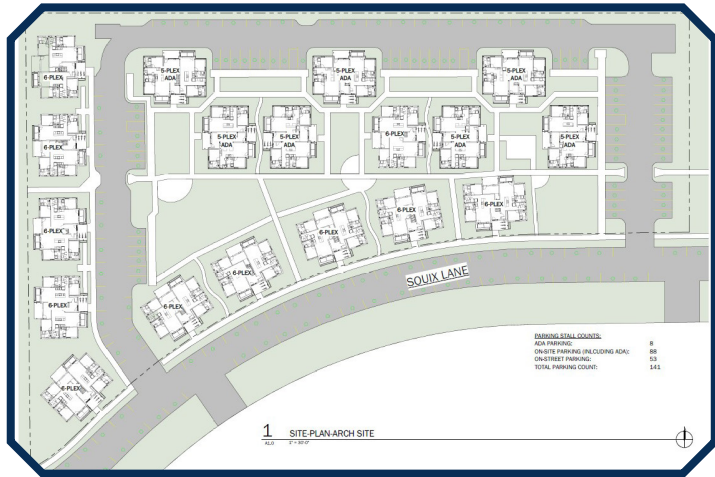
HomeFront and Homeword partnered on a funding application for LB Lofts, an affordable housing development in the Billings Heights. The project will repurpose modular “pods” from North Dakota to create 101 two-bedroom affordable apartment units. City Council committed \$1.545 million in HOME Investment Partnership and Community Development Block Grant funding, enabling construction to begin in summer 2026.



Building Mock Up



Conceptual Layout



Site Plan

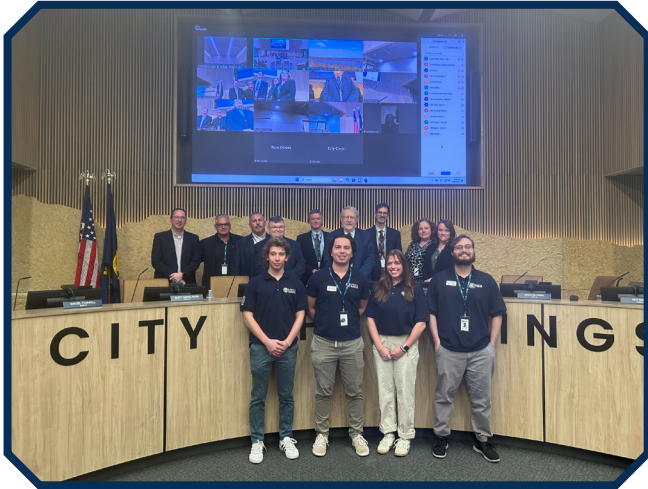
AmeriCorps VISTA
Billings Metro VISTA Project

In 2025, 11 AmeriCorps VISTA members served with the Billings Metro VISTA Project (B-MVP), strengthening local nonprofit capacity and advancing poverty-alleviation efforts across the community. Collectively, VISTAs generated \$36,160 in cash and in-kind resources and recruited 84 volunteers who contributed 377 hours of service to support critical programming.

VISTA projects included developing preventive health programs, expanding food security initiatives, increasing youth academic engagement through volunteerism and recreational opportunities, improving access to health resources for veterans, and enhancing pathways to economic mobility for underserved communities.



VISTA Orientation in August 2025



VISTA’s Attending City Council in March 2025



VISTA’s Jenasea and Melanie in October 2025

CODE ENFORCEMENT

Staff

Tina Hoeger
CE Division Manager

Trina Adams
CE Clerk

Code Enforcement II

Todd Morgan
Commercial & Graffiti

Clayton Gudmundson
Nuisance Property

Residential Officers

Justin Anderson
(North Side)

Akard Eli
(West End 2)

Mark Guy
(South Side)

Tanya Card
(West End 1)

Drew Miller
(Heights and Rehberg)

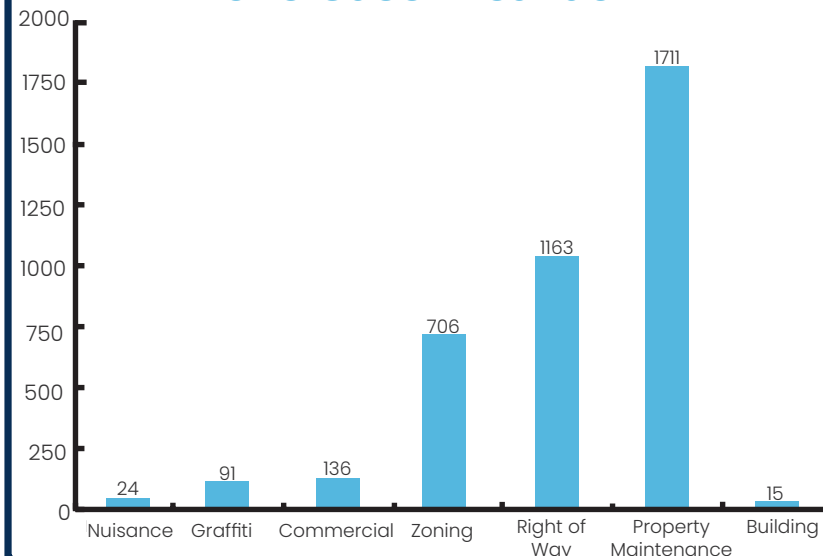
The Code Enforcement Division protects and enhances the quality of life in neighborhoods by responding to citizen complaints about violations of city codes. These range from property maintenance issues such as tall grass, to public nuisances, open storage, as well as violations pertaining to commercial businesses.

2025 CASE OVERVIEW

4,483
CASES

93%
OF CASES
ACHIEVED
COMPLIANCE
IN 30 DAYS

2025 Case Breakdown



15

BUILDING CASES

This category includes building without a permit or in violation of an approved permit.

91

GRAFFITI CASES

This category includes residential and commercial graffiti removal by the property owner.

85

ZONING CASES

This category includes building setbacks, uses, and fencing issues.

85

BPD REFERRALS

This category includes referrals from the police department to code enforcement via the dispatch center.

24

NUISANCE CASES

This category includes improper or extended boarding of vacant buildings, dangerous, burned out or abandoned buildings.

136

COMMERCIAL CASES

This category includes Short Term Rentals, sober living homes, massage facility inspections, and marijuana licensing inspections.

1163

RIGHT OF WAY CASES

This category includes signs obstructing sidewalks, parking violations, trees too low over the sidewalk or street, snow removal and leaving an unattached trailer on the street.

213

PARKING TICKETS ISSUED

This category includes parking tickets issued by all seven code officers across the city.

1711

PROPERTY MAINTENANCE CASES

This category includes storing junk and debris outdoors, junk vehicles, not mowing, improper storage of RVs, boats, and campers.

Code Enforcement Division 2025 Highlights

It has been another productive year in the Code Enforcement Division. In February, we moved into our new offices on the second floor of the New City Hall.

Our graffiti abatement program continued to make a significant impact around the city. Over 30 sites were abated in 2025 representing approximately 112 staff hours to complete. Abating graffiti is a major deterrent to reduce criminal activity in and around properties that helps reduce future Police Department involvement.

There were 13 property abatements completed in 2025, resulting in 110 combined staff hours. During these abatements, code enforcement recycled metal from the properties. These properties yielded a combined 24,600 pounds of metal that did not end up in our landfill. Code Enforcement partners with adult treatment court to conduct some of these abatements. We had 19 participants in 2025, reflecting 57 combined volunteer hours to assist with our abatements.

The Code Enforcement Division has been responsible for unattached trailers on the street for the past several years, which has removed that responsibility from the Police Department. In 2025, code enforcement had 814

trailer complaints, 15 of which had to be towed. In 2024, there were 710 trailer complaints, so this has reduced those calls for service for the Police Department. Additionally, the Police Department referred 85 calls to Code Enforcement through the dispatch center for a variety of reasons, again helping us share responsibilities and reduce the call volume for Police.

City right of way and public property cleanups are also referred to Code Enforcement from other City Departments. Last year, we completed 26 such clean ups, resulting in 83 combined staff hours to complete.

All of this work, coordination and cooperation with the Police Department and other City Departments contributes to promoting a safe community and improving the quality of life in the city .

802 Yellowstone Avenue – Meat House and Lockers

The Code Enforcement Division initiated the case on this property in 2022 for a nuisance structure. The building was collapsing, attracting criminal activity, and was a danger to the neighborhood. After a long process, the City acquired the property at the end of 2024. In collaboration with Big Sky Economic Development and Granite Peak Environmental, the City was able to demolish the building through the US EPA Brownfields program. As part of the demolition effort, more than 21,400 pounds of metal were recycled from the property. The lot was cleared and leveled and is ready for improvement. Demolition was completed in September 2025.

CASE CLOSED

Before



After



Interior of Building Prior to Demolition



Demolition of 802 Yellowstone Avenue

Boards and Commissions

The Planning and Community Services Department Supports many Boards and Commissions. Below is a roster of board members and summary of applicable Board action that occurred in 2025.

Interim Planning Commission – Provides recommendations on the adoption of Billings 2045 and updates to the City Zoning Code and City Subdivision Regulations to ensure compliance with the Montana Land Use Planning Act.

Jim Ronquillo, Roger Gravgaard, Dennie Stephenson, John Staley, David Nordel, Daniel Brooks, Josh Sayer, Kim Welzenbach, and Amber Parish

City County Planning Board – 11 Subdivision Applications and 6 Transportation Planning Recommendations

Jim Ronquillo, Roger Gravgaard, Dennie Stephenson, John Staley, David Nordel, Scott Reiter, Troy Boucher, Dennis Cook, Woody Woods, Alexis Bonogofsky, and Morgan Tuss

City of Billings Zoning Commission – 13 Zone Changes Requests and 4 Special Reviews

Greg McCall, Daniel Brooks, David Goss, Beau Mulvaney, and Andy Megorden

City of Billings Board of Adjustment – 12 Variance Requests

Chris Hayes, Michael Bruschwein, Oscar Heinrich, Brian Roush, George Warmer, Josh Sayer, and David Hagstrom

Yellowstone County Consolidated Zoning Commission – 5 Zone Change Requests and 1 Variance

Tyler Bush, Todd Hewett, Pam Ellis, and Carlotta Hecker

Bicycle Pedestrian Advisory Committee – Provides direct report to City Council, BOCC, and Planning Board

Stephaine Donovan, Kristy Halderman, Anna O'Donnell, and Dave Coppock

Yellowstone County Historic Preservation Board – Provides annual work plan report to City Council with grant renewal and supports preservation activities across Yellowstone County

Rebecca Jeter, Keith Edgerton, Ginger Aldrich, Zachary Garhart, and Linda Lien

Community Development Board – Provides annual report to City Council during Consolidated Plan Update and advises the City Council in allocation of CDBG, HOME, and VISTA programs

Kathleen Candelaria, Hans Abbey, Ali Pistora, James Allen, Erica Doornek, Donald White, Rebecca Noell, Joe Stockburger, James Corson, and Adam Toland

Policy Coordinating Committee – Provides local oversight of MPO Program and Projects

Mayor Bill Cole, County Commission Chair Mark Morse, Planning Board President Roger Gravgaard, MDT District Administrator Michael Taylor, MDT Planner Samantha Wood, and FHA Division Administrator Katie Potts



