



**PLANNING DIVISION**  
"SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**  
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**MEETING NOTES**  
**Project Re:Code**  
**Urban Issues Working Group Meeting**

Date – Thursday, April 19, 2018

Time – 11:30 am to 1 pm

Location - 6th Floor Conference Room, 2825 3<sup>rd</sup> Ave N

All members of the WG attended except Virgil Middendorf, Fran Bertholet & Jan Rehberg. Members of the public attending include Mayor Bill Cole, Randy Hafer, Ian Williams (VISTA), Jacob Cote (VISTA) and Claire Yang (VISTA)

**1. Review of Meeting Notes – Previous Meeting Date: March 22, 2018**

The WG reviewed the notes. There were no changes or comments.

**2. Public Comment** – *Any member of the public may be heard on any subject that is or is not on the agenda. Public comment is limited to 3 minutes or less at the discretion of the Chair. Public comment on agenda items may also be accepted at the time those agenda items are under discussion.*

Randy Hafer commented he was excited about the city's choice for the Project Re:Code consultant team. Mr. Hafer's group, High Plains Architects, is part of this consultant team. Mr. Hafer noted he is also a member of the North Park Task Force neighborhood group. He emphasized the need to continue and increase outreach to Billings' neighborhoods.

Mayor Bill Cole thanked the WG for their work so far. He stated this is a BIG job and urged the WG to continue its outreach to the City Council members and to personally invite them to attend the meetings and read the materials. Mayor Cole stated he wanted to make sure an emerging issue is addressed – shipping container uses. He stated the consultant and the WG should look closely at this issues and address it as necessary. He also stated it would be important to re-visit the issue of "conditional" zoning and district discontinuity (commercial uses etc.)

Dave Goodridge, WG member, reported he attended the Adjacent Neighborhood Committee (ANC) to introduce the task force chairpersons to the Project Re:Code work and goals. In addition, he attended the Rimrock Task Force meeting on April 18 and the project information was well received. He stated it will be critical to the success of this effort to continue this one-on-one outreach.

May Cole suggested the WG or Steering Committee consider a PSA or YouTube video about Project Re:Code so more people become aware of the project.

Melissa Henderson, WG member, stated she attends all the Southside Task Force (SSTF) meetings as part of their Healthy Neighborhood Initiative. She stated this should be an iterative communication process so the project can be responsive to the neighborhoods.

Jacob Cote, VISTA for Project Re:Code , stated he will be attending the SSTF meeting tonight.

**3. Exploration of Commercial & Industrial Zoning Districts – 27-309**  
(area/yard & height) & 27-306 (uses- link only)

[https://library.municode.com/mt/billings/codes/code\\_of\\_ordinances?n](https://library.municode.com/mt/billings/codes/code_of_ordinances?n)

Ms. Cromwell presented the chart and answered questions about the structure of the zoning code related to Commercial and Industrial zoning districts. It was noted the number of districts, the overlay zones (Shiloh Road), the Entryway Districts and the Standard Industrial Classification (SIC) Manual (1987) currently used to categorize land uses.

Ms. Cromwell noted how the zoning code and districts are also used by other city agencies for other purposes – assessment of fees for arterial street construction and storm water management. The project and any map updates will need to be carefully done.

Greg McCall, WG member, asked who on the City Council would need attention for education and information. Mayor Cole stated all of the Council members will need to be educated on the zoning code update and the issues. Mayor Cole stated the importance of building consensus with the Working Group, the Steering Committee and the elected officials before embarking on a particular solution.

Mr. McCall stated he understands the utility system development fees (SDF) very well and the need for new users to contribute to the overall maintenance of the existing system. He stated for developers, the raw density number matter when considering the SDF payment. He was not aware of the owner assessments based on zoning for arterial fees and storm water management. He stated he was concerned with this methodology since it appears to favor certain classes of development and not necessarily a relationship to the services needed.

Mayor Cole thought it would be a good idea to build in a mandatory review into the new zoning code. N. Cromwell stated a review needs to be done every time the City or County adopts a new growth policy and whenever the MT legislature changes state law dealing with zoning and land uses.

Ian Williams, VISTA, stated it would be cheaper to do these periodic updates rather than wait 45 years.

#### **4. Set Next Meeting Date and Time**

The WG agreed to meet on the 3<sup>rd</sup> Thursday of May – May 17<sup>th</sup> at 11:30 am

#### **5. Adjourn – 1:10 pm**

**ARTICLE 27-300 ZONING DISTRICTS AND OFFICIAL MAP**

**SEC. 27-309. AREA, YARD AND HEIGHT REQUIREMENTS – COMMERCIAL AND INDUSTRIAL**

ZONING REQUIREMENTS	ZONING CLASSIFICATION DISTRICTS								
	Residential Professional	Neighborhood Commercial	Community Commercial	Highway Commercial	Central Business District	Controlled Industrial	Heavy Industrial	Public	27 <sup>th</sup> Street Corridor
MINIMUM LOT AREA REQUIREMENT IN SQUARE FEET: (a)	10,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM YARD REQUIREMENTS: (a) (b)									
Front	20	20	20	20	N/A	20	20	20	(d)
Side (c)	10	0	0	0	N/A	0	0	0	(d)
Side Adjacent to Street	10	10	10	10	N/A	10	10	10	(d)
Rear (c)	0	0	0	0	N/A	0	0	0	(d)
MAXIMUM HEIGHT	34	34	45	45	N/A	70	N/A	N/A	(d)
MAXIMUM LOT COVERAGE IN PERCENT (a)	50	50	50	75	N/A	75	75	50	50

- (a) For minimum lot size, yard and lot coverage requirements for residential dwellings in Commercial or Industrial zones, see BMCC Section 27-310.
- (b) For arterial setback and watercourse setback requirements, see BMCC Sections 27-602 and 27-616, respectively.
- (c) Additional development standards apply where commercial or industrial zones are within 50 feet of residentially zoned property or residential uses. See Section 27-612(e).
- (d) Minimum yard requirements and maximum height for property located in the South 27<sup>th</sup> Street Corridor Zoning District are located in BMCC Sections 27-810 and 27-811, respectively.

**NOTE:**

- All height and setback requirements denote feet; all minimum lot area figures denote square footage.
- For height exceptions, see BMCC Section 27-310(F).
- For permitted projections, see BMCC Section 27-310(G).
- N/A = Not Applicable.