



PLANNING DIVISION
“SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY”
PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MONTANA 59101
PHONE: (406)247-8676 FAX: (406) 657-8327



MEETING NOTES
Project Re:Code
Urban Issues Working Group Meeting
Date – Thursday, February 28, 2019
Time – 11:30 am to 1 pm
1st Floor Conference Room 2825 3rd Ave N

- 1. 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.*

Planning Staff presented a letter to the Working Group from Ron Hill, a builder in Lake Hills. He could not attend the meeting and wanted his concerns regarding Accessory Dwelling Units (ADUs), addressed and heard by the Working Group. Chair Greg McCall acknowledge receipt of the letter and staff provided copies to all WG members and public attendees.

- 2. Neighborhood Districts, Mapping Considerations and Residential Use Table – DRAFT**

The WG members reviewed the proposed N districts, the residential uses proposed for those N districts and the mapping considerations for translating existing zones to the new zone districts. The WG members were in agreement with the draft N district line up, the uses and understood the mapping considerations. The WG members noted in the use table where ADUs may or may not be allowed in the new N districts. The N1, N2, & N3 districts all allow an ADU in addition to a single-family dwelling unit but would not allow an ADU as a “3rd” unit on a parcel with two full dwelling units. The WG members affirmed one of the issues that needs to be addressed in the ADU section is that the owner must reside in one of the units – either the primary or the ADU. The WG members would also like to consider maximum floor area and whether an off-street parking space would be required for an ADU. The WG members wanted to see options for design requirements.

Consultant E. Garvin stated there is a lot of good and timely research on ADUs including from AARP and the National Association of Home Builder’s (NAHB). She stated she would pull together a presentation for the WG at its next meeting. She emphasized this is a local policy decision and the WG and Steering Committee should be well informed before making any decisions.

The Chair opened the meeting to further public comment on the districts, uses and mapping.

Terry Odegard, a retired real estate agent in Billings, stated he was concerned with allowing ADUs in existing single-family only neighborhoods such as the Lake Hills Subdivision where he lives. He stated many subdivisions have covenants and restrictions that would not allow an ADU or second dwelling on a lot. He stated he is gathering a group of 100 people he has worked with on home purchases in the past around this issue of allowing ADUs. He stated he is cautious and concerned about provisions that may devalue people's property investments. He understands the need to be more efficient in the use of limited city resources and appreciates the hard work and diligence of the WG members.

Mayor Bill Cole thanked the WG members for their volunteer service. He stated the allowance for an ADU would not create "duplexes everywhere", since an ADU is not a primary dwelling. He stated it was critically important to ensure the property owner was a tenant in one of the units – either the primary dwelling or the ADU. He stated he would be interested in looking a valuation data on the impact – or not – of ADUs on the subject property and on surrounding property. He would also be interested in any data on the "market response" to ADUs in a neighborhood. He stated the WG and Project ReCode needs to do an excellent job with education and outreach to the community on this and many other issues.

Consultant E. Garvin stated the issue of ADUs deserves a full discussion. She will prepare information for the WG consideration at its next meeting in March.

3. Set Next Meeting Date and Time

Wednesday, March 20, 2019 at 11:30 am – 1st Floor Conference Room

Discussion – Consultant Team Visit April 2019

The April meetings will be discussed at the March WG meeting.

4. Adjourn