



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



**AGENDA**

**Project Re:Code**

**Urban Issues Working Group Meeting**

January 17, 2018

11:30 am

2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor Conference Room

**1. Welcome and Introductions**

Working Group (WG) members attending: David Goodridge, Kolten Knatterud, Mellisa Henderson, Pat Davies, Greg McCall, Virgil Middendorf, Jan Rehberg – not attending: Fran Bertholet, Mark Noennig  
Staff: Nicole Cromwell

**2. Election of Chair and Vice Chair**

Greg McCall was elected Chair and Jan Rehberg was elected Vice-Chair

**3. Identification and Prioritization of Urban Issues**

**a. Review City Growth Policy and other policies relevant to Urban zoning challenges**

Members participated in a discussion of major issues affecting the zoning code related to hot topics from each member's perspective. Chart on 2<sup>nd</sup> page

**4. Public Comment – None**

**5. Set Next Meeting Date and Time –**

February 22, 2018, 11:30 am to 1 pm

**6. Adjourn – 12:55 pm**

BIG ISSUES	"BUCKETS"	EVERYTHING ON THE TABLE
Flexibility to respond to moving markets	Not Euclidean	Off-street parking is a land use
Neighborhood Plans	Need to support social networks as well as geographic networks	Criteria should determine context for design
Policy of Incrementalism – allow minor changes (gentle density?) in existing neighborhoods	We need Great Places but still accommodate the cars	Transporation changes = autonmous driving vehicles, on-line shopping, site to store, no big box ‘experience’
Corridor Planning	Not just Urban or Rural – need some Sub-urban	Sustainable Fiscal Health (personal and city)
Affordable & Attainable Housing	Human Scope	Frame the Streets
Missing Middle Housing Choices	Reduce # of Zoning Districts	Safe Growth – Good design, eyes on the street
Accessory Dwelling Units (ADUs)	Create place centers – small, medium and large	Developers can be the “bad” actors – lack of good design pervasive
Multi-generational housing	Crime generated by poor development design	Free & easy zone changes = locals ignored
Cost of Services/Development Pattern	Complete Neighborhoods	Rural edges of city urban areas – natural areas of conflict
Need Strong Process for Flexible Codes	Not Sprawl	Higher Density attempts often backfire
Maintain predicatbility	Human priority vs. auto priority	No Design in the Code
Safety & Security	Navigating to amenities	No minimum landscaping in neighborhoods
Ease of mixed use development that can create density	Balance of developer & government	No lighting requirements for residential areas
	Vacation and short-term rentals	Ease of regulation management by staff