

# West End Neighborhood Task Force Minutes

*Date | time* 11/19/2019 7:00 PM | *Location* Faith E Church 3145 Sweet Water Dr.

Chairperson Tiffany Wardell  
Vice Chair Howard Holz  
Secretary Karen Freeman  
Treasurer

## Website

- <https://ci.billings.mt.us/676/West-End-Task-Force>

## Facebook Group

- [West End Task Force](#)

## Email

- [billingswetf@mail.com](mailto:billingswetf@mail.com)

## Agenda Items

### Approval of Oct Minutes

Motion approved and seconded

### Police Report- Detective Shane Sheldon

Reports attached. Calls for service in Billings for Oct 8200, West End 1070

There are 10 officers per shift. 3 shifts each 24 hr period.

### Project Re-Code Presentation – Nicole Cromwell, Mike Boyett, Greg McCall

Visit [www.project-recode.com](http://www.project-recode.com) for more details

See attached information as well. Project recode began 2 1/2 years ago. The last time it was done was 1972. Many changes have happened in Billings and it was long overdue. 2016 the city adopted a new growth policy. Time for a refresh. The last code regulations book was 450 pages. All the work has been done by city staff, consultants and volunteer citizens. There are 34 districts and they hope to cut the number of districts down to 22. This will also cut down the size of the regulations book. There are different areas of town such as historic areas that weren't being served by the old code. This new code will help keep those areas and their character remain the same. There will be 3 main categories of homes. N1 will be older first neighborhood areas, N2 will be mid-century areas up to the date of 1970. N3 will be everything post 1970 to present and cover most of the suburban areas and style.

The new code will allow for a year of refinement and review of the code to make sure it works.

Over 1000 adjustments to the map of homes and neighborhoods have already been made for refinement of the codes.

There have also been adjustments made to allow for the conforming of ADU (accessory dwelling units) that are prevalent in the downtown area with basement apartments that are currently non-conforming. (includes for example separate buildings on property and over-garage units as well)

The recode makes adjustments for zoning, signs, and many other issues such as the ADUs.

How do we make sure the city and county are working together?

The city adopted a 5 year annexation plan area where they believe they could provide city services to that area. Then the land owner can request a change from county to city in that annex area

and be annexed into the city. Pre-zoning before it gets annexed is available. There is a planned neighborhood development zone.

**Question:** Is the city telling us what kind of homes to build and where?

Answer: Not exactly how it's going to go. The new N3 zone will have mixed housing identified that fits into the area characterized by the others. Mixed use zoning has a lot to do with the developer and builder of the area. (see website for more details)

**Question:** How do we prevent more strip malls with bars and casinos?

Answer: Alcohol and gambling are looking for new requirements for separation from churches, schools and neighborhoods. Many old ones will then be non-conforming.

City and county re-codes will be similar but still different.

Challenges are balancing the rights of the land owners with the rights of the neighboring land owners.

**Question:** How are you handling the empty parcels in town?

Answer: Whatever is built will reflect the area around it. If it's rural agricultural like on Grand then it will be up for a discussion about re-zoning and have public hearings.

The new code being written will not allow for waivers or variances for liquor license separation.

The current West End Development Plan will be affected by the recode.

Recode will go to the city council for approval. There will be multiple hearings for different commissions.

Suggestion to make meetings of working groups more publicized.

Public hearings with zoning commission happens in March.

30 days after the 2<sup>nd</sup> reading of the code, it will become effective.

Many builders are waiting for the recode before going forward.

You can feel free to submit questions directly to the website.

Tiffany is also going to try and compile questions and answers for us via a google doc which will come in the form of an email you can click on and add questions and review answers.

A motion was made that we should ask the city for a West End Development Plan to be redone. A committee will be formed of Tina, Tom, Howard and Tim they will create a letter and send it to Monica Plecker.

We now have West End Neighborhood Task Force yard signs that you can take and put up in your neighborhood. Must be on private property not in city easements.

28 members in attendance and many visitors from the recode teams.

Next Mtg: December 17th, 7pm, Faith E Church

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