



VISION STATEMENT:
"The Magic City: A diverse,
welcoming community
where people prosper and
business succeeds."

WORK SESSION AGENDA

COUNCIL CHAMBERS

July 31, 2023

5:30 P.M.

CALL TO ORDER: Mike Boyett, Deputy Mayor

Present: Councilmember Kendra Shaw, Ward I
Councilmember Gulick, Ward I
Councilmember Neese, Ward II
Councilmember Denise Joy, Ward III
Councilmember Danny Choriki, Ward III
Councilmember Daniel Tidswell, Ward IV
Councilmember Mike Boyett, Ward V, serving as Deputy Mayor
Councilmember Tom Rupsis, Ward V

Absent/
Excused: Councilmember Owen, Ward II
Councilmember Pam Purinton, Ward IV

Staff
Present: Kevin Iffland, Assistant City Administrator
Gina Dahl, City Attorney
Wyeth Friday, Planning Director
Monica Plecker, Assistant Planning Manager
Rich St. John, Police Chief
Pepper Valdez, Fire Chief

Public Comment:

- Amber Dunn, 832 Dorothy Lane, Billings, Montana, spoke about seeing inappropriate behavior from homeless people.
- Wesley Dunn, 832 Dorothy Lane, Billings, Montana, spoke about taxes the City received for marijuana sales.

1. Human Resources Development Council (HRDC) Housing Presentation.

Kietyn Frost, HRDC Marketing and PR Specialist, and Kody Christensen, Community Mobilization Manager, spoke about the mission statement for HRDC, Emergency Solutions Grant (ESG), General Assistance Program, Family Forward, Harmony House, Youth Homeless Demonstration Project (YHDP), child care, Low Income Home Energy Assistance Program (LIHEAP), Wheels to Work, and other relevant services.

Council spoke of HRDC efforts and ways the City could help. They discussed housing concerns,

Public Comment:

- James (no last name given), spoke of having a traumatic brain injury and how the system didn't work for him.

2. City Limits of Annexation and Annexation Policy.

Wyeth Friday, Planning Director, gave an overview of the Limits of Annexation Map and Policy Review and the Annexation Committee members involved. He indicated staff is planning a Joint Public Hearing and Two Resolutions: Resolution Amending the Current Limits of Annexation Map and Resolution Amending the Annexation Policy and Map. He spoke of the property owner initiated map amendment requests by: Dover Ranch (High Sierra) and Sweetgrass Meadows. He reviewed maps of the 2 areas.

Council discussed cost of services and how annexed land affects the Long Range Transportation Plan.

Monica Plecker, Assistant Planning Manager, explained how County planning compared to City planning and improvements in development systems being used by the County.

CM Joy asked why the developer of Dover Ranch wanted to be annexed into the City.

Taylor Kasperick, Performance Engineering, indicated City services were more reliable and had higher density. He spoke of the proposed changes to the annexation policy and thanked staff for their efforts.

Council continued discussion on wastewater treatment improvement options being used by the County and groundwater.

Doug Wild, Sweetgrass Meadows developer, spoke about higher density options in the City and how that benefitted the new development. He spoke of infill and development plans. He indicated the proposed policy changes would help move development to occur more quickly.

Rich St. John, Police Chief, spoke affirmatively of being able to serve the proposed developments. He mentioned the need for additional staff when new developments were completed.

Pepper Valdez, Fire Chief, spoke of the Fire Departments ability to provide service to the proposed areas. He duplicated the Police Chief's statement about additional staff needed for continued development.

Council continued discussion.

Ms. Plecker gave an overview of the policy amendments and the following committee recommendations:

- Changes to provide a better sense of what areas may be annexed and developed
- What areas have County development that may remain as is in the County for many years
- What areas the City expects ultimately may be annexed in the future but need further service evaluation and analysis first

City Initiated Policy Amendments

The Policy Changes reference:

- Zone 1 - Petition area is green indicating the ability to proceed with annexation (11,565 acres)
- Zone 2 - Long-Range area is yellow, indicating you can proceed with further analysis (6,813 acres)
- Zone 3 - County Developed Area is red indicating the area is not suitable for annexation due to existing development and the likelihood of annexation barring unforeseen issues is low in probability. The policy allows for petition of annexation at any time. (2,159 acres)
- The ability for staff to bring forward map amendments as a response to planned or actual infrastructure development.
- Provides clarity related to Council Conditions of Approval – Nexus and Proportionality
- Intent of the language is to provide guidance to Council that conditions should be related to the impact of the development/land being annexed. Staff is supportive of language amendments that preserve this intent.

Council discussed Senate Bill 382 and how that would affect the policy, cost of services policy updates, and the functional classification map. They asked for clarification on groundwater concerns.

Public Comment:

- Doug Wild, Sweetgrass Meadows developer, spoke about the need for another distinction on the amendment map and the need for the ability to fast track some areas.

Council discussed the possibility of delaying the process to receive more information.

3. Highlight Upcoming Agenda Items of Council Interest.

Kevin Iffland, Assistant City Administrator, highlighted upcoming agenda items.

Public Comment:

- None

COUNCIL DISCUSSION:

- None

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. *(Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

- Taylor Kasperick, Performance Engineering, spoke against a moratorium on annexation.

ADJOURN: 7:55 P.M.