



LOCAL GOVERNMENT INTERIM COMMITTEE 68th Montana Legislature

SENATE MEMBERS

Mary Ann Dunwell
Russel (Russ) Tempel
Jeremy Trebas
Terry Vermeire

HOUSE MEMBERS

Larry Brewster
Tom France
Steve Gist
Greg Oblander

COMMITTEE STAFF

Toni Henneman - Research Analyst
Julie Johnson - Attorney
Daniel Rosenberg - Secretary

MINUTES LOG

March 20, 2024
Capitol Room 137
Helena, Montana

Please note: This document is a Minutes Log and provides annotation of the time elapsed between the beginning of the meeting and the time at which the item was presented or discussed, a motion was made, or a vote was taken. The narrative presented here is provided only as a guide to the audio or video recording of the meeting. The official discussion, motion, or vote is available on the audio or video archive of this meeting. The Legislature does not prepare a transcript of the meeting activities. The time designation may be used to locate the referenced discussion on the audio or video recording of this meeting.

Access to an electronic copy of these minutes and the audio or video recording is provided from the Legislative Branch home page at <https://leg.mt.gov>. From the home page, select the "Committees" drop down menu at the top, then select Administrative or Interim, and the appropriate committee. The written minutes log can be located by expanding the accordion menu for the date of the meeting. Links to the audio/video files can be located by selecting the Video/Audio button on the same page, then the "past/current recordings" button. From there, use the calendar to select the date of the meeting you wish to view/listen to. The written Minutes Log, along with links to the audio and video recordings, is listed by meeting date on the interim committee's web page. Each of the Exhibits is linked and can be viewed by clicking on the Exhibit of interest. All Exhibits are public information and may be printed. Please contact the Legislative Services Division at 406-444-3064 for more information.

MEMBERS PRESENT:

Rep. Larry Brewster, Presiding Officer (R)
Rep. Steve Gist (R)
Rep. Greg Oblander (R)
Sen. Russel (Russ) Tempel (R)
Sen. Jeremy Trebas (R)
Sen. Terry Vermeire (R)
Sen. Mary Ann Dunwell, Vice Presiding Officer (D)

MEMBERS EXCUSED:

Rep. Tom France (D)

MEMBERS ABSENT:

STAFF PRESENT:

Toni Henneman, Research Analyst
Julie Johnson, Attorney
Daniel Rosenberg, Secretary

AGENDA ([Attachment 1](#))

VISITORS' LIST ([Attachment 2](#))

COMMITTEE ACTION

CALL TO ORDER/ROLL CALL

09:00:02 Presiding Officer Larry Brewster called the meeting to order at 9:00 AM. The committee secretary took roll.

MEETING OVERVIEW

Review Committee Bill Draft Request Process

09:00:55 Toni Henneman, Research Analyst, Legislative Services Division (LSD)

Committee Questions/ Discussion

09:07:21 Presiding Officer Larry Brewster

LITIGATION UPDATE

MAID v Montana and Senate Bill 442 Update

09:07:48 Julie Johnson, Staff Attorney, LSD

[EXHIBIT 1](#)

Public Comment

09:14:06 None

LAND USE LEGISLATION STUDY TOPIC – SENATE BILL 382 FOCUS

Overview of Land Use Plan & Map Requirements

09:14:41 Toni Henneman

[EXHIBIT 2](#)

[EXHIBIT 3](#)

City Officials Panel – SB 382 Land Use Plan & Map Progress

09:19:59 Kurt Markegard, Planning Director, Laurel

09:28:34 Brad Stein, Senior Planner, Belgrade

09:30:56 Eric Mulcahy, City Planner, Columbia Falls

09:34:10 Laval Means, Community Planning Director, Missoula

09:49:25 David Taylor, Director of Planning & Building, Whitefish

Committee Questions/ Discussion

09:55:28 Vice Presiding Officer Mary Ann Dunwell

09:56:47 Kurt Markegard

10:04:51 Vice Presiding Officer Mary Ann Dunwell

10:05:14 Kurt Markegard

10:07:52 Brad Stein

10:08:37 Vice Presiding Officer Mary Ann Dunwell

10:08:40 Brad Stein

10:09:05 Vice Presiding Officer Mary Ann Dunwell

10:09:18 Eric Mulcahy

10:13:47 Vice Presiding Officer Mary Ann Dunwell
10:13:57 Laval Means
10:17:12 David Taylor
10:18:46 Rep. Steve Gist
10:19:32 Kurt Markegard
10:23:22 Rep. Steve Gist
10:23:57 Laval Means
10:26:02 Eric Mulcahy
10:27:17 David Taylor
10:28:27 Sen. Russel (Russ) Tempel

Dept. of Commerce Forecasting Tools Update

10:28:55 Mary Craigle, Research & Information Systems Bureau Chief, Department of Commerce (DOC)

Public Comment

10:33:44 Kelly Lynch, Executive Director, League of Montana Cities and Towns
10:37:54 Jason Rittal, Montana Association of Counties
10:40:47 Mary Harlow

RECESS

10:42:50 Reconvened at 11:02 a.m.

LAND USE LEGISLATION STUDY TOPIC CONT. – HOMEOWNERS' ASSOCIATION FOCUS

Homeowners' Association Legal Primer

11:03:13 Julie Johnson
[EXHIBIT 4](#)

Committee Questions/ Discussion

11:11:40 Vice Presiding Officer Mary Ann Dunwell
11:12:17 Julie Johnson
11:13:00 Vice Presiding Officer Mary Ann Dunwell
11:13:19 Julie Johnson
11:14:08 Vice Presiding Officer Mary Ann Dunwell
11:14:52 Julie Johnson
11:14:54 Vice Presiding Officer Mary Ann Dunwell
11:15:16 Julie Johnson
11:16:01 Rep. Greg Oblander
11:16:23 Julie Johnson
11:17:08 Sen. Jeremy Trebas
11:17:55 Vice Presiding Officer Mary Ann Dunwell
11:18:10 Presiding Officer Larry Brewster
11:18:24 Sen. Jeremy Trebas

Local Land Use Ordinances And Covenant Interaction

11:18:55 Greg Sullivan, Bozeman City Attorney
[EXHIBIT 5](#)

Committee Questions/ Discussion

11:48:52 Vice Presiding Officer Mary Ann Dunwell
11:49:11 Greg Sullivan
11:50:19 Vice Presiding Officer Mary Ann Dunwell
11:50:49 Greg Sullivan
11:51:59 Rep. Steve Gist
11:52:13 Greg Sullivan
11:53:04 Rep. Steve Gist
11:53:15 Greg Sullivan
11:53:33 Rep. Steve Gist
11:53:57 Rep. Greg Oblander
11:54:28 Greg Sullivan
11:55:48 Rep. Greg Oblander
11:56:11 Greg Sullivan

Public Comment

11:57:52 None

RECESS

11:58:48 Reconvened at 1:29 p.m.

AFFORDABLE HOUSING

Housing & Homelessness Panel Discussion

13:30:38 Sam Forstag, Montana Coalition to Solve Homelessness
[EXHIBIT 6](#)
13:36:03 Hannah Altman, Housing & Youth Services, Human Resource Development
Council District 9
13:43:42 Heather McMillan, Project Development Director, Homeword
13:50:51 Michael O'Neil, Executive Director, Helena Housing Authority
[EXHIBIT 7](#)

Committee Questions/ Discussion

14:05:22 Vice Presiding Officer Mary Ann Dunwell
14:05:54 Michael O'Neil
14:10:16 Rep. Steve Gist
14:11:05 Michael O'Neil
14:12:34 Rep. Steve Gist
14:12:48 Heather McMillan
14:14:20 Rep. Steve Gist
14:15:00 Hannah Altman

14:15:26 Rep. Greg Oblander
14:15:54 Michael O'Neil
14:17:11 Rep. Greg Oblander
14:17:23 Michael O'Neil
14:19:00 Vice Presiding Officer Mary Ann Dunwell
14:19:57 Heather McMillan
14:21:41 Sam Forstag
14:24:09 Michael O'Neil
14:24:43 Sen. Russel (Russ) Tempel
14:25:21 Michael O'Neil

Affordable Housing Policy: Legislative History

14:25:51 Toni Henneman
[EXHIBIT 8](#)

Board Of Housing Programs

14:31:48 Cheryl Cohen, Administrator, Montana Housing Division, DOC
[EXHIBIT 9](#)

Public Comment

14:48:07 Beki Brandborg, Housing Developer, Helena
[EXHIBIT 10](#)
14:54:04 Andy Hunthausen, Commissioner, Lewis & Clark County
14:58:22 Jeff Buscher, Community Impact Coordinator, United Way
15:03:48 Mary Harlow

RECESS

15:05:54 Reconvened at 3:13 p.m.

HOUSING TASK FORCE UPDATE

Overview

15:14:19 Chris Dorrington, Director, Department of Environmental Quality
[EXHIBIT 11](#)

Committee Questions/ Discussion

15:18:54 Vice Presiding Officer Mary Ann Dunwell
15:19:15 Chris Dorrington
15:19:49 Vice Presiding Officer Mary Ann Dunwell
15:19:58 Chris Dorrington

Public Comment

15:22:04 Kelly Lynch

HOUSE BILL 33 – SPECIAL DISTRICT OVERSIGHT Review Language Received From Governor's Office

15:30:08 Toni Henneman
[EXHIBIT 12](#)
[EXHIBIT 13](#)
[EXHIBIT 14](#)

15:38:30 Rep. Gist

Committee Questions/ Discussion

15:43:06 Rep. Steve Gist

15:43:26 Jason Rittal

15:46:55 Rep. Steve Gist

15:47:16 Kelly Lynch

Public Comment

15:48:20 None

COMMITTEE WORK SESSION

Request Provisional Draft Legislation, If Applicable

15:48:50 Toni Henneman

Committee Questions/ Discussion

15:49:44 Presiding Officer Larry Brewster

15:49:50 Vice Presiding Officer Mary Ann Dunwell

15:50:04 Sen. Russel (Russ) Tempel

15:50:17 Presiding Officer Larry Brewster

15:50:29 Toni Henneman continued the presentation.

Committee Questions/ Discussion

15:52:29 Rep. Steve Gist

15:53:41 Toni Henneman

Review May 22 Meeting

15:53:51 Toni Henneman

[EXHIBIT 15](#)

Committee Questions/ Discussion

15:57:56 Vice Presiding Officer Mary Ann Dunwell

15:58:17 Presiding Officer Larry Brewster

15:59:05 Kelly Lynch

16:00:30 Vice Presiding Officer Mary Ann Dunwell

16:01:13 Kelly Lynch

16:03:04 Vice Presiding Officer Mary Ann Dunwell

16:03:22 Kelly Lynch

16:04:34 Toni Henneman

16:04:55 Presiding Officer Larry Brewster
16:05:11 Toni Henneman
16:05:41 Vice Presiding Officer Mary Ann Dunwell
16:08:26 Kelly Lynch
16:08:39 Vice Presiding Officer Mary Ann Dunwell
16:10:12 Presiding Officer Larry Brewster
16:10:29 Vice Presiding Officer Mary Ann Dunwell
16:10:51 Sen. Jeremy Trebas
16:13:38 Presiding Officer Larry Brewster
16:15:44 Vice Presiding Officer Mary Ann Dunwell
16:15:52 Rep. Steve Gist
16:17:52 Presiding Officer Larry Brewster
16:18:51 Sen. Russel (Russ) Tempel
16:20:21 Vice Presiding Officer Mary Ann Dunwell
16:21:07 Presiding Officer Larry Brewster
16:21:28 Toni Henneman
16:23:08 Presiding Officer Larry Brewster
16:23:35 Vice Presiding Officer Mary Ann Dunwell
16:26:17 Presiding Officer Larry Brewster
16:26:38 Vice Presiding Officer Mary Ann Dunwell
16:27:07 Toni Henneman
16:27:42 Vice Presiding Officer Mary Ann Dunwell
16:28:16 Presiding Officer Larry Brewster
16:29:00 Vice Presiding Officer Mary Ann Dunwell
16:29:53 Presiding Officer Larry Brewster

Further Questions To Staff

16:30:02 Toni Henneman

PUBLIC COMMENT on any item in LGIC's subject matter jurisdiction

16:30:44 Joel Peden

16:39:05 George McCauley

Committee Questions/ Discussion

16:41:18 Rep. Steve Gist

ADJOURNMENT

16:42:08 Presiding Officer Larry Brewster adjourned the meeting at 4:42 p.m.