

MINUTES
MONTANA HOUSE OF REPRESENTATIVES
68th LEGISLATURE - REGULAR SESSION
COMMITTEE ON (H) LOCAL GOVERNMENT

Call to Order: Chair Rep. Larry Brewster-R, on February 23, 2023 at 3:14 PM, in 472

ROLL CALL

Members Present: Rep. Larry Brewster, Chair (R)
Rep. Marta Bertoglio, Vice Chair (R)
Rep. Jill Cohenour, Vice Chair (D)
Rep. Laurie Bishop (D)
Rep. Sherry Essman (R)
Rep. Steven Galloway (R)
Rep. Steve Gist (R)
Rep. Steve Gunderson (R)
Rep. Scot Kerns (R)
Rep. Jennifer Lynch (D)
Rep. Linda Reksten (R)
Rep. Kerri Seekins-Crowe (D)
Rep. Mark Thane (D)

Excused: Rep. Kelly Kortum (D)
Rep. Courtenay Sprunger (R)
Rep. Katie Zolnikov (R)

Staff Present: LuCinda Blair, Secretary
Laura Sankey Keip, Research Analyst

Audio Committees: These minutes are in outline form only. They provide a list of participants and a record of official action taken by the committee. The link to the audio recording of the meeting is available on the Legislative Branch website.

Committee Business Summary:

Hearing and Date Posted:

HB 553 2/20/2023
HB 606 2/20/2023
HB 618 2/20/2023
HB 724 2/20/2023
HB 748 2/20/2023

Executive Action:

HB 324 BE TABLED
HB 337 BE TABLED
HB 360 DO PASS AS AMENDED

HB 465 DO PASS AS AMENDED
HB 483 BE TABLED
HB 534 BE TABLED
HB 553 BE TABLED
HB 606 BE TABLED
HB 724 DO PASS AS AMENDED
HB 748 DO PASS AS AMENDED

HEARING ON HB 724 – Generally revise public notice requirements

Opening Statement:

15:18:00 Rep. Brad Barker (R), HD 58, opened the hearing on HB 724, Generally revise public notice requirements.

Proponent Testimony:

15:19:40 Lance Melton, Coalition of Advocates for Montana’s Public Schools (CAMPS)

Opponent Testimony:

15:21:20 Thomas Jodoin, Montana League of Cities and Towns (MTLCT)

Informational Witness Testimony:

15:23:45 Rebecca Harbage, Montana Department of Environmental Quality (DEQ)

15:24:12 Don Harris, Montana Department of Administration (DOA)

Questions from Committee:

15:24:50 Rep. Linda Reksten

15:25:00 Laura Sankey Keip

Closing Statement:

15:26:13 Rep. Brad Barker (R), HD 58, closed the hearing on HB 724.

15:27:25 Chair Brewster assumes the chair.

HEARING ON HB 618 – Revise laws related to special districts

Opening Statement:

15:27:40 Rep. Lyn Hellegaard (R), HD 97, opened the hearing on HB 618 Revise laws related to special districts.

Proponent Testimony:

15:31:45 Jesse Ramos, Self

Opponent Testimony:

15:36:30 Karen Alley, Montana Association of Counties (MACo)
15:37:40 Jason Strouf, Custer County Commission and Montana Association of Counties (MACo)
15:38:18 Todd Devlin, Self
15:38:45 Kelly Lynch, Montana League of Cities and Towns (MTLCT)
15:41:55 Greg Tryon, Central Valley Fire District, Gallatin County (CVFD)
15:43:05 Neil Cardwell, City of Belgrade
15:45:10 Zach Brown, Gallatin County Commission
15:45:40 Eric Burke, Montana Federation of Public Employees (MFPE)
15:46:32 Steve Turkiewicz, City of Billings

Informational Witness Testimony:

15:47:09 Rick Thompson, Montana Department of Environmental Quality (DEQ)

Questions from Committee:

15:47:45 Rep. Steve Gist
15:48:00 Kelly Lynch, MTLCT
15:49:05 Greg Tryon, CVFD
15:50:00 Rep. Mark Thane
15:50:35 Rep. Lyn Hellegaard

Closing Statement:

15:52:30 Rep. Lyn Hellegaard (R), HD 97, closed the hearing on HB 618.

HEARING ON HB 553 – Housing for Montana Families Act

Opening Statement:

15:53:45 Rep. Alice Buckley (D), HD 63, opened the hearing on HB 553, Housing for Montana Families Act.

Proponent Testimony:

15:58:10 Jake Brown, Shelter Whitefish

16:01:03 Tanner Avery, Frontier Institute
16:02:36 Rep. Kim Abbott, HD 83
16:03:57 Ann Schwend, Montana Environmental Information Center (MEIC)
16:06:05 Patrick Yawakie, Blackfeet Tribe and Red Medicine LLC
16:06:55 Stuart Doggett, Montana Manufactured Housing and RV Association (MMHRVA)
16:10:33 Henry Kriegel, Americans for Prosperity (AFP)
16:12:55 Ethan Hanley, Associated Students of the University of Montana (ASUM)
16:13:18 Stacey Anderson, Montana Primary Care Association (MPCA)
16:14:10 Jim Johanson, Self
16:14:55 Izzy Milch, Forward Montana
16:16:33 Hannah Brew, Foothold Modular Housebuilders
16:17:45 Danny Tennebaum, Self
16:19:14 David Finney, Build Media

Opponent Testimony:

16:20:50 Kelly Lynch, Montana League of Cities and Towns (MTLCT)
16:23:45 Sam Sill, Montana Association of Realtors (MAR) and Montana Building Industry Association (MBIA)
16:26:15 Neil Cardwell, City of Belgrade
16:28:00 Karen Alley, Montana Association of Counties (MACo)
16:28:36 Andrew Hagemeyer, Montana Association of Planners (MAP)
16:33:36 Wyeth Friday, City of Billings

Informational Witness Testimony:

None

Questions from Committee:

16:35:00 Rep. Steve Gunderson
16:36:40 Henry Kriegel, AFP
16:39:45 Rep. Alice Buckley
16:40:25 Jake Brown, Shelter Whitefish
16:43:10 Rep. Kelly Kortum

Closing Statement:

16:44:20 Rep. Alice Buckley (R), HD 63, closed the hearing on HB 553.

HEARING ON HB 748 – Allow zoning for separation of incompatible uses of property

Opening Statement:

16:47:45 Rep. Katie Zolnikov (R), HD 45, opened the hearing on HB 748, Allow zoning for separation of incompatible uses of property.

Proponent Testimony:

None

Opponent Testimony:

None

Informational Witness Testimony:

None

Questions from Committee:

16:52:45 Rep. Steve Gist
16:52:55 Rep. Katie Zolnikov
16:53:20 Rep. Mark Thane
16:54:05 Rep. Jill Cohenour

Closing Statement:

16:55:17 Rep. Katie Zolnikov (R), HD 45, closed the hearing on HB 748.

HEARING ON HB 606 – Revise laws for home-based businesses

Opening Statement:

16:56:00 Rep. Katie Zolnikov (R), HD 45, opened the hearing on HB 606, Revise laws for home-based businesses.

Proponent Testimony:

17:01:17 Tanner Avery, Frontier Institute
17:02:35 Henry Kriegel, Americans for Prosperity

17:05:10 Danny Tennenbaum, Self

Opponent Testimony:

17:06:32 Kelly Lynch, Montana League of Cities and Towns (MTCLT)

17:08:20 Karen Alley, Montana Association of Counties (MACo)

17:11:15 Wyeth Friday, City of Billings

Informational Witness Testimony:

None

Questions from Committee:

17:13:20 Rep. Steve Gunderson

17:13:45 Wyeth Friday, Billings

17:15:10 Rep. Steven Galloway

17:17:00 Rep. Steve Gist

17:18:04 Rep. Marta Bertoglio

17:18:45 Kelly Lynch, MTCLT

17:20:00 Chair Larry Brewster

Closing Statement:

17:21:54 Rep. Katie Zolnikov (R), HD 45, closed the hearing on HB 606.

17:28:00 **Recessed**

18:18:30 **Reconvened**

EXECUTIVE ACTION ON HB 324 – Provide for a local government expenditure limitation

18:19:00 **Motion:** Vice Chair Marta Bertoglio moved that **HB 324 DO PASS.**

18:19:40 **Motion:** Vice Chair Marta Bertoglio moved that **HB 324 BE AMENDED.**

Vote: Motion carried 11-5 by roll call vote with Rep. Bishop, Rep. Cohenour, Rep. Kortum, Rep. Lynch, Rep. Thane, voting no.

18:23:55 **Motion:** Vice Chair Marta Bertoglio moved that **HB 324 DO PASS AS AMENDED.**

18:24:04 **Substitute Motion:** Vice Chair Jill Cohenour moved that **HB 324 BE TABLED.**

Vote: Motion carried 11-5 by roll call vote with Rep. Brewster, Rep. Galloway, Rep. Gunderson, Rep. Seekins-Crowe, Rep. Zolnikov, voting no.

Rep. Gunderson, Rep. Seekins-Crowe, By Proxy

EXECUTIVE ACTION ON HB 337 – Revise municipal zoning laws to prohibit certain minimum lot sizes

18:26:00 **Motion:** Vice Chair Marta Bertoglio moved that **HB 337 DO PASS.**

18:26:20 **Motion:** Vice Chair Jill Cohenour moved that **HB 337 BE AMENDED.**

Vote: Motion carried unanimously by voice vote.

18:28:30 **Motion:** Vice Chair Marta Bertoglio moved that **HB 337 DO PASS AS AMENDED.**

Vote: Motion failed 10-6 by roll call vote with Rep. Brewster, Rep. Cohenour, Rep. Kortum, Rep. Lynch, Rep. Seekins-Crowe, Rep. Zolnikov, voting yes.

Rep. Seekins-Crowe, By Proxy

18:36:28 **Motion:** Vice Chair Jill Cohenour moved that **HB 337 BE TABLED.**

Vote: Motion carried by voice vote with Rep. Kortum, Rep. Zolnikov, voting no.

EXECUTIVE ACTION ON HB 360 – Revise election of county commissioners

18:37:15 **Motion:** Vice Chair Marta Bertoglio moved that **HB 360 DO PASS.**

18:37:45 **Motion:** Rep. Steven Galloway moved that **HB 360 BE AMENDED.**

Vote: Motion carried 11-5 by roll call vote with Rep. Bishop, Rep. Cohenour, Rep. Kortum, Rep. Lynch, Rep. Thane, voting no.

18:40:20 **Motion:** Vice Chair Marta Bertoglio moved that **HB 360 DO PASS AS AMENDED.**

Vote: Motion carried 9-7 by roll call vote with Rep. Bishop, Rep. Cohenour, Rep. Kortum, Rep. Lynch, Rep. Seekins-Crowe, Rep. Thane, Rep. Zolnikov, voting no.

Rep. Seekins-Crowe, By Proxy

EXECUTIVE ACTION ON HB 465 – Revise local government acceptable uses of building permit fees

18:46:00 **Motion:** Vice Chair Marta Bertoglio moved that **HB 465 DO PASS.**

18:47:05 **Motion:** Vice Chair Marta Bertoglio moved that **HB 465 BE AMENDED.**

Vote: Motion carried unanimously by voice vote.

18:48:22 **Motion:** Vice Chair Marta Bertoglio moved that **HB 465 DO PASS AS AMENDED.**

Vote: Motion carried 10-6 by roll call vote with Rep. Brewster, Rep. Essman, Rep. Galloway, Rep. Gunderson, Rep. Kerns, Rep. Reksten, voting no.

Rep. Gunderson, Rep. Kerns, By Proxy

EXECUTIVE ACTION ON HB 483 – Generally revise land survey laws

- 18:50:00 **Motion:** Vice Chair Marta Bertoglio moved that **HB 483 DO PASS.**
- 18:50:21 **Substitute Motion:** Vice Chair Jill Cohenour moved that **HB 483 BE TABLED.**
Vote: Motion carried unanimously by voice vote.

EXECUTIVE ACTION ON HB 534 – Revise collection limit for actions brought before city court

- 18:51:20 **Motion:** Vice Chair Marta Bertoglio moved that **HB 534 DO PASS.**
- 18:51:40 **Substitute Motion:** Rep. Steve Gist moved that **HB 534 BE TABLED.**
Vote: Motion carried 12-4 by voice vote with Rep. Brewster, Rep. Cohenour, Rep. Kortum, Rep. Zolnikov, voting no.

EXECUTIVE ACTION ON HB 606 – Revise laws related to home-based businesses

- 18:52:00 **Motion:** Vice Chair Marta Bertoglio moved that **HB 606 DO PASS.**
Vote: Motion failed 10-6 by roll call vote with Rep. Brewster, Rep. Gist, Rep. Gunderson, Rep. Seekins-Crowe, Rep. Sprunger, Rep. Zolnikov, voting yes.
Rep. Gunderson, Rep. Seekins-Crowe, Rep. Sprunger, By Proxy
- 18:56:21 **Motion:** Vice Chair Jill Cohenour moved that **HB 606 BE TABLED.**
Vote: Motion carried unanimously by voice vote.

EXECUTIVE ACTION ON HB 553 – Housing for Montana Families Act

- 18:57:00 **Motion:** Vice Chair Marta Bertoglio moved that **HB 553 DO PASS.**
- 18:57:29 **Substitute Motion:** Rep. Steve Gist moved that **HB 553 BE TABLED.**
Vote: Motion carried 9-7 by roll call vote with Rep. Bishop, Rep. Cohenour, Rep. Kortum, Rep. Lynch, Rep. Sprunger, Rep. Thane, Rep. Zolnikov, voting no.
Rep. Sprunger, By Proxy

EXECUTIVE ACTION ON HB 724 – Generally revise public notice requirements

- 18:59:20 **Motion:** Vice Chair Marta Bertoglio moved that **HB 724 DO PASS.**
- 18:59:40 **Motion:** Vice Chair Marta Bertoglio moved that **HB 724 BE AMENDED.**
Vote: Motion carried unanimously by voice vote.
- 19:00:30 **Motion:** Vice Chair Marta Bertoglio moved that **HB 724 DO PASS AS AMENDED.**
Vote: Motion carried unanimously by voice vote.

EXECUTIVE ACTION ON HB 748 – Allow zoning for separation of incompatible uses of property

19:00:57 **Motion:** Vice Chair Marta Bertoglio moved that **HB 748 DO PASS.**

19:01:35 **Motion:** Rep. Katie Zolnikov moved that **HB 748 BE CONCEPTUALLY AMENDED.**

Chair Larry Brewster stated **without objection, so ordered.**

19:03:30 **Motion:** Vice Chair Marta Bertoglio moved that **HB 748 DO PASS AS AMENDED.**

Vote: Motion carried unanimously by voice vote.

ADJOURNMENT

Adjournment: 19:04:37

LuCinda Blair, Secretary

Additional Documents: EXHIBIT(230223LOH)



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL

DATE: 2-23-2023

NAME	PRESENT	ABSENT/EXCUSED
VICE CHAIR BERTOGLIO	X	
VICE CHAIR COHENOUR	X	
REP. BISHOP	X	X
REP. GALLOWAY	X	
REP. GIST	X	
REP. GUNDERSON	X	
REP. KORTUM		X
REP. SPRUNGER		X
REP. ZOLNIKOV		X
REP. THANE	X	
REP. REKSTEN	X	
REP. SEEKINS-CROWE	X	
REP. LYNCH	X	X
REP. ESSMANN	X	
REP. KERNS	X	
CHAIR BREWSTER	X	

16 MEMBERS



House Standing Committee Report

February 23, 2023

page 1 of 1

To the Speaker,

We, your committee on **(H) Local Government** recommend that **House Bill 360** (first reading copy – white) **Do Pass as Amended**. The referenced amendment is HB0360.001.002.

Signed: _____

Rep. Larry Brewster-R, Chair

-End-

Committee Vote:

Yes 9, No 7

*HR 360
@5700am*



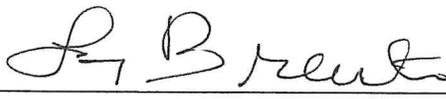
House Standing Committee Report

February 23, 2023

page 1 of 1

To the Speaker,

We, your committee on **(H) Local Government** recommend that **House Bill 465** (first reading copy – white) **Do Pass as Amended**. The referenced amendment is HB0465.001.001.

Signed: 

Rep. Larry Brewster-R, Chair

-End-

Committee Vote:

Yes 10, No 6

*HR 465
C. Olson*



House Standing Committee Report

February 23, 2023

page 1 of 1

To the Speaker,

We, your committee on **(H) Local Government** recommend that **House Bill 724** (first reading copy – white) **Do Pass as Amended**. The referenced amendment is HB0724.001.001.

Signed: _____

A handwritten signature in cursive script, appearing to read "Larry Brewster", written over a horizontal line.

Rep. Larry Brewster-R, Chair

-End-

Committee Vote:

Yes 16, No 0

HB 724
@ 7:58 AM



House Standing Committee Report

February 23, 2023

page 1 of 1

To the Speaker,

We, your committee on **(H) Local Government** recommend that **House Bill 748** (first reading copy – white) **Do Pass as Amended**. The referenced amendment is HB0748.001.003.

Signed: 

Rep. Larry Brewster-R, Chair

-End-

Committee Vote:

Yes 16, No 0

*Handy
@ 5:10am*



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 324

DATE 2-23-23

MOTION Be amended 001.001

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR		X	
REP. BISHOP		X	
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM		X	
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE		X	
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH		X	
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

11 16 MEMBERS
5



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 324

DATE 2-23-23

MOTION V.C. Cohenour Sub. motion to table

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY		X	
REP. GIST	X		
REP. GUNDERSON	X	X	X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV		X	
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE		X	X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER		X	

11 16 MEMBERS 5



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

voice vote

BILL NUMBER HB337

DATE 2-23-23

MOTION V.C. Cohenour be amended 001.001

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB337

DATE 2-23-23

MOTION V.C. Bertoglio do pass as amended

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO		X	
VICE CHAIR COHENOUR	X		
REP. BISHOP		X	
REP. GALLOWAY		X	
REP. GIST		X	
REP. GUNDERSON		X	X
REP. KORTUM	X		
REP. SPRUNGER		X	X
REP. ZOLNIKOV	X		
REP. THANE		X	
REP. REKSTEN		X	
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN		X	
REP. KERNS		X	X
CHAIR BREWSTER	X		

6 16 MEMBERS
10



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

voice

BILL NUMBER 337

DATE 2-23

MOTION V.C. Cohenour moved to table

NAME	AYE	NO	Abstain
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON			X
REP. KORTUM		X	
REP. SPRUNGER			X
REP. ZOLNIKOV		X	
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE			X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS			X
CHAIR BREWSTER	X		

10 216 MEMBERS
4



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 360

DATE 2-23-23

MOTION Rep. Galloway moved be amended col. 001

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR		X	
REP. BISHOP		X	
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM		X	
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE		X	
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH		X	
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS

11 5



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 360

DATE 2-23-23

MOTION Do pass as amended V.C Bertoglio

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR		X	
REP. BISHOP		X	
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM		X	
REP. SPRUNGER	X		X
REP. ZOLNIKOV		X	
REP. THANE		X	
REP. REKSTEN	X		
REP. SEEKINS-CROWE		X	X
REP. LYNCH		X	
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS

9 7



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

Voice

BILL NUMBER HB 465

DATE 2-23-23

MOTION V.C. Bertoglio be amended out of order

NAME	AYE	NO	Proxies
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON			X
REP. KORTUM	X		
REP. SPRUNGER			X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE			X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS			X
CHAIR BREWSTER	X		

12

16 MEMBERS



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 465

DATE 2-23-23

MOTION Do pass as once amended V.C. Bertoglio

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY		X	
REP. GIST	X		
REP. GUNDERSON		X	X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN		X	
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN		X	
REP. KERNS		X	X
CHAIR BREWSTER		X	

16 MEMBERS

10 - 6



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

Voice

BILL NUMBER HB 483

DATE 2-23-23

MOTION V. C. Cohenour Sub motion to table

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

voice

BILL NUMBER HB 534

DATE 2-23-23

MOTION Rep. Gist Sub motion to table

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR		X	
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM		X	
REP. SPRUNGER	X		X
REP. ZOLNIKOV		X	
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER		X	

16 MEMBERS

12 - 4



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 553

DATE 2-23-23

MOTION Rep. Gist sub motion to table

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR		X	
REP. BISHOP		X	
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM		X	
REP. SPRUNGER		X	X
REP. ZOLNIKOV		X	
REP. THANE		X	
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH		X	
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS

9 7



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

BILL NUMBER HB 606

DATE 2-23-23

MOTION V. C. Bertoglio do pass

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO		X	
VICE CHAIR COHENOUR		X	
REP. BISHOP		X	
REP. GALLOWAY		X	
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM		X	
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE		X	
REP. REKSTEN		X	
REP. SEEKINS-CROWE	X		X
REP. LYNCH		X	
REP. ESSMANN		X	
REP. KERNS		X	X
CHAIR BREWSTER	X		

6 16 MEMBERS
10



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

Voice

BILL NUMBER HB 606

DATE 2-23-23

MOTION V.C. Cohenour motion to table

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE
Voice

BILL NUMBER HB 724

DATE 2-23-23

MOTION V.C. Bertoglio moved be amended col. 001.

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

LOCAL GOVERNMENT COMMITTEE

ROLL CALL VOTE

voice

BILL NUMBER 724

DATE 2-23-23

MOTION Do pass as amended

NAME	AYE	NO	PROXY
VICE CHAIR BERTOGLIO	X		
VICE CHAIR COHENOUR	X		
REP. BISHOP	X		
REP. GALLOWAY	X		
REP. GIST	X		
REP. GUNDERSON	X		X
REP. KORTUM	X		
REP. SPRUNGER	X		X
REP. ZOLNIKOV	X		
REP. THANE	X		
REP. REKSTEN	X		
REP. SEEKINS-CROWE	X		X
REP. LYNCH	X		
REP. ESSMANN	X		
REP. KERNS	X		X
CHAIR BREWSTER	X		

16 MEMBERS



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES
AUTHORIZED
COMMITTEE PROXY
68TH LEGISLATIVE SESSION

I request to be excused from the LOCAL GOVERNMENT Committee.

I desire to leave my proxy vote with Rep. CALLOWAY/61ST

PLEASE USE PEN

Table with 4 columns: BILL, MOTION (Include AMENDMENT #), AYE, NO. Rows include bills 334, 337, 360, 465, 483, 534.

Table with 4 columns: BILL, MOTION (Include AMENDMENT #), AYE, NO. Rows include bills 606, 593, 724, 748.

I authorize my vote to be matched with that of Rep. CALLOWAY/61ST for any amendments proposed on this date.

Rep. [Signature] STEVE OLNDERSON [Meeting Date]



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES
AUTHORIZED
COMMITTEE PROXY
68TH LEGISLATIVE SESSION

I request to be excused from the Local Government Committee.

I desire to leave my proxy vote with Rep. Bertoglio

PLEASE USE PEN

Table with columns: BILL, MOTION (Include AMENDMENT #), AYE, NO. Contains handwritten entries for bills 324, 337, 360, 465, 483, 534, 553 and 724, 748.

I authorize my vote to be matched with that of Rep. for any amendments proposed on this date.

Rep. [Signature] Scot Kerns 23 Feb 2023
(Signature) (Print Name) (Meeting Date)



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES
AUTHORIZED
COMMITTEE PROXY
68TH LEGISLATIVE SESSION

I request to be excused from the Local Government Committee.

I desire to leave my proxy vote with Rep. Bertoglio

PLEASE USE PEN

Table with columns: BILL, MOTION (Include AMENDMENT #), AYE, NO. Rows include bills 324, 337, 360, 465, 483, 534, 606, 553 with various motions and checkmarks.

Table with columns: BILL, MOTION (Include AMENDMENT #), AYE, NO. Rows include bills 724, 748 with motions like 'As Amended' and 'conceptual amendment'.

I authorize my vote to be matched with that of Rep. for any amendments proposed on this date.

Rep. [Signature] COURTENAY SPRINGER 23 Feb 2023
(Signature) (Print Name) (Meeting Date)



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

VISITOR REGISTER

LOCAL GOVERNMENT COMMITTEE

DATE 2/23/2023

BILL NO: HB 553

SPONSOR(S): Senator Boldman

SHORT TITLE: Housing for Montana Families Act

Please leave prepared testimony with the clerk.

Witness Statement forms are available if you care to submit written testimony.

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

Name	Representing	Support	Oppose	Info Witness
Ethan Hanley	Associated Students of UM	X		
Sam S III	MAK		X	
Karen Alley	MAG		X	
Alex Schwab	MEIC	X		
Tanner Avery	Frontier Institute	X		
Steve Turkiewicz	City of Billings		X	
Henry Krieger	APPMT	X		
Patrick YAWARIE	Black Feet	X		
Sarah Aderson	MIRA	✓		
Stuart Poggell	MMH+RV	✓		
Jake Brown	Shelter WF	X		



The Big Sky Country

MONTANA HOUSE OF REPRESENTATIVES

VISITOR REGISTER

LOCAL GOVERNMENT COMMITTEE

DATE 2/23/2023

BILL NO: HB 618

SPONSOR(S): Representative Hellegaard

SHORT TITLE: Revise Laws Related to Special Districts

Please leave prepared testimony with the clerk.

Witness Statement forms are available if you care to submit written testimony.

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

Name	Representing	Support	Oppose	Info Witness
Karen Alley	MACo		X	
Mark Peterson	Hill County		X	
Kick Thompson				X
Ned Corbett	Belgrade, city of		X	
GREG TRAYN	Central Valley Fire DIST		X	
Jason Strouf	Custer Co. / MACo		X	
Todd Doulin	Prairie Co / MACo		X	
Christine Keltner	Prairie Co		X	
Erik Burke	MFPÉ		X	

LOH Remote Participant List

Date

Date	Committee	H/S	Bill #	Position	Requester Name	Location	Email	Phone	Affiliation
2/23/23	LOH	HB	553	Proponent	Dan Brooks	Billings, MT			Billings Chamber of Commerce
2/23/23	LOH	HB	553	Proponent	Hannah Brew	Bozeman, MT			Foothold
2/23/23	LOH	HB	553	Proponent	Jim Johanson	Kennewick, WA			N/A
2/23/23	LOH	HB	553	Proponent	Danny Tenenbaum	Missoula, MT			Self
2/23/23	LOH	HB	553	Proponent	David Finney	Grand Junction, CO			N/A
2/23/23	LOH	HB	553	Proponent	Izzy Milch	Missoula, MT			Forward Montana
2/23/23	LOH	HB	553	Opponent	Andrew Hagemeyer	Missoula, MT			Montana Association of Planners
2/23/23	LOH	HB	553	Opponent	Wyeth Friday	Billings, MT			City of Billings
2/23/23	LOH	HB	606	Proponent	Danny Tenenbaum	Missoula, MT			N/A
2/23/23	LOH	HB	606	Opponent	Wyeth Friday	Billings, MT			City of Billings
2/23/23	LOH	HB	606	Opponent	Sean O'Callaghan	Bozeman, MT			Montana Association of Planners
2/23/23	LOH	HB	618	Proponent	Jesse Ramos	Missoula, MT			N/A

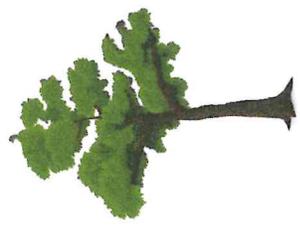
DATE 2-23-23
 HB HB 618



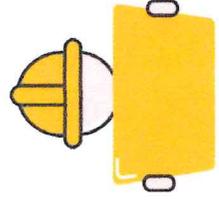
AMERICANS FOR
PROSPERITY
 MONTANA

SPECIAL DISTRICTS OF MISSOULA

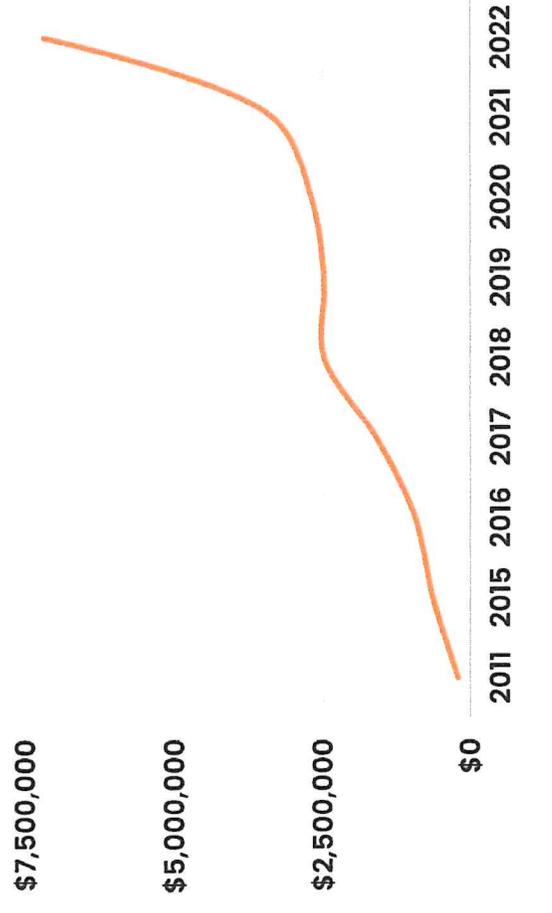
These special districts encompass every single taxable property in city limits. These districts are openly referred to as tools for "Cap Management" by localities.



■ Park District



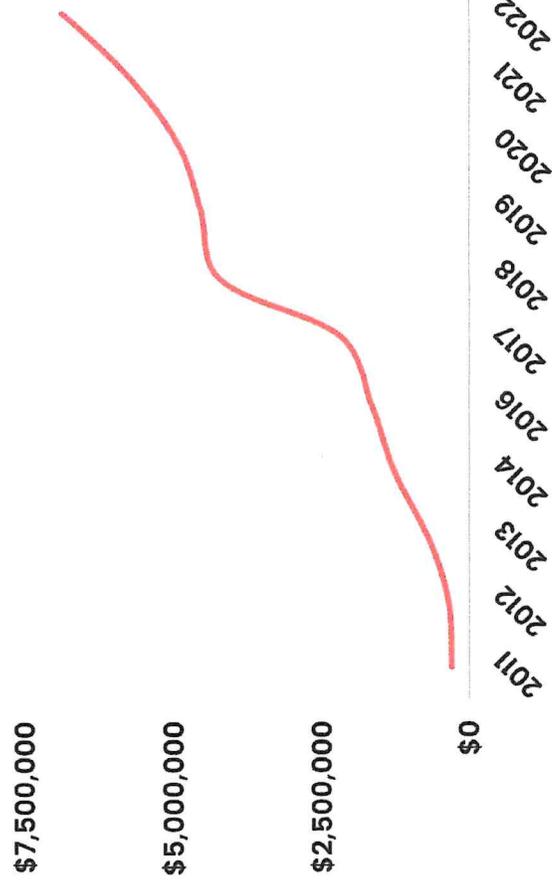
■ Road District



3,500% Growth Rate

318% Annually!

- First assessed at \$200,000 in 2011
- Levied in 2022 at \$7,202,828



2,194% Growth Rate

199% Annually!

- First assessed at \$300,000
- Levied in 2022 at \$6,882,820

HB 553 enables Montana's middle class to build wealth & age in place

- America's most prominent supporter of ADUs is AARP, because:
 - ADUs provide empty nesters with the option of downsizing while renting out their larger house or letting an adult child and his or her family reside in it.
 - ADUs provide seniors with the opportunity to supplement their fixed income with monthly rent from the ADU
 - ADUs allow adult children to create an accessible home for an aging parent as an independent living alternative to a senior facility.
- FHA-backed mortgages can be applied to residential developments with up to four dwelling units (and expected rent from those units can be factored into income qualifications), meaning ADUs can be financed by traditional mortgages and used by the middle-class to generate rental income while easing the housing shortage.

HB 553 creates long-term housing options for a wide spectrum of Montanans

A representative survey of ADU owners & residents found that:

- 80% of ADUs are being used as someone's primary residence
- 68% of the ADUs are "owner occupied" - where the owner is living in either the main house or the ADU
- The age range of ADU residents is:
 - Over 55: 18%
 - 35-55: 26%
 - 25-34: 47%
 - Under 25: 7%

HB 553 puts manufactured homes on equal footing with site-built housing

The Housing for Montana's Families Act ensures that local zoning regulations do not treat manufactured single-family housing differently than its site-built equivalent.

- Because factory-made manufactured housing costs hundreds of thousands of dollars less than site-built housing, this simple change creates new homeownership opportunities for Montana's working-class and middle class.
- Manufactured housing covered by the bill is of a comparable quality to site-built housing and complies with international energy efficiency standards.
- Contrary to some assumptions, manufactured housing is eligible for a wide variety of FHA-backed loans, including traditional 30-year mortgages.
- HB 553 does not apply to mobile homes, which may continue to be treated differently under local zoning codes.

House Bill 553, the Housing for Montana's Families Act is a bipartisan proposal to create affordable, attaining housing for working class & middle class Montanans by legalizing accessory dwelling units (ADUs) and manufactured housing in residential & mixed-use zones.

The Housing for Montana's Families Act legalizes two of the most affordable forms of housing – accessory dwelling units and manufactured housing, and ensure municipalities adopt proven best practices to get them built & on the market.

Facts about the Housing for Montana's Families Act

HB 553 legalizes the most naturally affordable forms of new housing

The Housing for Montana's Families Act legalizes ADUs and manufactured housing, which are inherently more affordable than other forms of housing like single-family residences:



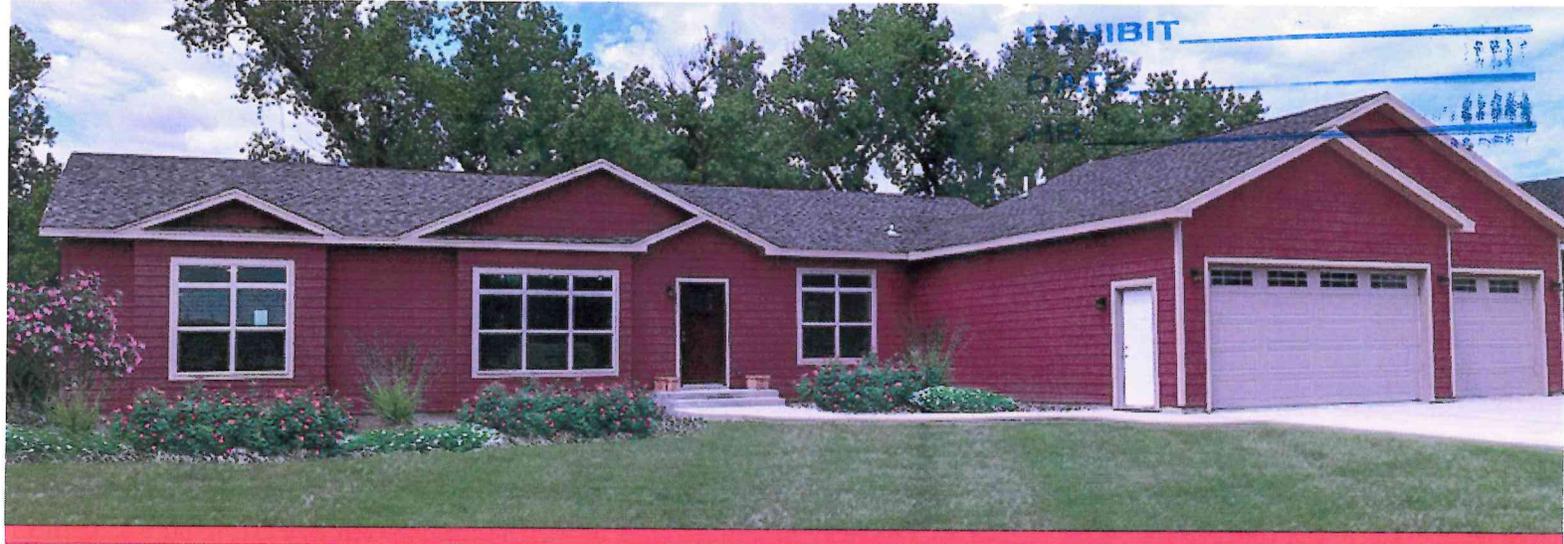
- Because ADUs are generally smaller and do not require land acquisition or demolition, a new market-rate home in an Accessory Dwelling Unit would rent for over 75% less than a new single-family home.
- The average new manufactured home costs \$243,000 less than a new site-build house but has been made illegal through zoning in many cities.

HB 553 ensures municipalities adopt best practices to get ADUs on the market

ADUs are legal in hundreds of cities across 33 states, creating a wide body of evidence on what best practices are effective in encouraging the development of ADUs at scale. Based on this evidence, the Housing for Montana's Families Act ensures Montana cities adopt those best practices, including:

- No maximum or minimum parking requirements for ADUs
- No minimum lot sizes greater than those that apply to single-family houses
- No setback requirements larger than 4 feet from side or rear of the lot
- No impact fees for ADUs under 1,000 square feet
- ADUs may be any size smaller than the primary residence
- ADUs do not count against the allowable density of a parcel
- Both ADUs & the primary residence may be occupied by owners or renters

Municipalities with initially subpar ADU rules on the books saw ADU production increase by a factor of 30x after adopting the best practices above.



Manufactured Housing Zoning Updates: OPENING DOORS FOR MONTANA'S AFFORDABLE HOUSING SOLUTION



The median income in Montana is
\$60,560 per year.
(US Census)



The median home price in
Montana is **\$430,000.**
(Zillow)

EXHIBIT #3
DATE 2-23-23
HB 553

Based on today's 30 year mortgage terms, the median Montana household can safely afford a \$230,000 home with a \$30,000 down payment.

To afford the typical Montana home, a household would need to make \$120,000 per year, **DOUBLE what the typical household is making now.**

MONTANA NEEDS A BETTER HOUSING SOLUTION. MANUFACTURED HOUSING IS THAT SOLUTION.

The median manufactured home price (value) including land in 2021 was **\$265,000.**
(CFPB HMDA reports)

The starting price per square foot to build a site built home in Montana is **\$150 per sq. ft.**

Manufactured homes start anywhere from **\$75-85 per sq. ft.**
(Fortune)

Manufactured homes are **better value not because of inferior construction, but because of superior efficiency of construction.** They are built in a factory, a controlled environment, in which materials, labor, processes, and distribution are refined to reduce cost. The cost reductions are passed to the home buyer, and the buyer is able to purchase a **high quality home at a great value.**

Please support HB 553 to help every Montana resident have a home to call their own.

Montana Manufactured Housing & RV Association
P.O. Box 4396, Helena, MT 59604



(P) 406-442-2164 (F) 406-442-8018
info@mtmhrv.org

**WITNESS
STATEMENT**



SINCE 1958

Rangitsch Brothers, LLC
RV Center and Mobile Homes

P.O. Box 16127
2001 W. Broadway
Missoula, MT 59808-6127

Phone (406) 728-4040
Fax (406) 721-4876

February 22, 2023

Dear House Local Government Committee Members,

I manage and own Rangitsch Brothers RV and Manufactured Homes Center in Missoula Montana. We have been offering affordable housing to Montanans since 1958. I am writing today to express my support for HB 553. Treating manufactured homes the same as conventional housing as it relates to zoning will increase opportunities for Montanans to secure affordable housing.

Thank you for your consideration,

Joel Jasperson
Managing Member

Rangitsch Brothers LLC