

CITY OF BOZEMAN TESTIMONY
Mike Veselik
Senate Local Government Committee
02-24-2023

Good Afternoon, Chair Friedel and Senate Local Government Committee Members, My name is **Mike Veselik (V-E-S-E-L-I-K)**, I am an Economic Development Program Manager for the City of Bozeman. Thank you for the opportunity today to testify in **SUPPORT OF SB 376** on behalf of the City.

Every five years, cities and towns across our state adopt a new growth policy. The growth policy is the product of countless hours of staff time, extensive community engagement and several publicly noticed hearings. City Commissions elected by the residents approve those policies as a vision for the future of the community.

Covenants are often adopted by a small number of original owners of the land or even just the developer who owned the parcels. They often contain provisions which make sense for the current land use of the area. However, they can live on indefinitely without much examination and a high barrier for amendments.

SB 376 provides for covenants to be examined every five years by the owners in that community. It allows the current members of the Homeowners Association to determine what is appropriate for their community given the current growth and land use pattern.

In Bozeman, we have four parcels of land located on 19th Avenue which has more than 25,000 vehicles going by each day still controlled by covenants requiring only single

family homes adopted in 1965 when the property was outside city limits. The covenants have been amended a few times, but only make it harder to move away from single family homes on the lot. Current city zoning would allow at least 27 homes on the site with the opportunity to add ADUs as well. This brings us to a total for a potential for 53 homes on the site blocked by covenants adopted nearly 60 years ago.

SB 376 will allow current residents of a property and elected officials to dictate land use patterns based on current needs of the association and the community more broadly while preserving covenants for shared maintenance, life safety, and affordability.

Thank you Chair Friedel and members of the Senate Local Government Committee for hearing my testimony **SUPPORTING SENATE BILL 376** today. I look forward to answering any questions you may have and urge a do pass.

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Please insert any questions you would like Members of the Committee to ask below here. These questions should provide opportunity for you to expand on your original testimony or make additional points.