

RESOLUTION NO. 138

RESOLUTION TO AMEND ORDINANCE 2025-03 STANDARDS FOR DESIGN AND CONSTRUCTION TO ALLOW ONE (1) ACCESSORY DWELLING UNIT "ADU" PER LOT OR PARCEL THAT CONTAINS A SINGLE-FAMILY DWELLING IN ACCORDANCE WITH MCA 76-2-215 FOR BIGFORK COUNTY WATER AND SEWER DISTRICT

RECITALS

WHEREAS MCA 76-2-215 allows for one (1) Accessory Dwelling Unit per lot or parcel that contains a single-family dwelling unit,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District (the "Board") as follows:

1. Amend Ordinance 2025-03 Standards for Design and Construction:
 - To allow one (1) ADU on a lot or parcel that contains a single-family dwelling unit
 - The ADU may be attached, detached, or internal to a single-family dwelling on a lot or parcel.
 - The living space of an ADU may not be more than 75% of the gross floor area of the single-family dwelling or 1,000 square feet, whichever is less.
 - ADUs with a living space larger than 75% of the gross floor area of the single-family dwelling, 1,000 square feet, or proposed on a commercial/industrial lot shall be served by an independent service line that connects directly to the Water and/or Sewer main.
 - The developer shall provide a fixture count in accordance with section DR-03 of the Bigfork Water and Sewer Design Standards Ordinance 2025-03 for both the ADU and single-family dwelling to ensure the service line is adequately sized for the proposed use.
2. Effective Date. The above-referenced resolution will go into effect July 15th, 2026.
3. Contact. Tyler Hantz, District Manager, may be contacted for more information about the rates or the hearing at (406) 837-4566.

Passed and approved by the Board of Directors on this 15th day of July 2026.

ATTEST:

By: Jennifer Palmer
District Secretary

BIGFORK COUNTY WATER AND SEWER
DISTRICT


President