



**Yellowstone County Zoning Commission  
Minutes for the Meeting of  
Monday, May 8, 2017**

**\*\*The March 13, 2017 and the April 10, 2017 County Zoning Commission meetings were cancelled.**

**The County Zoning Commission met on Monday, May 8, 2017 in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Avenue North at 4:00 p.m.** The County Zoning Commission will make a recommendation to the Yellowstone County Commissioners. The **Board of County Commissioners** public hearing will be held **on Tuesday, May 30, 2017, at 9:45 a.m. in Room 403A, 4<sup>th</sup> Floor of the Yellowstone County Courthouse.** The Board of County Commissioners will hear all persons wishing to speak relative to the proposed zone change.

At 4:00 p.m., Chairman Ryan Wittman opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner I, Tammy Deines, Planning Clerk.

Commissioners and Staff		01-11-2016	02-08-2016	02-12-2016	03-14-2016	04-11-2016	05-09-2016	06-13-2016	09-12-2016	01-09-2016	02-13-2017	03-13-2017	05-08-2017		
Jerry T. Ray	Commissioner	-	<b>1</b>	<b>1</b>	-	<b>1</b>	<b>1</b>	<b>E</b>	<b>1</b>	-	<b>1</b>	-	<b>E</b>		
Troy Boucher	Commissioner Vice Chairman	-	<b>1</b>	<b>1</b>	-	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	-	<b>1</b>	-	<b>1</b>		
Ryan Wittman	Commissioner Chairman		<b>1</b>	<b>1</b>	-	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	-	<b>1</b>	-	<b>1</b>		
Tyler Bush	Commissioner	-	-	-	-	-	-	-	-	-	<b>1</b>	-	<b>1</b>		
Vacancy										-		-			

**Attending:** Robert Neihart, Bruce Lackman

**Public Comment**

Chairman Wittman asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

**Disclosure of Conflict of Interest or exparte communication:** There was none.

**Disclosure of Outside Communication.** There was none.

**Approval of Minutes: February 13, 2017**

**Motion**

**Commissioner Boucher made a motion and it was seconded by Commissioner Bush to**

1-APPROVED



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approve the February 13, 2017 meeting minutes as submitted. The motion carried with a unanimous voice vote.

**Public Hearings:**

**Item #1: County Zone Change #681- 1400 & 1438 Plateau Road and 1412 Sagebrush Road**

– A zone change request from Agriculture-Open Space (A-1) to Residential 9,600 (R-96) for a 20.65-acre parcel of land described as E1/2W1/2 of Lot 1 and the W1/2W1/2 of Lot 1 in Section 2, Township 1 North, Range 26 East; and Tract 12B of C/S 1420. A pre-application neighborhood meeting was held on February 20, 2017, at 1438 Plateau Road, one of the subject parcels. Tax IDs: D04930A, D04937, D04935

**RECOMMENDATION**

The Planning Division recommends approval and adoption of the findings of the 11 review criteria for Zone Change #681.

**Discussion**

Chairman Wittman called for questions and discussion from the Zoning Commission. There was none.

**Public Hearing**

Chairman Wittman opened the public hearing at and called for proponents or opponents of Yellowstone County Zone Change #681.

**Proponents**

**Robert Neihart, 5425 Cornerstone Avenue, Billings, Montana 59106**

Mr. Neihart thanked Ms. Husman for her presentation. The water will be located long Plateau Road and severed by the Heights Water Service. Commissioner Boucher commented that the points of ingress are secured for the subdivision. Per request of Mr. Lackman, Mr. Neihart explained the layout of the proposed water line which will loop through the subdivision to Bitterroot Drive. The developer is paying for an additional connection to Hawthorne Lane. There are 162 homes planned for phase 1 of the subdivision. A traffic impact study was completed through the subdivision preliminary plat process and this parcel is served by Sky view High School, Castle Rock Middle School, and Independent Elementary School.

**Opponents:** There were no opponents.

Chairman Wittman asked if there was anyone else wanting to speak in favor or against



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Yellowstone County Zone Change #681. There was none. At 4:33 p.m., Chairman Wittman closed the public hearing and called for a motion.

### Motion

**Commissioner Boucher made a motion and it was seconded by Commissioner Bush to forward a recommendation to the Board of County Commissioners of approval of County Zone Change #681 with adoption of the Findings of the 11 review criteria.**

Chairman Wittman called for a vote on the motion.

Name	Favor	Against	Abstain	Absent
Chairman Wittman	X			
Commissioner Boucher	X			
Commissioner Ray				X
Commissioner Bush	X			

**The motion carries, 3-0.**

### Other Business/Announcements

- A. The June 12, 2017 County Zoning Commission meeting will be held as legally advertised and announced with 2 hearings presented by Planner Dave Green.

**Adjournment:** The meeting adjourned at 4:50 p.m.

**APPROVED BY A MOTION JUNE 10, 2017**

