



## Yellowstone County Zoning Commission Minutes for the Meeting of Monday, September 11, 2017

The County Zoning Commission met on Monday, September 11, 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, September 26, 2017, at 9:45 a.m. in Room 403A, 4<sup>th</sup> Floor of the Yellowstone County Courthouse.

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 II, 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 | 06-12-2017 | 09-11-2017 | 10-10-2017 | 11-13-2017 |
|-------------------------|-------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Jerry T. Ray            | Commissioner                  | -          | 1          | 1          | -          | 1          | 1          | E          | 1          | -          | 1          | -          | E          | 1          | 1          | -          |            |
| Troy Boucher            | Commissioner<br>Vice Chairman | -          | 1          | 1          | -          | 1          | 1          | 1          | 1          | -          | 1          | -          | 1          | 1          | 1          | -          |            |
| Ryan Wittman            | Commissioner<br>Chairman      |            | 1          | 1          | -          | 1          | 1          | 1          | 1          | -          | 1          | -          | 1          | 1          | 1          | -          |            |
| Tyler Bush              | Commissioner                  | -          | -          | -          | -          | -          | -          | -          | -          | -          | 1          | -          | 1          | 1          | 1          | -          |            |
| Vacancy                 |                               |            |            |            |            |            |            |            |            | -          |            | -          |            |            | -          | -          |            |

**Attending:** Patricia Wilson

### 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: June 12, 2017

#### Motion

Commissioner Boucher made a motion and it was seconded by Commissioner Ray to approve the June 12, 2017 meeting minutes as submitted. The motion carried with a unanimous voice vote.



## **Yellowstone County Zoning Commission Minutes for the Meeting of Monday, September 11, 2017**

### **Public Hearings:**

**Item #1: County Zone Change #683** – 2230 S 44<sup>th</sup> St West – A zone change request from Agriculture-Open Space (A-1) to Residential 15,000 (R-150) on Parcel 1A of C/S 1149, a 10.65-acre parcel of land. A pre-application neighborhood meeting was held on July 18, 2017, April 24, 2017, at the subject property. Tax ID: D00804

### **RECOMMENDATION**

The Planning Division recommends approval of Zone Change #683 based on the proposed findings of the 11 criteria.

Karen Husman opened this agenda item with a staff report and PowerPoint presentation.

### **Discussion**

Chairman Wittman called for questions and discussion from the Zoning Commission. Per Commissioner Ray's request, clarification was provided on the access to the adjacent property. Discussion followed by the Commission members on allowed uses for properties with R-15,000 zoning.

### **Public Hearing**

At 4:02 p.m., Chairman Wittman opened the public hearing at and called for proponents or opponents of Yellowstone County Zone Change #683.

### **Proponents**

#### **Patricia Wilson, (no address given), Billings, Montana**

Ms. Wilson is the agent for the applicant, Raymond George Olson. She spoke in favor of the proposed zone change. Commissioner Ray asked about potential buyers for the property and Ms. Wilson stated she has a potential buyer.

**Opponents:** There were no opponents.

At 4:08 p.m., Chairman Wittman asked if there was anyone else wanting to speak in favor or against Yellowstone County Zone Change #683. There was none. At 4:10 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 Ray to forward a recommendation to the Board of County Commissioners of approval of County Zone Change #683 with the Findings of the 11 review criteria.**



**Yellowstone County Zoning Commission  
Minutes for the Meeting of  
Monday, September 11, 2017**

Chairman Wittman called for a vote on the motion.

| <b>Name</b>          | <b>Favor</b> | <b>Against</b> | <b>Abstain</b> | <b>Absent</b> |
|----------------------|--------------|----------------|----------------|---------------|
| Chairman Wittman     | X            |                |                |               |
| Commissioner Boucher | X            |                |                |               |
| Commissioner Ray     | X            |                |                |               |
| Commissioner Bush    | X            |                |                |               |

**The motion carries, 4-0. The Board of County Commissioners public hearing will be held on Tuesday, September 26, 2017, at 9:45 a.m. in Room 403A, 4<sup>th</sup> Floor of the Yellowstone County Courthouse.**

**Other Business/Announcements**

- A. The October 10, 2017 meeting is cancelled due to a lack of applications.
- B. “Project Re-Code”: Commissioners Boucher and Bush will be members of the Ad Hoc Steering Committee.
- C. **Special Meeting. Ethics Training for Boards and Commissions. Wednesday, October 18, 2017, 4:00-6:00 pm Billings Community Center** This is a training session for members of City and County Board and Commission members. City Council members and the YC Commissioners will be invited to attend. The Local Government Center will be presenting along with City and County Legal staff.

**Adjournment:** The meeting adjourned at 4:15 p.m.

**DRAFT-TO APPROVED BY A MOTION NOVEMBER 13, 2017**