



**Yellowstone County Zoning Commission  
DRAFT Minutes for the Meeting of  
Monday, January 13, 2020**

The County Zoning Commission met on Monday, January 13, 2020 in the Miller Building 1<sup>st</sup> Floor Conference Room, 2825 3<sup>rd</sup> Ave North, Billings, MT at 4:00 p.m. Following the public hearing, 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, January 28, 2020 at 9:30 a.m., 3<sup>rd</sup> Floor of the Stillwater Building at 316 N 26<sup>th</sup> St, Commissioner’s Hearing Room. The County Commissioners may, by majority vote, accept or reject the Zoning Commission’s recommendation. The Board of County Commissioners will hear all persons wishing to speak relative to the zone change.

Chairman Tyler Bush opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator. Karen Husman, Planner I

Commissioners and Staff		0	0	0	0	0	0	0	0	0	1	1	1
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		1	1	0	1	1	8	1	1	1	1	0	1
		3	0	9	3	1	/	3	0	4	2	9	4
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		2	2	2	2	2	0	2	2	2	2	2	2
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		2	2	2	2	2	0	2	2	2	2	2	2
		0	0	0	0	0		0	0	0	0	0	0
Jerry T. Ray	Commissioner	1											
Troy Boucher	Commissioner Chairman	1											
Ryan Wittman	Commissioner	1											
Tyler Bush	Commissioner Chairman	E											
Todd Hewett	Commissioner	1											

**Attending: Kathy Thiel**

**Public Comment**

Chairman Boucher 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



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DRAFT Minutes for the Meeting of  
Monday, January 13, 2020**

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 Ex Parte Communication: County Zone Change #699:** There was none. The Commissioners reported no Ex Parte Communications. Staff received the following outside communications.

**Disclosure of Conflict of Interest: County Zone Change #699:** There was none.

**Motion. Approval of Minutes: December 9, 2019**

**Motion**

**Commissioner Ray made a motion and Commissioner Hewitt seconded the motion to approve the December 9, 2019 meeting minutes as submitted.**

**The motion carried with a unanimous voice vote.**

**Item #1:**

Zoning Coordinator Nicole Cromwell read the legal notice for County Zone Change #699 into the record.

**County Zone Change 699 – S 44th Street West - from A-1 to A-S -** A zone change request from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) Zoning, on Parcel 2A2A of Certificate of Survey 3639, an 10.107 acre parcel of land. A pre-application neighborhood meeting was held on Monday, November 18, 2019 at the shop building adjacent to the subject property. Tax ID: D00350B

**STAFF PRESENTATION-Karen Husman, Planner I**

**BACKGROUND**

The applicant is requesting a zone change from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) Zoning, on a 10.107 acre parcel of land. A pre-application neighborhood meeting was held on Monday, November 18, 2019 at the shop building adjacent to the subject property. The application conforms to the 11 review criteria detailed in the Summary section of this memo.

This zone change would allow for a zone district consistent with the existing neighborhood character and preferred land use patterns. The A-S zone is an agricultural zone that allows smaller lots than the A-1 zone but still allows agricultural uses. The areas surrounding this property are still primarily agricultural zones and use.



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DRAFT Minutes for the Meeting of  
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**RECOMMENDATION**

Planning Staff has reviewed this application and is recommending approval and adoption of the findings of the 11 review criteria for Zone Change 699.

Chairman Boucher called for presentation by the applicant.

**Katheryn M Thiel, Trustee, Revocable Trust, 3019 Golden Acres Drive, Billings, Montana**

Ms. Thiel has owned this land for about 12 years and is trying to sell this property as two 5 acre parcels. A Zone Change is necessary to divide it.

**Discussion**

Chairman Boucher called for discussion.

**Public Hearing:**

Chairman Boucher opened the public hearing and called for anyone wishing to speak in favor or against County Zone Change #699.

Chairman Boucher called for anyone wishing to speak in opposition to County Zone Change #699.

**Opposition**

NONE

Chairman Boucher closed the public hearing and called for a Motion.

**Motion**

**Commissioner Ray made a motion and it was seconded by Commissioner Hewitt to forward recommendation of approval and adoption of County Zone Change #699 with the findings of the 11 criteria based on the statutory (MCA 76-3-304) criteria for zone changes.**

Name	Favor	Against	Abstain	Absent
Chairman Boucher	1			
Commissioner Wittman	1			
Commissioner Ray	1			
Commissioner Bush	E			
Commissioner Hewett	1			



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DRAFT Minutes for the Meeting of  
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**The motion carries, 4-0. The YC Zoning Commission will forward a recommendation to the Board of County Commissioners of approval of County Zone Change #699.**

**OTHER BUSINESS**

a. **Announcement:** The next Yellowstone County Zoning Commission meeting will be held on Monday, February 10, 2020.

**Adjournment**

**DRAFT. To be approved by a motion at the next scheduled meeting.  
*Robbin Bartley, Administrative Assistant***