



**Yellowstone County Zoning Commission
DRAFT Minutes for the Meeting of
Monday, May 14, 2020**

The County Zoning Commission met on Monday, May 14, 2020 at 4:00 p.m. Due to the COVID-19 health concerns, the format of the County Zoning Commission meeting will be held in a virtual videoconferencing environment. The normal hearing room on the 1st Floor at 2825 3rd Ave North (Miller Building) will be closed during the meeting and no one will be attending this hearing in person. 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, May 26, 2020 at 9:30 a.m.** 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 Boucher opened the meeting and introduced the County Zoning Commission members and Planning Division staff: Nicole Cromwell, Zoning Coordinator. Karen Husman, Planner I, Tammy Deines, Planning Clerk

Commissioners and Staff		01/13/2020	02/10/2020	03/09/2020	04/13/2020	05/11/2020	06/08/2020	07/13/2020	08/10/2020	09/14/2020	10/12/2020	11/09/2020	12/14/2020
Jerry T. Ray	Commissioner	1	-	-	-	1							
Troy Boucher	Commissioner Chairman	1	-	-	-	1							
Ryan Wittman	Commissioner	1	-	-	-	E							
Tyler Bush	Commissioner Chairman	E	-	-	-	1							
Todd Hewett	Commissioner	1	-	-	-	1							

Note: Due to public health and safety reasons, notice is hereby given that the, Zoning Commission of Yellowstone County, Montana postponed the public meeting on Monday, April 13, 2020.

Other Participants: Marshall Phil, Blueline Engineering; Kolten Knatterud, IMEG, John Poukish; Sandy Selvey

Public Comment

Chairman Boucher asked if there was anyone wishing to speak during the public comment portion of the meeting. The Public may call in during specific Public Comment periods at (406) 237-6196. All callers will be in a queued system and are asked to remain on hold and be patient.



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Calls will be taken in the order in which they are received. Callers will be restricted to 3 minutes of testimony as is customary.

Disclosure of Ex Parte Communication: County Zone Change #700, Project Number 20-00050. The Commissioners reported no Ex Parte Communications.

Disclosure of Conflict of Interest: County Zone Change #701: There was none.

Motion. Approval of Minutes: January 13, 2020 (The February, March and April meetings were canceled).

Motion

Commissioner Bush made a motion and Commissioner Hewitt seconded the motion to approve the January 13, 2020 meeting minutes as submitted.

The motion carried with a unanimous voice vote.

Item #1: County Zone Change #700

Zoning Coordinator Nicole Cromwell read the legal notice for County Zone Change #700 into the record.

REQUEST

Public Hearing. Motion/Recommendation to BOCC. County Zone Change 700 – Grand & 62nd St - A-1 to A-S & CC - A zone change request from Agricultural Open Space (A-1) to Agricultural Suburban (A-S) and Community Commercial (CC), on Lots 89, 104 and 121 of Sunny Cove Fruit Farms, a combined 28.6 acre parcel of land. A pre-application neighborhood meeting was held on February 18, 2020 at, 3:00 p.m., at 1595 Grand Ave. Tax IDs: D04676, D04691, D04692

RECOMMENDATION

Approval of Zone Change #700 and adoption of the 11 criteria detailed in the summary section of this memo

Karen Husman, Planner I, gave a brief presentation, and explained the determinations for the Recommendation of approval.

Public Hearing: Chairman Bush opened the public hearing and asked if there is anyone wishing to speak in favor or against County Zone Change #700.

Kolten Knatterud, IMEG. 175 N 27th Street, Suite #1312, Billings, MT

Kolten Knatterud is the applicant's agent. Applicant John Poukish stated he is in agreement with the staff recommendation. Kolten Knatterud said the plan is to develop the northern portion as residential, and felt the triangular piece of land adjacent to the intersection would be ideal for future development as a commercial node, and that the ditch would be a nice buffer between the commercial piece and the residential.



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Sandy Selvey, 1114 69th Street West, Billings, MT

Mr. Selvey asked how the property would be developed, what type of commercial uses they were planning, if they were planning to have a traffic study completed, and what were they going to do about the ground squirrel colony. He said he was not against developing the property, just concerned about how it was being done.

John Poukish, 306 Eby Creek Road, Egel, Colorado

Mr. Poukish responded and said they had done some market research that indicated the daily trips at that intersection would not warrant a convenience store and gas station at this time. They were still looking into different options for commercial uses at that corner. There were no other public comments. Chairman Boucher called for presentation by the applicant.

Discussion

Chairman Boucher called for discussion. There was none.

Public Hearing:

Chairman Boucher opened the public hearing and called for anyone wishing to speak in favor or against County Zone Change #700.

Chairman Boucher called for anyone wishing to speak in favor or opposition to County Zone Change #700. There was none. Chairman Boucher closed the public hearing and called for a Motion.

Motion

Commissioner Bush*made a motion and it was seconded by Commissioner Hewitt to forward recommendation of approval and adoption of County Zone Change #700 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	E			
Commissioner Ray	1			
Commissioner Bush	1			
Commissioner Hewett	1			

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 #700.



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Item #2:

Zoning Coordinator Nicole Cromwell read the legal notice for County Zone Change #700 into the record.

REQUEST

County Zone Change 701 – 2404 & 2410 Old Hardin Rd. – R-150 to RMFR - A zone change request from Residential-15,000 (R-150) to Residential Multi-Family Restricted (RMFR) on Lots 17 & 18 Meadowbrook Subdivision, a 1.32-acre parcel of land. A pre-application neighborhood meeting was held on March 30, 2020 at, 6:00 p.m., at 2404 Old Hardin Road. Tax ID: C04821.

RECOMMENDATION

Approval of Zone Change #701 and adoption of the 11 criteria detailed in the summary section of this memo.

Karen Husman, Planner I, gave a brief presentation, and explained the determinations for the recommendation of approval.

Public Hearing: Chairman Bush opened the public hearing and asked if there is anyone wishing to speak in favor or against County Zone Change #700.

Chairman Boucher called for presentation by the applicant.

Marshal Phil, Blueline Engineering, 724 1st Ave N., Billings, MT

Mr. Phil is the agent for applicant Chris Vlahos., 832 Granite Estates Lane, Billings, MT. Mr. Phil explained the request was to allow development of the property as multi-unit housing. He said the neighborhood meeting indicated a few residents against the zone change with concerns about increased traffic as well as impacts on storm water runoff. He said there were also some in favor, including the Lockwood Steering Committee representative, Bob Riehl, who said there was a need for more multi-family housing.

Public Hearing:

Chairman Boucher opened the public hearing and called for anyone wishing to speak in favor or against County Zone Change #700. There were no comments from the public. Chairman Boucher closed the public hearing and called for a Motion.

Motion

Commissioner Bush made a motion and it was seconded by Commissioner Hewitt to forward recommendation of approval and adoption of County Zone Change #700 with the findings of the 11 criteria based on the statutory (MCA 76-3-304) criteria for zone changes.



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

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 #700.

OTHER BUSINESS

a. **Announcement:** The next Yellowstone County Zoning Commission meeting is scheduled for Monday, June 8, 2020, (Depending on application submittals).

Adjournment

**DRAFT. To be approved by a motion at the next scheduled meeting.
*Tamara L. Deines, Planning Clerk***