



Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

	Position	01/08/2024	02/12/2024	03/11/2024	04/08/2024	05/13/2024	06/10/2024	07/08/2024	08/12/2024	09/09/2024	10/14/2024	11/11/2024	12/09/2024
Blaine Poppler	Commissioner Chairman	X	C	C	1	C	1						
Melissa Ray Gentry	Commissioner	X	C	C	1	C	1						
Tyler Bush	Commissioner	X	C	C	A	C	V						
Todd Hewitt	Commissioner	A	C	C	1	C	A						
Morgan Tuss	Commissioner	X	C	C	1	C	A						

Chair Poppler opened the meeting and introduced the County Zoning Commission members and Planning Division staff.

Commissioners participating virtually: Commissioner Tyler Bush

Staff Present: Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner I; Brenda Berns, Planning Clerk

Other Participants: Carolene Chapman 1745 Mary St., Billings; Matt Stanley 2585 Bitterroot Dr., Billings

Public Comment

Chair Poppler 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) 237-6165. All callers will be in a queue and are asked to remain on hold and be patient.

Calls will be taken in the order in which they are received. Callers will be restricted to three minutes of testimony as is customary. There were no public comments.



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Approval of Minutes: April 8, 2024

Motion

It was moved by Commissioner Gentry, seconded by Commissioner Poppler to approve the April 8, 2024, meeting minutes as submitted. The motion was carried with a unanimous voice vote.

Disclosure of any Conflict of Interest-Members of the Commission and Staff. There was none.

Disclosure of Outside (Ex Parte Communication) Members of the commission and Staff. There was none.

Public Hearing

Zoning Coordinator, Nicole Cromwell read aloud the procedures for a public hearing. The County Commissioners will meet on June 25, 2024, at 9:30 AM for the public hearing for Zone Change 724.

Item #1: County Zone Change 724 – Rural Residential 3 (RR3) to Agriculture (A) - a zone change request from Rural Residential 3 (RR3) to Agriculture (A), on Block 1, Lot 4E1 & r#2 of Five Mile Creek Subdivision, a 16.32-acre parcel of land. A pre-application neighborhood meeting was held on April 8, 2024. Tax ID: C12516.

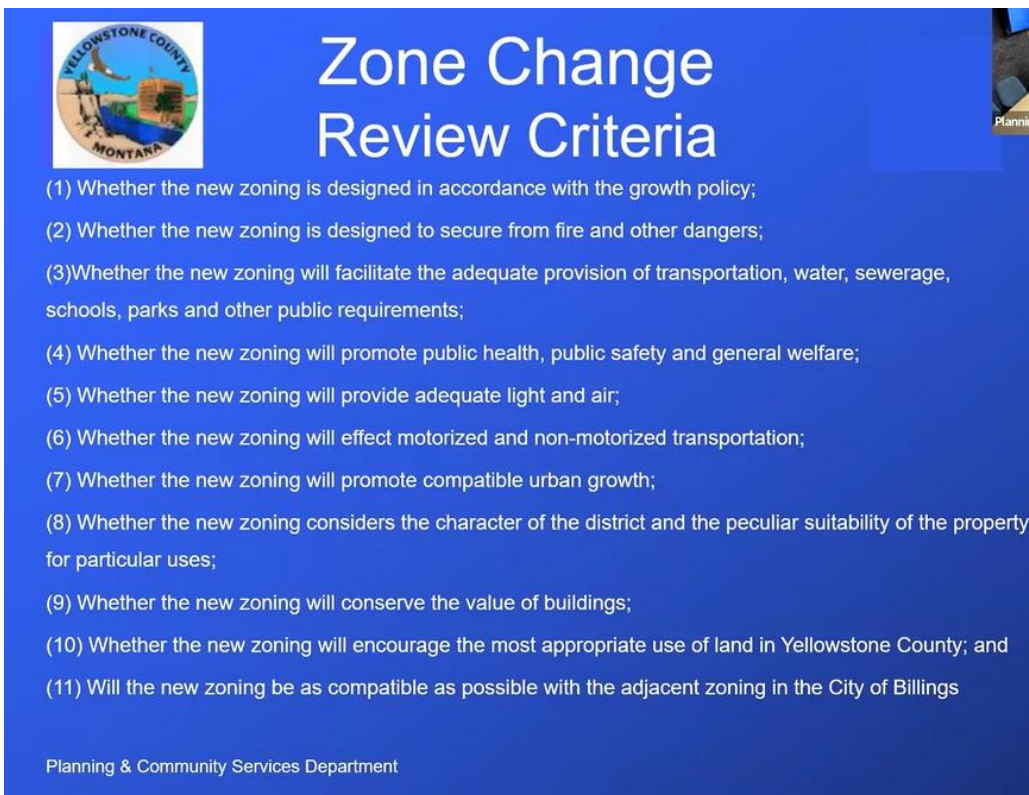
Karen Husman gave an overview of the zone change request. Planning staff has reviewed this application and is forwarding a recommendation of approval based on the 11 criteria for zone changes.

- Meets the goals of the County Growth Policy & the 11 review criteria.
- RR1 is between 1 & 2.99 acres, Agriculture is for 10+ acres.
- The agricultural use has been established on this property.
- Marijuana use subject to County resolution requiring zoning compliance by October 4, 2024.



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

A blue presentation slide titled "Zone Change Review Criteria". It features the Yellowstone County logo in the top left corner and a small "Planning" logo in the top right corner. The slide lists 11 numbered criteria for reviewing zoning changes. At the bottom left, it says "Planning & Community Services Department".

Zone Change Review Criteria

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (4) Whether the new zoning will promote public health, public safety and general welfare;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and non-motorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings;
- (10) Whether the new zoning will encourage the most appropriate use of land in Yellowstone County; and
- (11) Will the new zoning be as compatible as possible with the adjacent zoning in the City of Billings

Planning & Community Services Department

Recommendation

Planning staff is recommending approval of the requested zone change and adoption of the findings of the 11 criteria.

Public Hearing

Commissioner Poppler opened the Public Hearing.



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Applicant: Carolene Chapman – 1745 Mary St Billings

Ms. Chapman stated the intent is to change the zone to agriculture and to continue the use of cultivation.

Questions

Commissioner Poppler asked if there was any feedback from the neighborhood meeting? Karen Husman, Planner responded there was nothing of concern.

Commissioner Poppler asked Ms. Chapman if the buildings on the property are compliant? Ms. Chapman responded yes.

In Favor

Mat Stanley 2585 Bitterroot Billings - I am a neighbor of the applicant, Ms. Chapman, and I wish to speak in support of her. I have no objections to the proposed zone change and actually advocate for returning it to Agriculture zoning. As a current owner of horses and chickens, with plans for more animals in the future, I am fully supportive of this zoning request and stand here today to support my neighbor.

Commissioner Bush stated he had no exception to it.

Commissioner Poppler asked if there was anyone else to testify, seeing none, the Public hearing was closed at 4:19p.

Motion

Commissioner Gentry made a motion to approve County Zone Change 724, seconded by Commissioner Bush to approve the zone change with the 11 Review Criteria. The motion was carried with a unanimous vote.

3-0 Approved



**Yellowstone County Zoning Commission
Monday, June 10, 2024
2825 3rd Ave N, Billings MT**

The County Zoning Commission met at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

Nicole Cromwell, Zoning Coordinator stated the County Commissioners public hearing will be June 25, 2024 @ 9:30am in Stillwater Building, 3rd Floor.

Other Business: There is no other business.

Adjourned: 4:21 PM

Draft – To be acted on by a motion at the next scheduled meeting.

Brenda J Berns, Planning Clerk