

City of Billings Zoning Commission  
 Tuesday, April 1, 2025 at 4:30pm

Commission		01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025
Daniel J Brooks	Chairman	1	1	1	1								
Greg McCall	Vice Chair	1	1	A	1								
David Goss	Commissioner	1	1	1	1								
Beau Mulvaney	Commissioner	1	1	1	A								
Andy Megorden	Commissioner	1	1	A	1								

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Total Number of 2025 Applications	01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025	TOTAL
Zone Change	1	1	2	1									5
Special Review	-	1											1

**Call the Meeting to Order:** Chairman Brooks called the meeting to order at 4:30 PM

**Attending Staff:** Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner; Brenda Berns, Planning Clerk

**Participants:** Greg Reid, WWC Engineering; Doug Wild, Applicant

**Public Comment**

Chairman Brooks called for public comments. There were no comments from the public.

**Approval of Minutes: March 4, 2025**

Commissioner Goss made a Motion, seconded by Commissioner Megorden to approve the meeting minutes of March 4, 2025. The motion passed.

**Disclosure of Exparte Communication**

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall		X		
David Goss		X		
Beau Mulvaney				X
Andy Megorden		X		

**Disclosure of Conflict of Interest**

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall		X		
David Goss		X		
Beau Mulvaney				X
Andy Megorden		X		

**Site visits:** Commissioner Goss, Commissioner Brooks conducted a site visit of Zone Change 1064

**Regular Business:**

- a. **City Zone Change 1064 – 1115, 1116, 1121, 1122, 1126 & 1127 Buffalo Crossing Drive –**  
A zone change request from Neighborhood Residential (N3) to Mid-Century Neighborhood Residential (N2), on Lots 4, 5, 6 in Block 3, and 7, 8 & 9, in Block 1 Buffalo Crossing Subdivision, a total area of 1,498 acres. Lots range in area from 9, 247sf to 12,583sf. A pre-application neighborhood meeting was held on February 8, 2025 at the subject property. Tax ID’s: A38201, A38202, A38203, A38215, A38216, A38217

Karen Husman, Planner, provided an overview of the zone change request. She noted that while the zoning codes are similar, the N2 designation also permits duplexes.

Zone Change	
N3	N2
<ul style="list-style-type: none"><li>▪ Allows single detached dwellings</li><li>▪ Lot width at street =&gt;65 feet per structure</li><li>▪ Minimum setbacks (no max), max height = 3 stories or 34 ft, lot coverage max 40%, max garage door opening = 50% or less of front facade</li><li>▪ All customary residential uses and accessory uses including home occupations</li></ul>	<ul style="list-style-type: none"><li>▪ Allows single detached dwellings &amp; two attached dwellings (duplex)</li><li>▪ Lot width at street =&gt;50 ft per structure</li><li>▪ Build-to zone of 10-32 ft, max height 2 stories or 27 ft, lot coverage max 40%, max garage door opening = 50% or less of front facade in BTZ.</li><li>▪ All customary residential uses and accessory uses including home occupations</li></ul>

Ms. Husman stated that the parcel to the east has an approved Master Site Plan for 18 units, consisting of three 4-plexes and one 5-plex dwelling. Additionally, there is a pending Master Site Plan for 56 units, including one 7-plex, two 6-plexes, three 4-plexes, and five 5-plex dwellings. The transition from single-family to multi-family housing aligns with the surrounding developments. Planning staff recommends approval of the zone change.

The City Council will review the Zoning Commission's recommended findings based on the 10 review criteria outlined in the Staff Report.

**Questions**

The Commission requested clarification on the impact of SB323. Ms. Husman explained that SB323 would permit any parcel zoned for residential use to accommodate single-family or two-family dwellings. The applicant sought the zone change for confirmation, if state regulations change in the future, they would still be allowed to develop duplex units on these lots.

**Applicant:** Mr. Wild stated that they intend to comply with City Zoning regulations and believe that doing so is the appropriate course of action, regardless of the state statute in place with Senate Bill 323.

**Public comment:** There was none

**Motion**

Commissioner McCall made a motion, seconded by Commissioner Megorden to forward a recommendation to the City Council for approval of Zone Change 1064 with the ten (10) Staff recommended Review Criteria. The motion passed.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall	X			
David Goss	X			
Beau Mulvaney				X
Andy Megorden	X			

Recommendation of approval will be forwarded to City Council at their April 28, 2025 meeting.

**Other Business:**

Chairman Brooks referenced a graphic that he believes would help clarify the process for the public, as it has been somewhat confusing. It was noted that providing specific information at the outset, such as during the neighborhood meeting, could help reduce confusion and improve public understanding of the process, ensuring that community members feel heard.

Commissioner Goss noted that another source of confusion is that individuals providing testimony may present valid perspectives; however, if their points fall outside the guidelines of the 10 Review Criteria, they cannot be considered in the decision-making process.

**Adjournment:** The meeting adjourned at 4:46 PM

*Brenda J Berns, Planning Clerk*