



Yellowstone County Zoning Commission

Monday, February 10, 2025

Commission		01/13/2025	02/10/2025	03/10/2025	04/14/2025	05/12/2025	06/09/2025	07/14/2025	08/11/2025	09/08/2025	10/13/2025	11/10/2025	12/08/2025
Tyler Bush	Commissioner	-	1										
	Chairman												
Melissa Ray Gentry	Commissioner	-	A										
Blaine Poppler	Commissioner	-	1										
	Chairman												
Todd Hewitt	Commissioner	-	1										
Morgan Tuss	Commissioner	-	A										

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

Chairman Bush opened the meeting at 4:00 PM and introduced the County Zoning Commission members and Planning Division staff.

Staff Present: Anna Vickers, Planning Division Manager; Nicole Cromwell, Zoning Coordinator; Brenda Berns, Planning Clerk

Participants: There were none

Public Comment

Chairman Bush asked if there was anyone wishing to speak during the public comment portion of the meeting. There were none

Approval of Minutes: October 14, 2024

Motion

It was moved by Commissioner Hewitt, seconded by Commissioner Poppler to approve the October 14, 2024 meeting minutes as submitted. The motion was carried with a unanimous vote.



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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.

Regular Business:

2025 County Zoning Code Text Amendments – delayed from January 13, 2025

The Planning staff is preparing draft amendments to the Yellowstone County Zoning Code that will correct errors, cross-reference and generally make housekeeping amendments to the code. The code was adopted in late 2020 and is in need of cleanup. In addition, the County Board of Adjustment and the County Zoning Commission have suggested several amendments over the last four (4) years to improve the code and align it with county growth policy goals.

Nicole Cromwell, Zoning Coordinator, provided an overview and explained that the County has not made corrections or amendments to the zoning regulations in several years. The majority of the changes within the 99 pages consist of correcting numerical errors.

Recommendation

The Planning staff recommends the Commission review the drafts and initiate any or all of the proposed amendments. Initiation of an amendment is not an endorsement of the proposal but allows the proposal to move through the public hearing process.

The proposed amendments are as follows:

1. Residential zones - Section 27-300
2. Commercial and Mixed Use zones - Section 27-400
3. Public zones - Section 27-500
4. Industrial zones - Section 27-600
5. Planned Neighborhood Development process standards - Section 27-800
6. Use Table and Use Standards - Section 27-1000
7. Proportionate Compliance standards - Section 27-1100
8. Landscaping standards - Section 27-1200
9. Off-street parking - Section 27-1300
10. Sign Code - Section 27-1400
11. Nonconformities - Section 27-1500
12. Violations and Enforcement - Section 27-170



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Board Discussion

The board discussed the proposed text amendments and updates presented by Planning staff. The board recommended modifications to certain sections to correct errors and ensure clarification and continuity of the regulations.

Motion

A motion was made by Commissioner Hewitt and seconded by Commissioner Poppler to approve the proposed text amendments, with modifications. The motion passed unanimously.

Drafts that are acceptable may be formally initiated by the Commission and will begin the public process for hearings and adoption. Revisions may also be suggested before formal initiation and those will be brought back to the Commission at a future meeting.

Other Business:

Adjourned: PM

Brenda J Berns, Planning Clerk

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