



Yellowstone County Zoning Commission

Monday, March 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	1									
	Chairman												
Melissa Ray Gentry	Commissioner	-	A	1									
Blaine Poppler	Commissioner	-	1	1									
	Chairman												
Todd Hewitt	Commissioner	-	1	1									
Morgan Tuss	Commissioner	-	A	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 4:32 PM and introduced the County Zoning Commission members and Planning Division staff.

Staff Present: 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: February 10, 2025

Motion

It was moved by Commissioner Hewitt seconded by Commissioner Gentry to approve the February 10, 2025 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:

- a. **Zone Change 727- The County Zoning Commission Text Amendments.** Text Amendment, Updating County Zoning, General Cleanup of sections and updating, Code adopted December 2020. Section 27-300, 27-400, 27-500, 27-600, 27-800, 27-1000, 27-1100, 27-1200, 27-1300, 27-1400, 27-1500 & 27-1700

Nicole gave an overview of the numerical and substantive changes for all Sections.

- County Commissioners adopted new Zoning Regulations – December 2020
- “Warranty” period for new zoning three years from adoption
- Marijuana businesses – interim and final zoning took 2 years
- Proposed amendments are combined “warranty” items for the new code:
 1. Housekeeping of errors, incorrect references, spelling, numerical section errors.
 2. Substantive amendments that ease “pain points” in ne code – already adopted in city zoning.
 3. Substantive amendments for county zoning from collected comments and concerns over the past 4.5 years.

General regulation adjustments and corrections:

- Allow different locations for storage
- Allow non-occupied structures (flagpoles, chimneys etc.) to exceed building height limits
- Not require 60% landscaping of all yards
- Clarify that arterial street setbacks are required

Substantive changes:

- Allow N4 to have multiple principal dwellings on an undivided parcel
- Allow Rural Residential to have two principal dwellings on an undivided parcel
- Allow detached accessory buildings in interior-side yards and street-side yards
- Exempt lots on cul-de-sacs and flag lots from minimum lot width regulations
- Change manufactured home definition to comply with 2023 MT code changes
- Change urban zone districts (N1-3 and NX1-3) to correspond to city amendments

Planning & Community Services Department



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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 27-1700

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.

Board Questions and Discussion

The board reviewed the criteria and acknowledged recent modifications. A key point of discussion was the impact of Project Recode, particularly in how it affected the county. Prior to 2020, a combined code had caused confusion, but with Project Recode, the codes for the city and county were separated for clarity. It was noted that administrative relief appeared appropriate for minor changes that did not require zoning variances. The landscaping section also drew attention, with questions about its relevance for homes with city services. It was mentioned that the county had implemented its landscaping code two years ahead of the city. It was pointed out that the changes seemed to make the process easier for developers and could result in cost savings.

Motion

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

Adjourned: 5:45p

Brenda J Berns, Planning Clerk