

**Yellowstone County Consolidated Zoning Commission  
Thursday, December 11, 2025**



**The Commission met at 4:00 PM in the 5<sup>th</sup> Floor Council Chambers  
Location: 316 N 26<sup>th</sup> St. Billings MT**

	Position	12/11/2025	01/08/2026	02/12/2026	03/12/2026	04/09/2026	05/14/2026	06/11/2026	07/09/2026	08/13/2026	09/10/2026	10/08/2026	11/12/2026
<b>Tyler Bush</b>	Chairman	1											
<b>Carlotta Hecker</b>	Board Member	V											
<b>Pam Ellis</b>	Board Member	1											
<b>Vacant</b>	Vice Chair	-											
<b>Vacant</b>	Board Member	-											

Chairman Bush opened the meeting and introduced the CYCZC Board members and Planning Division staff.

**Staff Present:** Karen Husman, Zoning Coordinator; Brenda Berns, Planning Clerk

**Others in Attendance:** Greg Reid, WWC Engineering, Jeff Reese Billings MT

**Public Comment**

Chairman Bush asked if anyone would like to make a comment regarding items not on the agenda. There were no Public Comments.

**Disclosure of Conflict of Interest.** There were no disclosures of a conflict of interest.

**Disclosure of Ex Parte Communication.** There were no disclosures of ex parte communication.

**New Business**

- a. **Consolidated Yellowstone County Zoning Commission – Adoption of Bylaws**

**Motion**

Motion made by Commission member Ellis, seconded by Commission member Hecker to adopt the Bylaws as written, with the correction of CONSOLIDATE to CONSOLIDATED. Motion passes unanimously.

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**b. Election of Officers - Nomination and Vote**

The Commission nominated Tyler Bush for Chair and Pam Ellis for Vice Chair. The motion carried by a unanimous vote.

**Disclosure of any Conflict of Interest-Members of the Commission and Staff.** There were no conflicts of interest.

**Disclosure of an Outside (Ex Parte Communication) – Members of the Commission and Staff.**

Staff disclosed a letter from Richard Cebull regarding the subdivision associated with County Zone Change 732.

**Public Hearing**

Chairman Bush opened the public hearing for County Zone Change 732

- A. County Zone Change 732 –COS 3420 Tr1-13 (Lone Eagle Sub) – from AG to RR3 –** A zone change request from Agricultural (A) to Rural Residential 3 (RR3) on COS 3420, Parcel 1-13, S09, T01 N, R25E, a 236.82 acre parcel of land. A pre-application neighborhood meeting was held on October 8, 2025, at the subject property. Tax ID: D04500, 4501, 4502, 4503, 4504, 4506, 4507, 4493, 4494, 4495, 4496, 4498, 4499.

Karen Husman provided an overview of the proposed zone change. The properties to the north, west, east, and south are zoned Agricultural. The area to the northwest lies outside the County’s zoning jurisdiction and is therefore unzoned.

**Recommendation**

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
- Maintains consistency with surrounding residential zoning and neighborhood character
- Promotes efficient land use through compatible development

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**Questions**

Commission member Hecker raised questions regarding the use of septic systems on the proposed lots and whether they could interfere with wells. Staff responded that the applicant's agent would address the water-related concerns.

**Applicant's Agent:**

Greg Reid of WWC Engineering – Mr. Reid addressed questions related to water and wastewater. He explained that each parcel would be served by an individual septic system and supplied with water via either a cistern or a well, with required applications to the Department of Environmental Quality (DEQ). He noted that the creek is the North Fork Alkali Creek and that a roadway crossing is proposed in a later phase of the subdivision.

Vice Chair Pam Ellis asked whether a lift system would be required to prevent septic waste from entering the creek. Mr. Reid responded that a lift system would not be necessary, as the septic systems are located a sufficient distance from the creek.

**Public Hearing**

Jeff Reese 7132 Hwy 3 Billings – Mr. Reese expressed concerns regarding the proposed subdivision. He further noted that existing lots in the area are approximately 14 acres in size and have remained that way for an extended period. Concerns were raised that there would be a significant increase of traffic on Alkali Creek Road, which was described as narrow, constructed of recycled materials, lacking shoulders, and subject to winter conditions that effectively reduce it to a single travel lane. Additional concerns included inadequate drainage along Alkali Creek Road, standing water, and the presence of potholes.

Written correspondence from Mr. Reese was received and entered into the public hearing record. Copies were provided to the Board.

**Applicant's Agent:**

The applicant's agent stated that discussion had occurred regarding the Department of Environmental Quality (DEQ) review process. The development plan being advanced contemplates lot sizes generally ranging from approximately six to eight acres, which were characterized as relatively large. The agent noted that, when compared to other rural residential developments, the proposal is not considered dense.

The agent further explained that surrounding development patterns include larger-lot subdivisions to the south, lower-density development to the north, state-owned land on adjacent sides, and future urban development anticipated to the southeast.

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**Questions**

Board members asked whether lot sizes could be conditioned to a minimum of six acres. Staff clarified that lot size restrictions cannot be imposed as a condition of a zone change but may be addressed through subdivision restrictions. Staff also explained that the proposed zoning represents the next residential zoning step for parcels under ten acres.

Questions were raised regarding water availability. The applicant indicated coordination with DEQ is ongoing and explained that water would be provided by wells or water hauling to cisterns if it is determined there is not sufficient groundwater available to supply all of the lots proposed. Concerns were expressed about approving the zoning prior to completion of the DEQ review and the potential traffic and roadway impacts associated with water hauling.

Additional discussion addressed traffic impacts, adjacent agricultural lot sizes (approximately 14 acres), and access. The applicant stated that traffic impacts would be evaluated during the subdivision process and that a variance has been requested to avoid routing traffic through an existing subdivision. He reiterated that the environmental impacts are being reviewed as part of the subdivision process.

The Public Hearing was closed.

**Board Discussion**

The Board discussed whether the proposal was inconsistent with the eleven zoning criteria and noted that water availability is a countywide issue typically addressed by the developer. It was stated that required water studies would inform buyers and that water hauling via cisterns is a common practice in Montana.

**Motion**

Motion made by Board Member Hecker, seconded by Board member Ellis to forward a Recommendation of Approval of Zone Change 732 and Adoption of the Eleven (11) Review Criteria to the County Commissioners. Motion passes unanimously.

Board of County Commissioners' hearing will be held on December 30, 2025

**Other Business**

There was no other business

**Future Business**

Karen Husman advised the board there will be one zone change and a variance associated with the same parcel at the next meeting scheduled for January 8, 2026, at 4:00pm.

**Adjourned 4:28PM**

*Brenda Berns, Planning Clerk*