

Consolidated Yellowstone County Zoning Commission
Thursday, January 8, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
Location: 316 N 26th 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
Tyler Bush	Chairman	1	1										
Pam Ellis	Vice Chair	1	1										
Carlotta Hecker	Board Member	V	1										
Vacant	Board Member	-	-										
Vacant	Board Member	-	-										

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

Staff Present:

Karen Husman, Zoning Coordinator; Brenda Berns, Planning Clerk

Others in Attendance:

William Johnson, Shane Luhman, Heather Luhman, Jacie Fields, Justin Fields, Richard Hibbs, Travis Harris.

Reading of the Rules:

Karen Husman read the rules for the procedure by which the public hearings will be conducted.

Public Comment

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

Approval of Minutes: December 11, 2025

Motion by Commission member Ellis to approve the December 11, 2025 meeting minutes as submitted, second by Commission member Hecker. Motion passed unanimously.

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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. County Zone Change 733 – 2535 Rockwood St – From N4 to R-RMH –

A zone change request from Large Lot Suburban Neighborhood (N4) to Rural-Residential Manufactured Home (R-RMH), on Lot 26, Meadowbrook Sub., S30, T01, N, R27 E, a 29,309 sq ft parcel of land. Included in this request is a variance from Section 27-304, Table 27-300.3.1 – from the minimum lot size for each single-family dwelling of 15,001 sq ft, to allow 2 single-family principal buildings on a lot that is 30,0056.4 sq ft. A preapplication neighborhood meeting was held on November 22, 2025 at the subject property. Tax ID: C04827

Ms. Husman provided an overview of the requested zone change. She noted that recent zoning changes to surrounding properties established Mid-Century Neighborhood Residential (N2) designations. To the east, there is an existing manufactured home that complies with applicable setback regulations. The property to the west contains a mobile home located toward the rear of the lot.

Planning staff have reviewed this application and are forwarding a recommendation for approval based on the eleven (11) criteria for zone changes submitted in the Staff Report.

- 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.

The purpose of the requested zone change is to allow the existing mobile home to remain on the property. The zone change process was initiated following Code Enforcement action, at which time the property owner was provided with a timeline to either remove the mobile home or submit an application for a zone change. The subject property meets the minimum lot size requirement for a residential unit of 15,001 square feet and allows for a maximum of two buildings. Approval of the zone change would maintain consistency with the existing character of the neighborhood. Several surrounding properties contain mobile homes that have been in place for many years, establishing an existing pattern of development in the area.

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This Commission has Alternatives to the Findings by Staff: The Commission may:

- Recommend approval and adoption of the eleven review criteria for Zone Change 733; or,
- Recommend denial and adopt different findings of the eleven review criteria for Zone Change 733; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request. The applicant has not requested the Commission consider withdrawal of the application.

The Commission must clearly state the findings and any data to support the findings for their decision.

Questions

The Commission discussed recent changes in state legislation regarding the placement of manufactured homes. It was noted that state law, effective October 2025, requires jurisdictions to recognize a manufactured home as a residential dwelling if it is placed on a permanent foundation and is no longer on a chassis. Under this law, local governments may not prohibit such homes if they meet those criteria. It was noted that the manufactured home on the adjacent property does not appear to be on a permanent foundation, although confirmation was not available at the time of discussion.

Chairman Bush opened the Public Hearing.

Participants In Favor

Justin Fields 2539 Rockwood St – Mr. Fields agrees with findings of Planning Staff and would ask that the commission follow the staff's recommendation.

Jacie Fields 3221 Green Terrace Dr – Agrees with staff findings.

In Opposition

Travis Harris 2520 Old Hardin Rd – Mr. Harris stated he is opposed to the requested zone change, as it is not consistent with the existing neighborhood character. He noted that the area is characterized by large residential lots and that residents value the spacing and openness those lots provide.

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Mr. Harris further expressed concern that property values could be negatively impacted, citing the age and condition of the manufactured home on the subject property as well as a nearby property to the west, which they felt do not complement the surrounding community.

Heather Luhman 2520 Rockwood St – Ms. Luhman stated that she and her husband previously filed a complaint with Code Enforcement prior to the request for the zone change. She indicated that she resides south of the subject property on three residential lots and that, at the time they purchased their home, their realtor advised them that mobile homes older than a certain age could not be brought into the area. The speaker expressed concern that the requested zone change could negatively affect property values, noting that they have invested in their home and believe the proposed situation is not appropriate for the area.

Richard Hibbs 2514 Old Hardin Road – Mr. Hibbs stated that he resides northwest of the subject property. He indicated that he had previously asked the applicant whether a permit had been obtained and was told that a permit had not been secured, but the project was proceeding regardless. The speaker expressed opposition to the request and stated that he does not want rental property within the neighborhood.

Rockwood St Resident– A speaker expressed concern that rental properties in the neighborhood are not properly maintained, leading to disrepair and negatively affecting the quality of life for owner-occupied homes. The speaker stated that the applicant was aware of zoning restrictions but proceeded regardless and appears to be attempting to create a rental unit for a family member in the future. The speaker noted personal experience with mobile homes and rental tenants and expressed that such situations can negatively impact the community. The speaker emphasized the importance of adhering to existing zoning regulations to maintain the character and quality of the neighborhood.

Applicant Rebuttal

The applicant addressed the Commission, stating that after being notified of a code violation, he contacted the County office and was referred to the Planning Division. During the process of relocating the trailer, personal matters arose that delayed progress. Following guidance from the Planning Department, he submitted the zone change application. He indicated that he rents out his house while residing in the trailer, which he had occupied for 17 years prior to relocating it to the Lockwood property. The applicant requested approval of the zone change application.

Chairman Bush closed the Public Hearing for Zone Change 733.

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Discussion

Commission Member Ellis stated opposition to the zone change, noting that manufactured homes are only allowable on a permanent foundation, that the request is not consistent with the existing neighborhood, and that it does not maintain the economic character of the area. Commission Member Hecker and Bush expressed support for the findings to deny the request.

Motion: Commission Member Ellis moved to forward a **recommendation of denial** for Zone Change 733 to the Board of County Commissioners. The motion was seconded by Commission Member Hecker.

The motion to recommend denial of Zone Change 733 **passed unanimously. Vote 3:0**

Findings: The Commission determined that the requested zone change did **not** satisfy the following review criteria:

- #7 Compatibility with Urban Growth in the Vicinity
- #8 Consideration of the Character of the District and Suitability
- #9 Zoning Conserve the Value of Buildings
- #10 Zoning Encourage the Most Appropriate Use of Land

The Board of County Commissioners hearing for Zone Change 733 will be held on January 27, 2026, at 9:00 a.m. at the Ostlund Building, 2825 3rd Ave. N, Billings, Montana

Other Business

There was no other business

Adjourned 4:36 PM

Brenda Berns, Planning Clerk