



CONSOLIDATED YELLOWSTONE COUNTY ZONING COMMISSION
AGENDA-Thursday, February 12, 2026, 4:00 p.m.
City Council Chambers, 5th Floor
316 N 26th St, Billings MT

NOTICE TO THE PUBLIC

Citizens are invited to:

. Review the Agenda Packet on the City's website at: <https://ci.billings.mt.us/117/Agendas-Minutes>
Public comment will be taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings, if any are scheduled, under the Regular agenda. Comments may be sent to the Board via email before 12:00 pm on the meeting date. All emails received prior to this time will be entered into the record for the public hearing. Comments may be submitted by:

- . Mail: City/County Planning Division, PO Box 1178, Billings MT 59103
- . Email: bernsb@billingsmt.gov
- . NOTICE: All meetings and official activities of the MPO are held in buildings and locations that comply with accessibility standards according to the Americans with Disabilities Act (ADA). A TTY number for the hearing impaired, 406-657-3079, is available upon request. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify the Planning Division Office, at 406-247-8610.

Call the meeting to order.

Introduction of Consolidated Yellowstone County Zoning Commission and Planning Department Staff.

Public Comment: As required (3 minutes maximum per person). Any member of the public might be heard on any subject that is not on the agenda. The Consolidated Yellowstone County Zoning Commission will not take any action on these items at this time but could choose to add an item to the next meeting agenda for discussion.

Approval of Minutes:

The Meeting Minutes of January 8, 2026

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. County Zone Change 734, generally located at 481 S 56th St. is a zone change request from Agriculture 10+ acres (A) to Public Educational Campus (P3) on a portion of Parcels 2 & 3, C.O.S. 699, S09, T01 S, R25 E, approximately 6.6 acres of land (as depicted on zoning exhibit A). A pre-application neighborhood meeting was held on December 22, 2025, at the subject property 481 S 56th St West. Tax ID: D00472

Other Business/Announcements

- a. Discussion of Proposed New Meeting Day

Adjournment

Following the public hearing, the Consolidated Yellowstone County Zoning Commission will make a recommendation to the Yellowstone County Board of County Commissioners on all submitted Zone Change and Special Review applications. The Board of County Commissioners' public hearing for these applications will be held on March 3, 2026 at 9:00a.m. at the Ostlund Building, 2825 3rd Avenue North, Room 309. The Board of County Commissioners will hear all persons wishing to speak regarding proposed **Zone Changes and Special Reviews**.

The Consolidated Yellowstone County Zoning Commission will hear all persons wishing to speak regarding proposed **Variances**.

Written testimony on the above items may be submitted to: Planning Division P.O. Box 1178, Billings, MT 59103, or by email at: plnonline@billingsmt.gov

Information may also be obtained from the Yellowstone County Planning Division at 316 N. 26th Street, 5th Floor, Billings, MT or by phone 406-657-8247.

Consolidated Yellowstone County Zoning Commission

Meeting Date: 02/12/2026

SUBJECT:

PRESENTED BY: Brenda Berns

REQUEST

The Meeting Minutes of January 8, 2026

RECOMMENDATION

APPLICATION DATA

OWNER:

AGENT:

LEGAL DESCRIPTION:

ADDRESS:

CURRENT ZONING:

EXISTING LAND USE:

PROPOSED USE:

SIZE OF PARCEL:

CONCURRENT APPLICATIONS

APPLICABLE ZONING HISTORY

SURROUNDING LAND USE & ZONING

NORTH:

Zoning:
Land Use:

SOUTH:

Zoning:
Land Use:

EAST:

Zoning:
Land Use:

WEST:

Zoning:
Land Use:

BACKGROUND

RECOMMENDATION

Staff recommends

Attachments

Minutes of January 8, 2026

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

Consolidated Yellowstone County Zoning Commission

a.

Meeting Date: 02/12/2026

SUBJECT: County Zone Change 734- 481 S 56th St. from A to P3

THROUGH: Karen Husman

PRESENTED BY: Karen Husman

REQUEST

County Zone Change 734, generally located at 481 S 56th St. is a zone change request from Agriculture 10+ acres (A) to Public Educational Campus (P3) on a portion of Parcels 2 & 3, C.O.S. 699, S09, T01 S, R25 E, approximately 6.6 acres of land (as depicted on zoning exhibit A). A pre-application neighborhood meeting was held on December 22, 2025, at the subject property 481 S 56th St West. Tax ID: D00472

RECOMMENDATION

Planning staff is recommending approval of the zone change request and adoption of the findings of the 11 review criteria.

APPLICATION DATA

OWNER: Rocky Vista University (RVU)

AGENT: Taylor Kasperick, Performance Eng.

LEGAL DESCRIPTION: a portion of Parcels 2 & 3, COS 699

ADDRESS: 481 S 56th St.

CURRENT ZONING: Agricultural (A)

EXISTING LAND USE: Equestrian facility, White Aspen Ranch

PROPOSED USE: University veterinary branch of RVU

SIZE OF PARCEL: approximately 6.6 acres of two parcels of land totaling 20.1 acres

STAKEHOLDERS

Planning staff provided public notice of the application in accordance with zoning regulations, including notification to surrounding property owners, publication of a legal advertisement, and posting of the subject property. As of the date of this report, no written correspondence has been received from surrounding property owners regarding the proposed zone change.

The applicant held a pre-application neighborhood meeting on December 22, 2025, at the subject property 481 S 56th St West. One member of the public attended the meeting, Emily Brester, who is the ranch manager for RVU, no other members of the surrounding neighborhood notification area attended.

ALTERNATIVES

The Consolidated Yellowstone County Zoning Commission may:

- Recommend approval and adoption of the findings of the eleven review criteria for Zone Change 734; or,
- Recommend denial and adopt different findings of the eleven review criteria for Zone Change 734; 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.

FISCAL EFFECTS

Approval or denial of the proposed zone change will have no fiscal effects on the Planning Division budget.

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

See attached chart.

SURROUNDING LAND USE & ZONING

NORTH:

Zoning: Agriculture 10 acres and over (A)

Land Use: Agriculture

SOUTH:

Zoning: Agriculture 10 acres and over (A)

Land Use: Agriculture

EAST:

Zoning: Agriculture 10 acres and over (A) & General Commercial (C3)

Land Use: Agriculture & commercial personal storage

WEST:

Zoning: Agriculture 10 acres and over (A)

Land Use: Agriculture

BACKGROUND

The request before the Board is a zone change from Agriculture, 10+ acre minimum (A), to Public Educational Campus (P3) for a portion of the subject property. Approximately 6.6 acres are proposed to be rezoned to the P3 zoning district, while the remainder of the property would retain its existing agricultural zoning designation. The purpose of the proposed zone change is to allow development of this portion of the site as an extension of the Rocky Vista University (RVU) campus, specifically for a veterinary training and education facility. The anticipated development would include classrooms, instructional laboratories, and other related academic and support uses customarily associated with an educational campus focused on veterinary medicine and animal sciences.

The surrounding area is characterized by a mix of active agricultural operations and low-density rural residential neighborhoods. Properties in the vicinity generally consist of large parcels used for farming, livestock, equestrian activities, and single-family residences on acreage. This rural setting establishes a development pattern with relatively low building intensity, open space, and uses that are compatible with agricultural and animal-related activities. Within this context, the proposed rezoning of 6.6 acres to the P3 district is considered appropriate, as the intended educational use directly relates to and complements the existing agricultural character of the area.

The proposed use is compatible with the existing veterinary clinic and equestrian riding and boarding facility currently operating on the property. All of these uses are centered on animal care, training, and education, creating a cohesive and complementary grouping of activities. While the veterinary clinic is permitted under the current agricultural zoning designation and would not be allowed as a stand-alone principal use within the P3 zoning district, it would remain on the property as an accessory and supportive use to the proposed educational campus. In this role, the clinic would enhance the instructional mission of the RVU facility by providing hands-on learning opportunities and practical training components for students, consistent with the goals of a veterinary education program.

The existing Agricultural (A) zoning district does not permit a college or university use, which necessitates the proposed zone change. The P3 Public Educational Campus zoning district is specifically intended to accommodate public or institutional educational facilities, including colleges, universities, and related instructional and support uses. Rezoning the subject acreage to P3 would provide an appropriate regulatory framework to allow the proposed development to occur in a manner that is consistent with county zoning standards, while also ensuring that future development is subject to site-specific review and applicable development regulations.

Surrounding properties are primarily zoned for agricultural use and are characterized by rural residential and agricultural activities. To the southeast, a General Commercial (C3) zoned property contains a commercial personal storage facility, which represents a more intensive use than what is proposed with the educational campus. In comparison, the P3 Educational Campus use is considered compatible with both the agricultural and limited commercial uses in the area, as it is institutional in nature, generally operates during defined hours, and does not generate the same level of noise, traffic, or activity typically associated with more intensive commercial or industrial development.

Overall, the proposed P3 Educational Campus zoning is consistent with the existing zoning pattern and rural character of the surrounding area. The rezoning would allow for a logical and orderly extension of an established educational institution while maintaining compatibility with adjacent agricultural and rural residential uses. The proposed zone change supports educational opportunities, aligns with the existing and historic use of the property for animal-related activities, and provides a reasonable transition between surrounding agricultural lands and nearby commercial development.

SUMMARY

Prior to making a recommendation to the Board of County Commissioners, the Zoning Commission shall consider the findings of the 11 review criteria:

1. Is the new zoning designed in accordance with the Growth Policy?

The proposed zoning does comply with the following goals of the County Growth Policy:

- *Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns and neighborhood plans*
- *New developments that are sensitive to and compatible with the character of adjacent development*
- *Promoting excellence in education and safe, healthy school facilities*

This portion of the county contains a mix of agricultural operations and low-density residential neighborhoods. Approximately 6.6 acres of the property are proposed to be rezoned to the Public Educational Campus (P3) zoning district. The proposed zone change would allow the subject parcel to develop as a Rocky Vista University (RVU) extension for a veterinary training and education facility, including classrooms and related instructional uses. Integration of the educational facility within the existing equine operation is not considered a new or infill development, but rather a redevelopment of an existing property.

The proposed use is compatible with the existing veterinary clinic and equestrian riding and boarding facility currently operating on the property, as all uses are related to animal care, training, and education. While the veterinary clinic is allowed under the current agricultural zoning district and would not be permitted as a stand-alone use within the P3 zoning district, it would remain as an accessory and supportive use to the proposed educational campus. The existing agricultural zoning district does not permit a college or university use, which necessitates the proposed zone change. The new facility allows for educational opportunities which promote excellence in education throughout the community.

Surrounding properties are primarily zoned for agricultural use and are characterized by rural residential and agricultural activities. While the area does not have a neighborhood plan, the proposed P3 Educational Campus is compatible with the existing zoning pattern and rural character of the surrounding area. The subject property is surrounded by a mix of agricultural operations and large-lot, low-density rural residential uses, as well as a General Commercial (C3) property to the southeast that contains a commercial personal storage facility.

2. Is the new zoning designed to secure from fire and other danger?

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The property will have access from South 56th Street, a collector street. There should be adequate ingress and egress to the property for emergency vehicles. The property is currently served by private wells. The existing and proposed zoning requires building separations, setbacks, and height limits that should provide security from fire or other public safety emergencies.

3. Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?

Transportation: Development under the proposed zoning designation may result in a slight, intermittent increase in traffic on South 56th Street. Any traffic impacts would be evaluated further at the time of development review.

Water and Sewer: The property is currently served by a private well and septic system. Development of the property would require any necessary improvements to accommodate the proposed facility and would be required to meet all applicable state and local standards. The proposed use is compatible with existing infrastructure and is expected to place minimal demand on County resources.

Schools and Parks: The proposed use is not expected to affect primary or secondary school enrollment in the area, nor is it anticipated to increase demand for park or recreational facilities. The zone change is intended to accommodate an extension of the Rocky Vista University (RVU) campus and would positively support educational facilities within the college and university category.

Fire and Police: The subject property is served by the Billings Urban Fire Service Area (BUFSA) and the Yellowstone County Sheriff's Department. Fire protection services would continue to be provided by BUFSA regardless of the proposed zone change. Fire suppression and access requirements would be evaluated at the time of development plan review. The Fire Department and Sheriff's Department were notified of the proposed zone change and provided no comments at the time this staff report was completed.

4. Will the new zoning promote health and general welfare?

The proposed zone change is not expected to have a negative effect on the health, safety, or general welfare of the area. The rezoning would allow the subject parcel to develop as an extension of the Rocky Vista University (RVU) campus for a veterinary training and education facility, including classrooms and related instructional uses. The proposed use is compatible with the existing veterinary clinic and equestrian riding and boarding facility on the property, as all uses are related to animal care, training, and education. While the veterinary clinic would not be permitted as a stand-alone use within the P3 zoning district, it would remain associated with and supportive of the educational campus. The existing agricultural zoning does not permit a college or university use, necessitating the proposed zone change. The P3 zoning would provide a predictable and organized use of the property and promote the health and general welfare of the surrounding area.

5. Will the new zoning provide adequate light and air?

The proposed zoning district establishes development standards related to minimum setbacks, maximum building height, and maximum lot coverage. These standards, as outlined in Table 27-500.1 of the zoning code, are intended to ensure orderly development while protecting the character of both the subject property and surrounding properties. Minimum setback requirements are established for front, side, and rear yards, with increased setbacks required where development faces or is adjacent to specified zoning districts. These setback provisions are designed to maintain adequate separation between structures, reduce potential land use conflicts, and ensure sufficient access to light, air, and open space for both the subject parcel and neighboring properties.

6. Will the new zoning effect motorized and non-motorized transportation?

Consistent with Criteria 3, the proposed zoning change itself will not directly increase traffic on adjacent county roads. While the zoning change alone does not generate traffic, future development of the property for university use may result in a modest increase in traffic on South 56th Street West, a principal arterial street. The extent of any traffic impacts would depend on student enrollment levels and class schedules and cannot be precisely determined at this time.

7. Will the new zoning be compatible with urban growth in the vicinity?

Consistent with Criteria 1, the surrounding area is primarily characterized by rural residential and agricultural development. The proposed zoning is compatible with surrounding land uses and with the existing veterinary clinic and equestrian riding and boarding facility currently operating on the property, as all uses are related to animal care, training, and education. While the veterinary clinic is allowed under the existing agricultural zoning and would not be permitted as a stand-alone use in the P3 zoning district, it would remain associated with and supportive of the educational campus. The current agricultural zoning does not permit a college or university use, necessitating the proposed zone change.

8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?

The subject property is located in an area characterized by a mix of low-density residential development, along with agricultural uses. Surrounding zoning includes primarily Agricultural districts, with Large Lot Suburban Neighborhood (N4) zoning to the northeast (the Granite Park Subdivision). The property is well-suited for the P3 zoning district and the proposed educational use due to its size, location, and compatibility with existing land-use patterns in the area.

9. Will the new zoning conserve the value of buildings?

The proposed zoning would allow the subject parcel to develop as an extension of the RVU campus for a veterinary training and education facility, including classrooms and related instructional uses. The proposed use is compatible with surrounding development and with the existing veterinary clinic and equestrian riding and boarding facility on the property. As all uses are related to animal care, training, and education, the proposed zoning is not expected to negatively affect surrounding property values. Any future development will be required to comply with site development standards in the zoning code, including landscaping, building height, and setback requirements.

10. Will the new zoning encourage the most appropriate use of land in Yellowstone County?

Consistent with Criteria 1 and 7, the subject property is suitable for the uses allowed in the P3 zoning district. The proposed zoning represents an appropriate use of land in this area of the County and is compatible with surrounding rural residential and agricultural development. The zoning would allow continued integration of animal-related education, training, and care uses already present on the site. The existing agricultural zoning does not permit a college or university use, which necessitates the proposed zone change.

11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?

The subject property is not located near the City of Billings limits; therefore, compatibility with adjacent City zoning is not applicable.

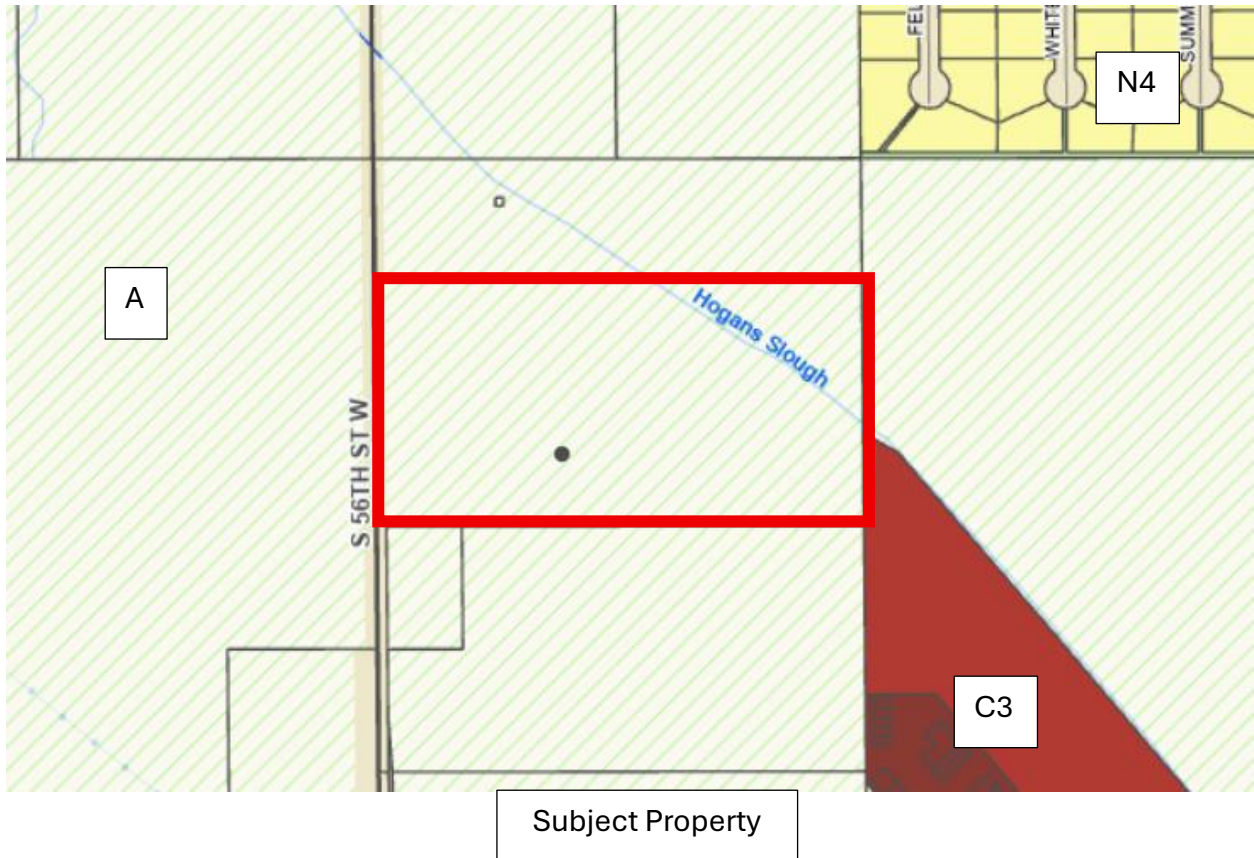
RECOMMENDATION

Staff recommends approval and adoption of the findings of the 11 review criteria for Zone Change 734.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Neighborhood Meeting Info.
Site Plan
History

Attachments for Zone Change 734



Attachments for Zone Change 734



Subject Property



South

Attachments for Zone Change 734



East



West

Attachments for Zone Change 734

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COUNTY APPLICATION FORM

COUNTY ZONE CHANGE County Zone Change # _____ - Project # _____

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: A - Agriculture 10+ Acres

Proposed Zoning: P3 - Educational Campus

Property Tax ID # D00472 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Section 9, Township 01 S, Range 25 E, Portion of Tracts 2 and 3 of Certificate of Survey 699

Address or General Location (If unknown, contact County Public Works):

481 S 56th St W, Billings, MT 59106

Size of Parcel (Area & Dimensions): Dimensions shown on zoning exhibit.

Present Land-Use: Agricultural

Proposed Land-Use: Educational Campus

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) RVU Ranch, LLC

(Record Owner)

8401 S. Chambers Road; Englewood, Colorado, 80112

(Address)

720-874-2468

(Phone Number)

dforstein@rvu.edu

(email)

Agent(s): Taylor Kasperick

(Name)

3412 Colton Blvd., Suite 202, Billings, MT 59102

(Address)

(406) 384 - 0080 taylor@performance-ec.com

(Phone Number)

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Dr. David Forstein Date: 12/30/2025

DocuSigned by:

F40719D322 (Record Owner - Digital Signature Allowed)



3412 Colton Boulevard, Suite 202 • Billings, MT 59102 • 406-384-0080

Tracts 2 & 3 of C.O.S. 699

Zone Change Questions

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

The current zoning of the subject property is A – Agriculture 10+ acres. The rezoning of the 6.6-acre parcel to P3 Educational Campus District for use as a large-animal veterinary teaching facility is consistent with the Yellowstone County Growth Policy and the Zoning Code. It meets the criteria for zoning under the Growth policy by promoting public health and welfare, enabling institutional use, and preserving compatibility with surrounding land uses. The proposed zone change will allow for Rocky Vista University (RVU) to expand its educational services for the new Veterinary College to offer large animal teaching abilities and clinical specialties for large animals. This not only allows for increased teaching opportunity to students, but also helps develop young professionals in a field of work in desperate need for new providers.

2. Explain how the proposed zone change meets the 10 statutory criteria for a zone change.

a. Whether the new zoning is designed in accordance with the growth policy.

The proposed zoning is in accordance with the growth policy, as it places appropriate institutional use in a location that remains compatible with surrounding agricultural land uses. Rezoning from Agricultural to P3 Educational Campus follows the growth policy's objective for responsible long-term land use planning. Additionally, the proposed zone change and facility development capitalizes on existing infrastructure in the form of an equestrian facility and horse arena, and brings the existing facility into zoning compliance as other higher educational institutions currently use the facility for teaching.

b. Whether the new zoning is designed to secure from fire and other dangers.

The proposed development will ensure the property is secure from fire and other dangers by requiring the facility to meet all applicable fire and building codes. This site is also located outside of any floodplain.

c. Will promote public health, public safety and general welfare.

The proposed zoning will promote public welfare by supporting the development of an educational facility that will support the veterinary

Attachments for Zone Change 734

community and improve access to large-animal veterinary services. The further expansion and development of Rocky Vista University will continue to educate new doctors and veterinarians, thus leading to higher public health, safety, and general welfare.

d. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

The proposed development currently and will continue to rely on private on-site water and wastewater systems designed to meet state and county standards. The proposed use is compatible with existing infrastructure and will place minimal demand on county resources.

e. Whether the new zoning will provide adequate light and air.

The new zoning will not affect light and air quality. The zone change is proposed to ensure the property adheres to the requirements of the Yellowstone County Zoning Code. Any additional site lighting will be required to meet the County Zoning Code which includes provisions for lighting. Additionally, the planned development provides an abundance of open areas, for both animals and humans decreasing any impact to air.

f. Whether the new zoning will affect motorized and nonmotorized transportation.

The proposed zoning will have minimal impact on motorized and nonmotorized transportation. The site is already being used for equine training, generating regular vehicle trips. Converting the site to a veterinary teaching facility will not substantially increase the number of trips to the property. Vehicle access will meet Yellowstone County standards.

g. Whether the new zoning will promote compatible urban growth in the vicinity of cities or towns.

The proposed development would support compatible growth in the area by drawing in students and faculty from areas outside of Billings. By doing so, additional residents in Yellowstone County and Billings will drive demand for additional housing, commercial services, and amenities. As a low-intensity institutional use, it complements existing adjacent agricultural and rural properties, preserves open space, and promotes orderly development without contributing to urban sprawl.

h. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses.

The proposed zoning fits well with the character of the district and is suited by the proposed use, as the area is predominantly rural and agricultural, making it appropriate for a large-animal teaching facility. The proposed zoning from Agricultural (10+ Acres) to P3 (Educational Campus) allows these activities to be better suited with its intended use as an educational institution.

Attachments for Zone Change 734

i. Whether the new zoning will conserve the value of buildings.

The proposed zoning will conserve the value of buildings in the surrounding area, as rezoning to P3 will support educational use and compatibility with the surrounding area. The proposed zoning will also minimize urban sprawl, thus maintaining or increasing the property value of the surrounding area.

j. Whether the new zoning will encourage the most appropriate use of land throughout Yellowstone County.

The proposed development encourages appropriate use of land in Yellowstone County by placing a large-animal educational facility within an area that is already largely agricultural. The existing infrastructure and rural setting make it an ideal location for this land use type, and enables the planned facility to be in close proximity to RVU's existing Osteopathic Medicine and Veterinary Medicine Colleges located just east of the property near Shiloh Road and Rocky Vista Way

3. Explain how the proposed zone change fits in with the existing or planned developments within the area.

The proposed zoning aligns well with the existing and planned developments in the area, as the property is located in a predominately rural part of Yellowstone County where livestock use is common, making a large-animal veterinary facility a natural fit. The project is planned to preserve and use the existing equine facility on the property rather than introducing an incompatible use. Additionally, the educational use supported by the P3 zoning aligns with the county's long-term planning goals by promoting organized, low-intensity development that complements the surrounding land uses.

Attachments for Zone Change 734

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YELLOWSTONE COUNTY

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form on-line and any attachments along with a completed zone change application form, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: A - Agriculture 10+ Acres
2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning:
A change of the current zoning of A - Agriculture 10+ Acres to P3 - Educational Campus
for a portion of Tracts 2 and 3 of Certificate of Survey 699.
3. Subject Property Map: please attach to this form
4. Legal Description of Property: Section 9, Township 01 S, Range 25 E, Tracts 2 and 3 of Certificate of Survey 699,
Dimensions of zone change shown on zoning exhibit.
5. Roster of persons who attended the pre-application neighborhood meeting: please attach to this form
6. A copy of the meeting notice. please attach to this form
7. A brief synopsis of the meeting results. please attach to this form
8. The undersigned affirm the following:
 - a) The pre-application neighborhood meeting was held on the 22, day of December, 2025.
 - b) The zone change application is based on materials presented at the meeting.

Owner (s): RVU Ranch, LLC Telephone: 720-874-2468

Address: 8401 S. Chambers Road; Englewood, Colorado, 80112 Email: dforstein@rvu.edu

DocuSigned by:

Dr. David Forstein

F40719D322B84F9...

Agent (s): Taylor Kasperick (Performance Engineering) Telephone: (406) 384-0080

Address: 3412 Colton Blvd., Suite 202 Email: taylor@performance-ec.com

Billings, MT 59102

Taylor Jay Kasperick

Attachments for Zone Change 734



3412 Colton Blvd., Suite 202, • Billings, MT 59102 • (406) 384-0080

December 15th, 2025

Dear Interested Neighbor,

On behalf of Rocky Vista University, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **Monday, December 22nd** at the **White Aspen Ranch Equine Facility**. Interested parties can attend the meeting at 5:30 PM. If attending, please plan to enter the White Aspen Ranch facility from 56th Street West (you will need to progress through the front gate), and park in front of the Arena.

The meeting is being held to discuss a proposed zone change regarding a portion of the White Aspen Ranch property along South 56th Street West. The owner is requesting the portion of the properties shown on the attached exhibit, and described below, to be rezoned:

A portion of Tracts 2 & 3 of Certificate of Survey No. 699, located in S 09, T 01 S, R 25 E, Yellowstone County, Montana, having a total area of approximately 6.6 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject properties, discuss the potential for development, and to answer questions about the project. Below is a summary of the existing zoning and the proposed changes:

Existing Zone District	Existing Area (acres)	Proposed Zone District	Proposed Area (acres)
A	38.7	A	32.1
		P3	6.6

Yellowstone County generally describes the zoning districts included in this application as:

- A: Agriculture (10+ Acres)
- P3 – Educational Campus
- A total of 6.6 acres is included in the proposed zone change.

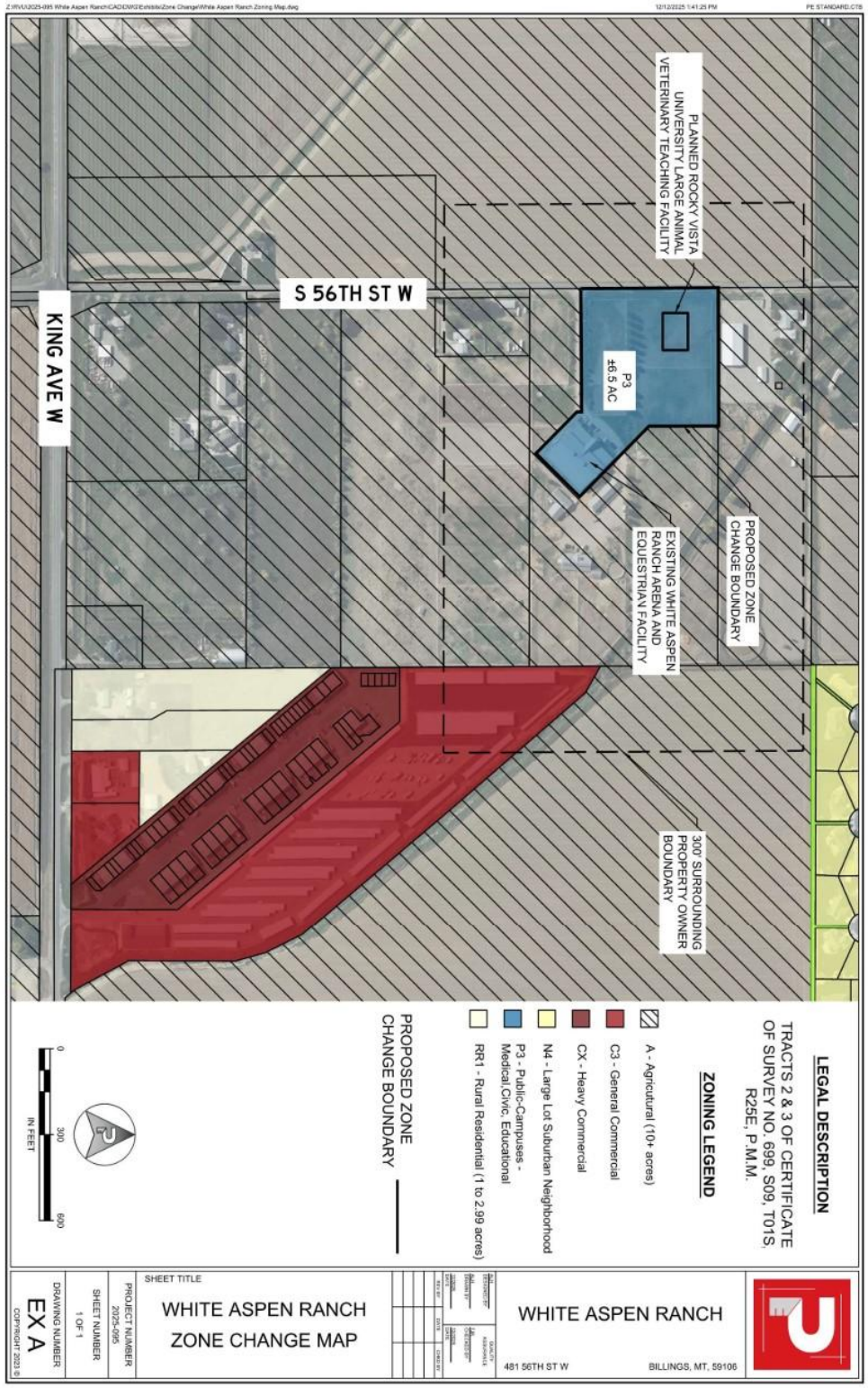
Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Boulevard, Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you at 5:30 PM on December 22nd at 481 56th St W, Billings, MT 59106 (White Aspen Ranch).

Thank you,

A handwritten signature in blue ink that reads "Taylor Kasperick".

Taylor Kasperick, PE
Project Manager

Attachments for Zone Change 734

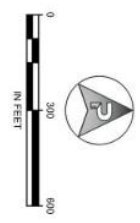


LEGAL DESCRIPTION
 TRACTS 2 & 3 OF CERTIFICATE
 OF SURVEY NO. 699, S09, T01S
 R25E, P.1M1.

ZONING LEGEND

- A - Agricultural (10+ acres)
- C3 - General Commercial
- CX - Heavy Commercial
- N4 - Large Lot Suburban Neighborhood
- P3 - Public-Campuses - Medical, Civic, Educational
- RR1 - Rural Residential (1 to 2.99 acres)

PROPOSED ZONE
 CHANGE BOUNDARY



WHITE ASPEN RANCH

481 56TH ST W BILLINGS, MT, 59106

**WHITE ASPEN RANCH
 ZONE CHANGE MAP**

EX A
 DRAWING NUMBER
 SHEET NUMBER
 1 OF 1
 PROJECT NUMBER
 2025-095
 SHEET NUMBER
 1 OF 1
 SHEET TITLE
 WHITE ASPEN RANCH
 ZONE CHANGE MAP


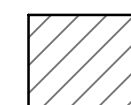
Z:\19\2025-095 White Aspen Ranch\CADD\2025\Emitted\Zone Change\White Aspen Ranch Zoning Map.dwg

12/12/2025 1:41:25 PM

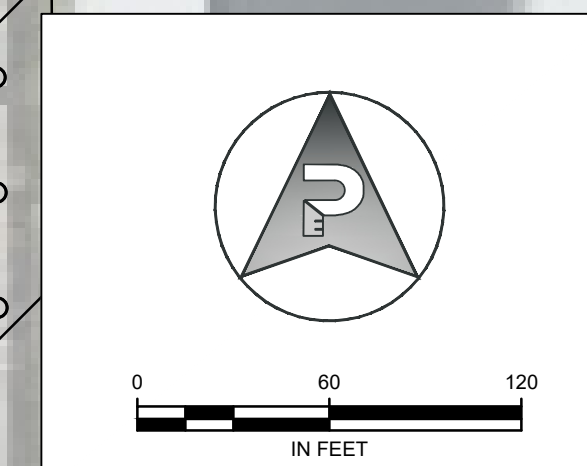
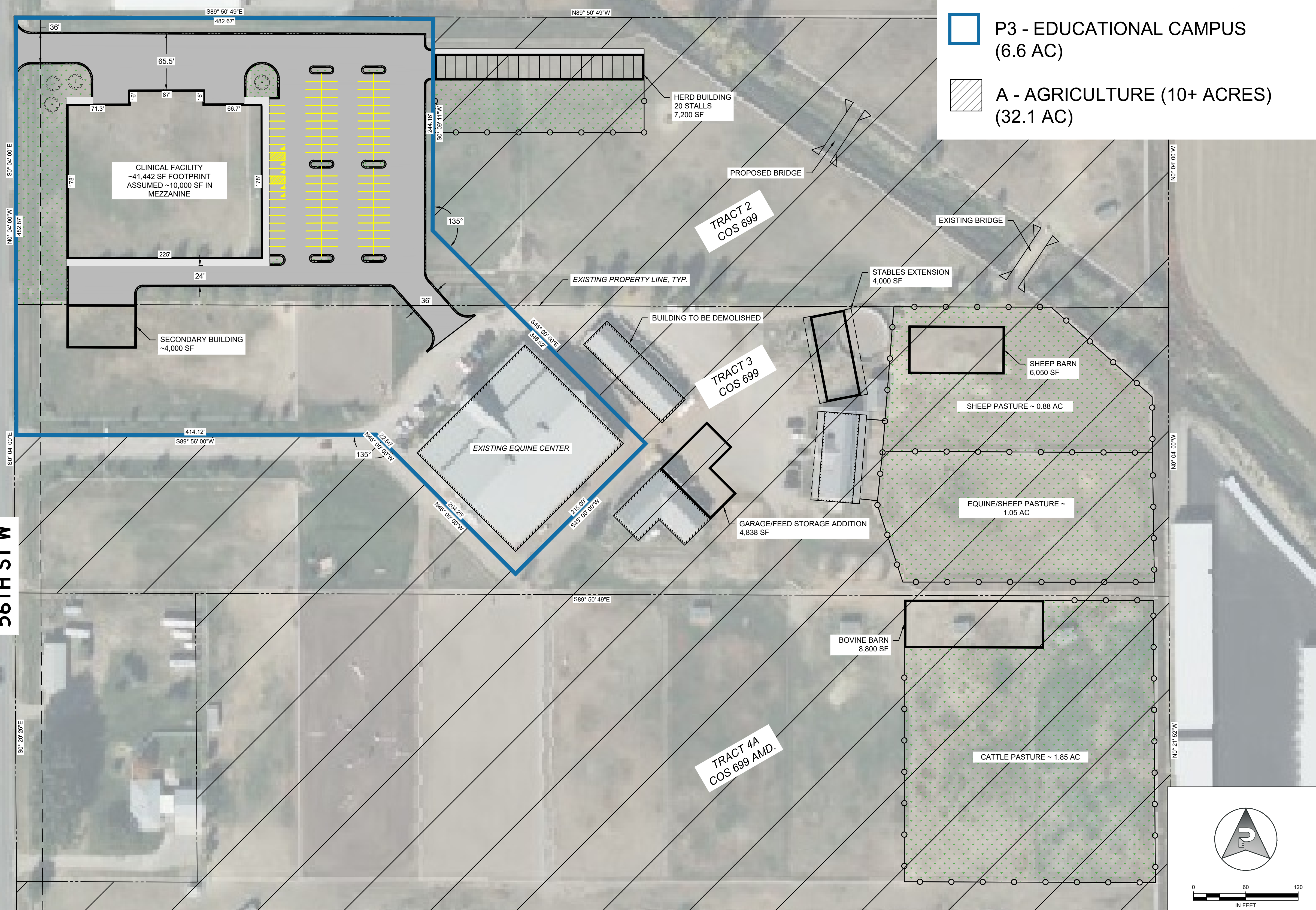
FE STANDARD.C718

56TH ST W

PROPOSED ZONING MAP LEGEND

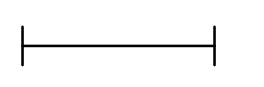
-  P3 - EDUCATIONAL CAMPUS (6.6 AC)
-  A - AGRICULTURE (10+ ACRES) (32.1 AC)

- #### PROPOSED BUILDINGS AS SHOWN
- CLINICAL BUILDING - 41,442 SF
 - SECONDARY CLINICAL BUILDING - 4,000 SF
 - HERD BUILDING/RUN-IN SHED - 7,200 SF
 - STABLES EXTENSION- 4,000 SF
 - SHEEP BARN - 6,050 SF
 - SHEEP PASTURE - 0.88 AC
 - EQUINE/SHEEP PASTURE - 1.05 AC
 - GARAGE/FEED STORAGE ADDITION - 4,838 SF
 - BOVINE BARN - 8,800 SF
 - CATTLE PASTURE - 1.85 AC



ADDENDUM/REVISION	DATE	BY	CHECKED BY
#	#	#	#
#	#	#	#
#	#	#	#
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#	#	#	#

VERIFY SCALE!
THESE PRINTS MAY BE REDUCED.
LINE BELOW MEASURES ONE-INCH ON ORIGINAL DRAWING.



MODIFY SCALE ACCORDINGLY

ALH
DESIGNED BY
ALH
DRAWN BY
QUALITY ASSURANCE
TJK
CHECKED BY

ZONING EXHIBIT



PERFORMANCE ENGINEERING
3412 COLTON BLVD, STE 202 (406) 384-0080
BILLINGS, MT 59102 performance-ec.com

RVU - WHITE ASPEN RANCH

PROPOSED ZONE CHANGE EXHIBIT

PROJECT NUMBER 2025-095
SHEET NUMBER 1 OF 1
DRAWING NUMBER EX. A

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APPLICABLE ZONING HISTORY

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
COUNTY DISTRICTS	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
4745 Hesper	406	9/11/89	A-1 to A-S	Y	
4745 Hesper	436	3/19/93	A-S to A-1	Y	
4745 Hesper	484	11/4/97	A-1 to CC	N	
4745 Hesper	645	9/9/13	A-1 to CC	Y	
48 th & Hesper	684	2/5/18	A-1 to CC & A-S	Y	
Sunny Cove Fruit Farm (SCFF) Lot 59	487	2/3/98	R-150 to A-1	Y	NE corner of Colton & 60th
2530 66 th St. W	499	7/7/98	R-150 to A-1	Y	
SCFF Lot 103	542	5/29/01	A-1 to R-150	Y	
SCFF Lot 124	709	1/27/03	Ag to R-150	Annexation Denied by CC	No action taken on ZC
Grummon Sub.lt6	297	11/5/80	Chg to HC	N	
2602 Rockwood	60	9/30/75	R150 to RMO	Y	
610 Mauser	568	12/23/03	R96 to EGC	N	
2816 Old Hardin	152	10/25/77	R96 & NC to CC	Y	
2813 Old Hardin	359	5/29/84	CC to HC	N	
2748 Old Hardin	457	9/28/95	R150 to EGC	Y	
420 Cole	649	7/29/14	EGC to ELI	Y	
City	786	8/1/2006	R-96 to R-60	N	Withdrawn by owner
Terrace Est.	707	4/11/2022	N4, P1, A to RR1, RR3, P2	Y	