

Consolidated Yellowstone County Zoning Commission
Thursday, February 12, 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	1									
Pam Ellis	Vice Chair	1	1	1									
Carlotta Hecker	Commissioner	V	1	1									
Vacant	Commissioner	-	-	-									
Vacant	Commissioner	-	-	-									

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: Abby Hebl; Taylor Kasperick, Performance Engineering; Brody Roberson

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: January 8, 2026

Motion by Commissioner Hecker to approve the January 8, 2026 meeting minutes as submitted, second by Commissioner Ellis. Motion passed unanimously.

Disclosure of Conflict of Interest. There were no disclosures.

Disclosure of Ex Parte Communication. There were no disclosures.

Consolidated Yellowstone County Zoning Commission
Thursday, February 12, 2026



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

New Business

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 the 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

Staff provided an overview of the requested zone change submitted by the property owner, Rocky Vista University. The request is related to the expansion of the university’s educational campus, specifically for a veterinary clinic that would include classroom space. Staff explained that the existing equestrian center on the property is used for the equine program, but it is not considered part of the school campus itself.

Planning staff has reviewed this application and are forwarding a recommendation for approval based on the 11 criteria for zone changes.

- Meets the goals of the County Growth Policy & the 11 review criteria
- Consistent with neighborhood character
- Compatible with the neighborhood character of the adjacent development
- Promoting excellence in education and safe, healthy school facilities

Review Criteria

- (1) Whether the new zoning is designed in accordance with the growth policy;
 - (2) Whether the new zoning is designed to secure from fire and other dangers;
 - (3) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
 - (4) Whether the new zoning will promote public health, public safety and general welfare;
 - (5) Whether the new zoning will provide adequate light and air;
 - (6) Whether the new zoning will effect motorized and non-motorized transportation;
 - (7) Whether the new zoning will promote compatible urban growth;
 - (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
 - (9) Whether the new zoning will conserve the value of buildings;
 - (10) Whether the new zoning will encourage the most appropriate use of land in Yellowstone County; and
 - (11) Will the new zoning be as compatible as possible with the adjacent zoning in the City of Billings
-

Consolidated Yellowstone County Zoning Commission
Thursday, February 12, 2026



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

Agent

Brody Roberson, Performance Engineering – Mr. Roberson stated he is here on behalf of Rocky Vista University and described the request to rezone a portion of the existing property from Agricultural (10+ acres) to P3 – Educational Campus.

Mr. Roberson stated that the zone change would allow the university to establish large-animal classrooms off-site, giving students the opportunity to study and work with these animals in a more rural setting.

Questions

Board discussion included questions regarding neighborhood outreach to the neighboring property owners. It was noted that no neighbors attended the neighborhood meeting and no comments were received.

Discussion also addressed the anticipated number of students, with the applicant estimating approximately 25 part-time students and a similar number of faculty. Board members noted this could result in approximately 40 additional people on site and asked about the capacity of the existing septic system. The applicant stated that facility upgrades are being evaluated through the DEQ permitting process and any necessary improvements to the septic system would be completed.

Traffic impacts were discussed, and it was noted that the projected number of students falls below the county traffic threshold. The applicant also indicated that traffic moves well in the area due to the roundabouts.

Questions were raised regarding the remaining property outside the proposed 6.6-acre area. The applicant confirmed that the character of the remaining land would remain the same, with the area continuing to be used for large animals and covered stables, including horses, cows, goats, and sheep.

Chairman Bush opened the Public Hearing.

Participants In Favor

There were none

In Opposition

There were none

Discussion

Board members asked about prior land use actions associated with the property. Staff indicated that a previous variance had been submitted to create a smaller parcel from the larger 32.1-acre property, rather than a zone change.

**Consolidated Yellowstone County Zoning Commission
Thursday, February 12, 2026**



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

Chairman Bush closed the Public Hearing for Zone Change 734.

Motion

Motion by Commissioner Hecker to recommend approval of Zone Change 734 and adopt the findings of the 11 review criteria as presented within the staff report. Second by Commissioner Ellis.
Motion carried unanimously.

Ms. Husman announced that the Board of County Commissioner's hearing for this zone change will be held on March 3, 2026 at 9:00am at the Ostlund Building at 2825 3rd Avenue N room 309.

Other Business

a. Discussion of Proposed New Meeting Day

Staff explained that the current meeting date for the board conflicts with the schedule of the Board of County Commissioners. Staff recommended considering a change to the board's meeting date, suggesting either the second Tuesday or second Wednesday of the month to avoid the conflict.

General Board Discussion

Board members discussed changing the meeting date. Wednesday was not feasible for one member, and Tuesday conflicted with the Planning Board. Staff explained the Board of County Commissioners requires materials a week in advance, which prompted the request to consider a new date.

Findings:

No decision was made. The matter was tabled for a later date pending further discussion with the Board of County Commissioners.

Ms. Husman advised the board that there will be one County variance to come before them in March.

Adjourned 4:20PM

Brenda Berns, Planning Clerk