



Yellowstone County Zoning Commission

Monday, July 14, 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 Chairman	-	1	1	-	-	1	V					
Melissa Ray Gentry	Commissioner	-	A	1	-	-	1	1					
Blaine Poppler Expired Term 6/30/25	Commissioner Co-Chair	-	1	1	-	-	1	-					
Todd Hewitt	Commissioner Acting Co-Chair	-	1	1	-	-	A	1					
Morgan Tuss Expired Term 6/30/25	Commissioner	-	A	A	-	-	A	-					

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Co-Chair Hewett opened the meeting at 4:00 PM and introduced the County Zoning Commission members and Planning Division staff.

Staff Present: Karen Husman, Zoning Coordinator; Tate Johnson, Neighborhood Planner; Brenda Berns, Planning Clerk

Participants: Taylor Kasperick, Performance Engineering; Greg Reid, WWC Engineering

Members of the Public: Carolene Emter, Jay Ericksen, Cathy Consani, Justin Logan, Brandie Logan, Heather Luhman, Russ Glendenning, Ken Hagell

Public Comment

Co-Chair Hewett asked if there was anyone wishing to speak during the public comment portion of the meeting. There was no public comment.



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Approval of Minutes: June 9, 2025

Motion

It was moved by Commission member Gentry, seconded by Commission member Hewett to approve the June 9, 2025 meeting minutes as submitted. The motion passed unanimously.

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. **Return Item: Zone Change 728- 4449 and 4511 Central Ave – A to N4** – A zone change request from Agriculture (A) to Large Lot Suburban Neighborhood Residential (N4) on two proposed one (1) acre parcels of land to be known as Lots 1 and 2 of Barber Farms subdivision, in Tract 1A of C/S 2007 Amended, a 57.064-acre parcel of land.

Tate gave an overview of the current zoning and surrounding neighborhood's zoning.

Staff has reviewed this application and is forwarding a recommendation of approval based on the 11 criteria for zone changes as submitted in the staff report.

- Meets the goals of the County Growth Policy & the 11 review criteria
- Maintains consistency with surrounding zoning and neighborhood character
- Brings the property into compliance with zoning standards for residential use

The proposed N4 zoning is compatible with the residential uses nearby, the change will help preserve the established character of the neighborhood and help transition from Agricultural to Suburban Neighborhood Residential.

Applicant's Agent: Taylor Kasperick, Performance Engineering – there were no questions from the commission members.



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Co-Chair Hewett opened the Public Hearing. There were no members of the public. The public hearing was closed.

Discussion

Commission member Gentry stated she believes it should move forward, however needs to be rezoned., agreed by Commission member Hewett, and added as long as it does not tear up Central Ave.

Motion

A motion was made by Commission member Gentry, seconded by Commission member Hewett to forward an approval of Zone Change 728 to the County Commissioners. The motion passed unanimously.

- b. **Zone Change 729 – 2602 Rockwood St.- RR-3 to N2** – A zone change request from Rural Residential 3 (RR-3) to Mid-Century Neighborhood Residential (N2) on Certificate of Survey 540, S30, TIN, R27E, 9.48 Acre parcel of land.

Tate gave an overview of the current zoning and surrounding neighborhood. Planning staff have reviewed the application and are forwarding a recommendation of approval based on the 11 criteria for zone changes, as 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 infill development on small lots

Questions:

A question was raised regarding the difference between RR3 and N2 zoning. It was explained that RR3 requires a minimum of three acres per lot, while N2 zoning is based on minimum lot width rather than lot size. The minimum lot width for a single-family dwelling was clarified as 50 feet. Under the current RR3 zoning, three homes could be constructed, whereas under N2 zoning, the number of homes would depend on how they are situated on the lot.



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Applicant's Agent: Greg Reid, WWC Engineering; Mr. Reid stated that the initial letter sent for the neighborhood meeting contained errors. An updated letter was subsequently sent to the same recipients.

Questions were raised regarding a potential development on Clayton Street. At this time, no site plan has been submitted. It was noted that sewer service would be provided through DEQ to Lockwood rather than by a septic system. The proposed development could include between 10 and 25 lots. Manufactured homes are not permitted under the current zoning; however, the project would involve prebuilt wall construction rather than homes on a chassis. It was further noted that modular housing currently exists adjacent to the proposed area.

Co-Chair Hewett opened the Public Hearing.

Ken Hagell 2537 Silverton; Concerns were raised regarding traffic flow, safety hazards related to the nearby ditch, and potential drainage issues. It was noted that with 20–30 proposed houses, increased traffic could significantly impact safety, and additional water runoff may lack adequate outlets.

Russ Glendenning 2532 Silverton; Questions were raised regarding whether Silverton would be opened and if the development would include low-income housing.

Heather Luhman 2520 Rockwood; Ms. Luhman expressed concern that the proposed development would turn their dead-end street into a through street. They noted that the lots in the area are large, and additional traffic would negatively affect their property value and quality of life. They also raised concerns about increased school impacts, emphasizing that they already pay significant school taxes in Lockwood.

Justin Logan 2541 Sterling; Mr. Logan noted that lots along Clayton are double lots and expressed concern that the proposal does not meet applicable criteria. They questioned whether multifamily housing is being planned and stated that the proposed development does not align with the character of the neighborhood. The residents opposed duplexes, citing potential negative impacts on property values, increased traffic, and expressed disappointment regarding misinformation provided at the neighborhood meeting.



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Cathy Consani 2545 Sterling St; Ms. Consani expressed opposition, noting that she lives on a dead-end road and wishes to maintain it as such. She also raised concerns about the potential traffic impact on Greenwood.

Jay Ericksen 2517 Sterling; Mr. Ericksen expressed concerns about the proposed N2 zoning, noting the potential for 30–40 duplexes that could add roughly 160 vehicles to neighborhood traffic. He also raised issues related to increased crime, law enforcement’s capacity to respond, potential impacts on property values if lower-income housing is included, and inadequate communication with residents about the project.

Mr. Reid was asked whether the development would include low-income housing. He responded that, to his knowledge, it would not. He explained that extending Rockwood straight through would be very costly, and therefore the developer would be unlikely to pursue that option. However, subdivision requirements do call for connectivity. Mr. Reid emphasized that if the project advances to the subdivision stage, it will be important for the public to voice their opinions. He further noted that while the current discussion involves zoning, many of these concerns are addressed during the subdivision process.

Public Hearing closed.

Discussion

The board discussed issues related to curb and gutter requirements, neighborhood character, and housing types. It was noted that final decisions rest with the County Commissioners and that state law does not allow denial of two-family housing within subdivisions. Questions were raised about potential multifamily development, though specific plans are not yet available as the subdivision process has not begun. The discussion also addressed traffic impacts, utility connections, and the area’s role as a potential transitional zone. Board members acknowledged community concerns regarding mobile homes but clarified that the proposal involves stick-built housing.

Motion

A motion was made by Commission member Hewett, seconded by Commission member Gentry to forward an approval of Zone Change 729 to the County Commissioners.

Vote: Motion for recommendation of approval. 2–1. Majority of voting members.



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Other Business/Announcements. There was no other business.

Adjourned: 4:58PM

Brenda J Berns, Planning Clerk