

Consolidated Yellowstone County Zoning Commission
Thursday, April 9, 2026



The Commission met at 4:00 PM in the 5th Floor Council Chambers
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	1	1							
Pam Ellis	Vice Chair	1	1	1	1	1							
Carlotta Hecker	Commissioner	V	1	1	1	A							
Vacant	Commissioner	-	-	-	-	-							
Vacant	Commissioner	-	-	-	-	-							

Chairman Bush opened the meeting and announced that due to a lack of quorum, the board would not take action on the agenda items and will be continued to the May 14, 2026 Consolidated Yellowstone County Zoning Commission meeting.

Staff Present

Karen Husman, Zoning Coordinator; Brenda Berns, Planning Clerk

Others in Attendance

Mark & Tina Boone 1835 Briarwood Blvd, Billings

Delayed Approval of Prior Meeting Minutes

Chairman Bush opened the Public Hearing and asked if there was anyone to speak in favor or opposition to Zone Change 735 or Zone Change 736.

Public Hearing

Opposition to ZC 735

Chris Clyder 1355 Johnson Lane, PC Land Holdings-

Mr. Clyder submitted a letter during the public hearing, which is attached hereto. The letter was received in the record as Exhibit #1, and the Board acknowledged receipt and discussed its contents.

Consolidated Yellowstone County Zoning Commission
Thursday, April 9, 2026



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

Dan Gold 2000 Johnson Lane, Weave Industries-

Mr. Gold utilizes properties on Johnson Lane and stated that traffic related to his business operations would be negatively impacted. He indicated there was no mention at the initial meetings of the spur crossing Johnson Lane and that he understood development would occur west of Johnson Lane. He expressed concern regarding rail traffic, noting that trains may include up to 600 cars traveling at approximately 45 miles per hour, which could impact truck traffic crossing Johnson Lane. He further stated this is the only viable access to his business and others in the area. Mr. Gold also expressed concern that trains traveling at slower speeds at the crossing could delay inbound and outbound traffic that must cross the tracks multiple times per day.

Bryce Glen 3060 Farley Lane, Rocky Mountain Compost-

Mr. Glen stated he was informed of the zone change approximately one hour prior to the meeting and expressed concern regarding traffic flow and the number of crossings customers may need to make to access his business. He indicated that approximately 100 customers per day cross the railroad to reach his location and noted that limited visibility at the crossing presents safety concerns.

Leslie Glen 3060 Farley Lane, Rocky Mountain Compost-

Ms. Glen expressed concern regarding the traffic that may be delayed at the crossing. She noted that trains frequently stop on the tracks for extended periods, sometimes up to an hour, while trucks line the roadway waiting to cross. She stated this creates dangerous conditions and disrupts business operations.

Diane Ferguson 4952 Arapaho Trail-

Ms. Ferguson expressed concern regarding the crossing approach and the ability of emergency vehicles to safely access the area. She also noted the potential additional costs associated with extending city services.

Commission member Ellis inquired if Ms. Ferguson had consulted with the Lockwood Water department. Ms. Ferguson stated she had not but intended to.

Melissa Townsend 2885 Farley Lane-

Ms. Townsend shared similar concerns as to how it will affect our daily business operations.

There were no other members of the public wishing to speak in favor of or opposition to Zone Change 735 or Zone Change 736. Chairman Bush closed the Public Hearing.

Other Business/Announcements

Karen Husman advised the Board that Zone Change Nos. 735 and 736 would be continued to the May 14, 2026 meeting and are anticipated to be considered by the Board of County Commissioners in June.

Adjourned 4:18 pm

Brenda Berns, Planning Clerk

Members of the Commission, thank you for your time and consideration.

My name is Chris Clyde. I represent PC Land Holdings. We own two 6-acre parcels on Johnson Lane, located on the east side of the road adjacent to the existing tracks. 1355 and 1347 Johnson Lane.

While zoning decisions shape long-term growth, it's critical that we address the very real and immediate impacts this proposal will have on Johnson Lane.

The proposed rail yard includes a new spur crossing at the only point of access for six businesses and two residences. That single entrance and exit is essential to daily operations, emergency access, and basic mobility. With trains actively servicing a rail yard of this scale there will be slow-moving, stopped, and staged trains. That means this access point will, at times, be blocked.

When that happens, those businesses and residents are effectively cut off.

This is not a minor inconvenience. This is a direct impact on public safety and economic viability. Emergency services—fire, police, medical—could be delayed or prevented entirely. Businesses that rely on consistent access for customers, deliveries, and operations will face real disruption. In some cases, it could threaten their ability to operate at all.

In addition, we need to consider the construction phase. Projects of this magnitude do not happen without significant disruption. If access along Johnson Lane is restricted, rerouted, or made unreliable during construction, these same businesses will bear the burden. Without a clear, enforceable plan to maintain continuous and dependable access, their livelihoods are at risk before the project is even complete.

Finally, the report suggests that infrastructure and transportation impacts are minimal or can be addressed later. I would strongly disagree. A development centered around rail logistics and industrial materials handling will place real demands on roads, access points, and surrounding infrastructure. Deferring those considerations does not eliminate the impact—it simply delays accountability.

This is not just a zoning formality. This is a decision that directly affects existing businesses, residents, and public safety on Johnson Lane.

I would urge the Commission to deny or, at a minimum, delay this request until these access, safety, and infrastructure concerns are fully addressed with clear, enforceable solutions.

Thank you for your time.

Chris Clyde
COO | PC Land Holdings, LLC
chris@pclandholdings.com
801-376-5283

