



March 12, 2026

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

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Yellowstone County Board of County Commissioners
P.O. Box 35000
Billings, MT 59101

Re: Land Use Violations at 4638 Metzger Road

Dear Commissioners:

Nora and Gary Mueller are the owners of real property located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623, consisting of approximately 1.576 acres and improved with a single-family residence. The property is located within Yellowstone County Special Zoning District No. 14. Attached for reference are the survey, line map, and two aerial maps of the property.

Beginning in 2023, Yellowstone County received multiple complaints regarding land use violations on the property, including the presence of junk vehicles and unconstructed structures. The County made informal efforts to obtain voluntary compliance with applicable land use regulations, including zoning regulations and the Community Decay Ordinance. These informal efforts were unsuccessful.

On January 14, 2026, the City of Billings/Yellowstone County Planning Department issued written notice to the Mueller's advising them that the property must be brought into compliance with County land use regulations by February 14, 2026. The notice identified the violations, outlined corrective actions required to achieve compliance, and provided a staff contact for questions or assistance. A copy of this notice is attached as Letter 1. Following receipt of the notice, the Mueller's contacted the Department on several occasions, and staff verbally explained the required steps and process to bring the property into compliance.

On February 11, 2026, the Department issued a second notice granting a fifteen (15) day extension, establishing a new compliance deadline of March 2, 2026. A copy of this notice is attached as Letter 2. During this extension period, the Mueller's again contacted the Department, and staff reiterated the compliance requirements and necessary corrective actions.

On March 11, 2026, following the expiration of the extended compliance deadline, Department staff conducted a site inspection from Metzger Road and determined that the property remained out of compliance. Attached are nine photographs documenting the conditions observed on the property by date.

On March 12, 2026, the Department issued a third notice advising the Mueller's that the County would pursue a court order to compel compliance with County land use regulations. A copy of this notice is attached as Letter 3.

Despite repeated notices, extensions, and efforts to secure voluntary compliance, the Mueller's have failed to bring the property into compliance with applicable land use regulations. Accordingly, the Planning Department respectfully requests that the Board authorize the Yellowstone County Attorney's Office to initiate a civil action to compel compliance. The Board possesses the authority to initiate litigation on behalf of Yellowstone County.

This matter has been placed on the discussion agenda for March 19, 2026. There is no confidential information associated with this request. While the Department would have preferred voluntary compliance, it cannot delay enforcement indefinitely.

Please contact me if you have any questions, comments, or concerns.

Respectfully submitted,

Sincerely,



Karen Husman
Zoning Coordinator

Enclosures
Survey
Line Map
Aerial Map 1
Aerial Map 2
Letter 1
Letter 2
Letter 3
Photographs