

COMMISSIONER MEETINGS

All meetings take place in the Commissioners Conference Room (308)
located in the Ostlund Building @ 2825 3rd Ave N (3rd Floor)
and are open to the public unless otherwise noted

THURSDAY - MAY 21, 2026

8:45 Calendar

9:00 COMMISSIONERS DISCUSSION

PLEDGE

DEPARTMENTS

1. **Elections** - Elections Center Name, Signage & Alternative Setup for Montana Fair
2. **Public Works** - Use of Zimmerman Park for City Water Storage Tank
3. **Planning Department** -
 - a. County Zone Change 736 –5415 Rustic Ave. - RR3 to RR1 - A zone change request from Rural Residential 3 (RR3) to Rural Residential 1 (RR1)
 - b. County Zone Change 735 – 1232 Johnson Ln - A to I2 - A zone change request from Agriculture (A) to Heavy Industrial (I2)
4. **Nextera Energy** - Project Update
5. Bridgemont Update
6. Chickadee Wisdom Update
7. **Larry Bean** - Museum Levy Discussion

COMMISSIONERS

1. Commissioner Board Reports

PUBLIC COMMENTS ON COUNTY BUSINESS

**Public comment is an opportunity for individuals to address the Board, however, the Board cannot engage in discussion or take action on items not properly noticed on the agenda. Public comment is limited to 3 minutes per individual.*

Closed: Personnel Matter

B.O.C.C Thursday Discussion

1.

Meeting Date: 05/21/2026

Title: Elections Center Name, Signage & Alternative Setup for Montana Fair

Submitted By: Erika Guy

TOPIC:

Elections - Elections Center Name, Signage & Alternative Setup for Montana Fair

BACKGROUND:

"Elections Center at MetraPark"

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

2.

Meeting Date: 05/21/2026

Title: Use of Zimmerman Park for City Water Storage Tank

Submitted By: Monica Plecker, Public Works Director

TOPIC:

Public Works - Use of Zimmerman Park for City Water Storage Tank

BACKGROUND:

Last fall, the City of Billings participated in a Board of County Commissioners discussion meeting regarding the potential construction of a water storage tank within Zimmerman Park. Since that time, City and County staff have continued discussions and coordination related to the proposal. More recently, the City reaffirmed its interest and support for the project through correspondence from the City Council to the County Commissioners.

In light of the City's continued interest, Public Works staff is seeking direction from the Board regarding whether to pursue a formal agreement associated with the proposed use of Zimmerman Park, and if so, the preferred type and structure of such an agreement. Staff is also requesting input on any key considerations, conditions, or expectations the Board would like to be considerations and explored for feasibility with the City. Providing direction at this stage, prior to development of a draft agreement, will help ensure staff from both parties are working toward a proposal that aligns with the interests and expectations of all parties involved.

RECOMMENDED ACTION:

Discuss

Meeting Date: 05/21/2026

Title: County Zone Change 736- 5415 Rustic Ave.- RR3 to RR1

Submitted For: Karen Husman

Submitted By: Karen Husman

TOPIC:

County Zone Change 736 –5415 Rustic Ave. - RR3 to RR1 - A zone change request from Rural Residential 3 (RR3) to Rural Residential 1 (RR1)

BACKGROUND:

The applicant is requesting a zone change from RR3 to RR1 for an unplatted parcel located in Section 21, Township 1 South, Range 25 East, generally situated east of South 56th St. W. and north of Rustic Ave. The subject property is approximately 10 acres in size. The purpose of the requested zone change is to allow for the creation of a 1-acre parcel which is smaller than the minimum lot size permitted in the RR3 zoning district, thereby enabling the property owner to utilize the family transfer exemption to convey a parcel to a family member.

The surrounding area is characterized by a mix of active agricultural operations and low-density residential development. Nearby properties typically consist of larger parcels used for small-scale agricultural activities, equestrian uses, and single-family residences on acreage. There are also currently RR1 zoned parcels adjacent to the subject property to the north and south. This rural development pattern reflects low building intensity, significant open space, and land uses that are generally compatible with agricultural and animal-related activities. Within this context, the proposed rezoning to RR1 to accommodate a 1-acre parcel is considered consistent with the existing residential use of the property and compatible with the overall character of the surrounding area.

APPLICATION DATA

OWNER: Jeffrey & Riley Hudiburgh

AGENT: James Papez, P.E.

LEGAL DESCRIPTION: an unplatted parcel of land in S21, T01 S, R25 generally located east of S 56th St. W. and north of Rustic Ave.

ADDRESS: 5415 Rustic Ave.

CURRENT ZONING: Rural Residential 3 (RR3)

EXISTING LAND USE: Large Lot Residential & homeowner's landscaping business

PROPOSED USE: Large Lot Residential & homeowner's landscaping business

SIZE OF PARCEL: 10.05 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.

A pre-application neighborhood meeting was held on February 23, 2026, at 5:00 p.m. at the subject property (see attached meeting minutes). The meeting was attended by six members of the public, in addition to the applicant and their agent. Discussion focused primarily on the proposed use of the property and the requested zoning designation. The applicant indicated that the existing use of the property would remain unchanged, with the landscaping business continuing to operate. The proposed zoning would allow for the creation of a one-acre parcel encompassing the existing residential dwelling located in the southeast corner of the property.

YELLOWSTONE COUNTY CONSOLIDATED ZONING COMMISSION

The Consolidated Yellowstone County Zoning Commission conducted a public hearing on Thursday, May 14, 2026.

Staff provided a brief presentation outlining the application and the recommendation contained in the staff report. The applicant's agent concurred with staff's recommendation and findings for approval, and stated that the proposed zone change would allow creation of a one acre parcel encompassing the existing house.

The Zoning Commission opened the public hearing. There were no comments from the public. The Commissioners concurred with the staff recommendation. Commission member Hecker made a motion to forward a recommendation of approval based on the staff-recommended findings of the review criteria. Commission member Bush seconded the motion, and it was approved by a 3–0 voice vote.

ALTERNATIVES

The Yellowstone County Board of County Commissioners may:

- Approve and adopt the findings of the eleven review criteria for Zone Change 736; or,
- Deny and adopt different findings of the eleven review criteria for Zone Change 736; 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: Rural Residential 1 (RR1) and Rural Residential 3 (RR3)

Land Use: Large lot residential single family.

SOUTH:

Zoning: Rural Residential 1 (RR1) and Rural Residential 3 (RR3)

Land Use: Large lot residential single family.

EAST:

Zoning: Rural Residential 3 (RR3)

Land Use: Large lot residential single family.

WEST:

Zoning: Rural Residential 3 (RR3)

Land Use: Large lot residential single family.

SUMMARY

Prior to making a decision the Board of County Commissioners shall consider the findings of the 11 review criteria:

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

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

- *Predictable land use decisions that are consistent with neighborhood character and preferred land*

use patterns identified in neighborhood plans. Preserve neighborhood character and quality of life by maintaining the residential character, which promotes orderly, predictable growth in accordance with neighborhood expectations and long-term planning goals.

- *Preserve neighborhood character and quality of life.*

The proposed zoning is consistent with and compatible with the surrounding area. The requested rezoning to RR1 is intended to help preserve the existing rural neighborhood character and maintain quality of life by conserving existing residential development that aligns with the scale, density, and pattern of nearby properties. The property owners intend to pursue a family transfer, and the RR1 zoning district would permit the creation of parcels ranging from 1 to 2.99 acres, which would accommodate that purpose.

The surrounding area includes several properties already zoned RR1, demonstrating that the requested zoning designation is consistent with existing land use patterns in the vicinity and is not out of character for the neighborhood. While the current RR3 zoning district is intended to support small-scale agricultural uses and larger rural residential lots, the RR1 district is better suited to accommodate smaller rural residential parcels while still maintaining the open, low-density setting that defines the area. Although the request does not involve new development, the proposed zone change is sensitive to the established character of the area and supports a transition that remains compatible with surrounding uses.

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

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The RR1 zoning district includes development standards such as setbacks, access requirements, and maximum building coverage, which help ensure public safety and reduce potential fire or hazard risks. In addition, all future construction within the rezoned property will be subject to review through the zoning compliance permit process. There are no plans at this time to construct any new buildings.

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

Transportation: The property is accessed via existing public roadways, and no additional transportation infrastructure is required. The proposed zoning change will minimally increase traffic demand and is not expected to impact existing transportation facilities. There are no plans to develop additional residential units on either parcel at this time.

Water and Sewer: If the rezoning is approved, the property owner intends to proceed with a family transfer exemption. As part of that process, water and wastewater provisions will be reviewed by the Montana Department of Environmental Quality (DEQ). The applicants have indicated that no additional improvements are proposed for the parcels at this time.

Schools and Parks: The proposed will create an addition of one single-family home when eventually developed. Existing park facilities are adequate to serve both current and potential future uses. As no new residential construction is proposed at this time, the request is not anticipated to impact local schools in the immediate future.

Fire and Police: The property is located within the Billings Urban Fire District, and fire protection services will continue to be provided accordingly. Law enforcement services are provided by the Yellowstone County Sheriff's Office. The proposed zoning change will not require any additional public safety infrastructure.

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

The proposed zoning will promote health and general welfare by ensuring the property complies with zoning standards for residential use. It supports development consistent with surrounding neighborhoods and does not introduce any new impacts that would affect public health or safety.

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

The RR1 zoning district is designed to ensure adequate light and air for residential development. Development standards such as setbacks, access requirements, minimum and maximum lot sizes, and limits on building coverage are incorporated to promote proper spacing between structures and maintain

neighborhood livability.

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

The property owner does not intend to pursue additional development following the proposed family transfer. The intent is to create a separate lot containing the existing residence while leaving the remaining parcel unchanged to eventually contain a single family home. The addition of a single family home could add up to 9 trips per day once the residence is fully constructed. Rustic Avenue is an existing gravel road with no sidewalks that ties to 56th St W. 56th St W is paved and also does not contain sidewalks. The addition of one single family home should have minimal impacts on the motorized transportation and no impacts on non-motorized transportation.

7. Will the new zoning be compatible with urban growth in the vicinity of cities or towns?

The proposed zoning is compatible with existing and anticipated urban development in the surrounding area. The request aligns with the established pattern of residential lot sizes and land uses in the vicinity. The subject property exhibits a suburban character; therefore, a suburban zoning designation is appropriate. The RR1 district permits lot sizes ranging from 1 to 2.99 acres, which is consistent with the development pattern in the area. Several nearby properties are already zoned RR1, demonstrating that the requested designation is compatible with existing land use and is not out of character with the neighborhood. While the current RR3 zoning district is intended to support small-scale agricultural uses and larger rural residential parcels, the RR1 district better accommodates smaller rural residential lots while maintaining the open, low-density character of the area. Although no new development is proposed, the requested zoning change reflects and supports the existing development pattern and remains compatible with surrounding uses.

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

The surrounding area is predominantly characterized by agricultural uses and similarly zoned residential properties, making the RR1 zoning district an appropriate designation for the subject property. Several nearby parcels are already zoned RR1, demonstrating that the requested designation is consistent with existing land use patterns and is not out of character with the neighborhood. While the current RR3 zoning district is intended to support small-scale agricultural uses and larger rural residential parcels, the RR1 district better accommodates smaller rural residential lots while still maintaining the open, low-density character of the area. Although no new development is proposed, the requested zoning change is reflective of the existing development pattern and remains compatible with surrounding uses.

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

The proposed zoning itself will not affect the value of buildings in the area. The proposed zoning will help conserve the value of buildings by aligning the zoning with the existing residential use and ensuring compliance with applicable zoning standards. The proposed zoning is compatible with adjacent land uses and is expected to help maintain and conserve the value of surrounding properties.

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

The proposed zoning encourages the most appropriate use of land by aligning the zoning with existing residential development. It ensures the property complies with zoning standards and supports the continued residential character of the area, consistent with current nearby land uses and planning goals.

11. Will the new zoning, as nearly as possible, be compatible with the zoning of nearby cities and towns?

The proposed zoning is compatible with adjacent zoning districts and surrounding land uses. The subject property exhibits a suburban development pattern, making a suburban zoning designation appropriate. The RR1 district permits lot sizes ranging from 1 to 2.99 acres, which is consistent with the existing development pattern in the area. Surrounding zoning includes RR1, RR3, and Agricultural districts, further supporting compatibility with the proposed designation. Additionally, the property is not located in close proximity to the City of Billings' municipal boundaries, and therefore, the request does not present any conflicts with the zoning of nearby cities or towns.

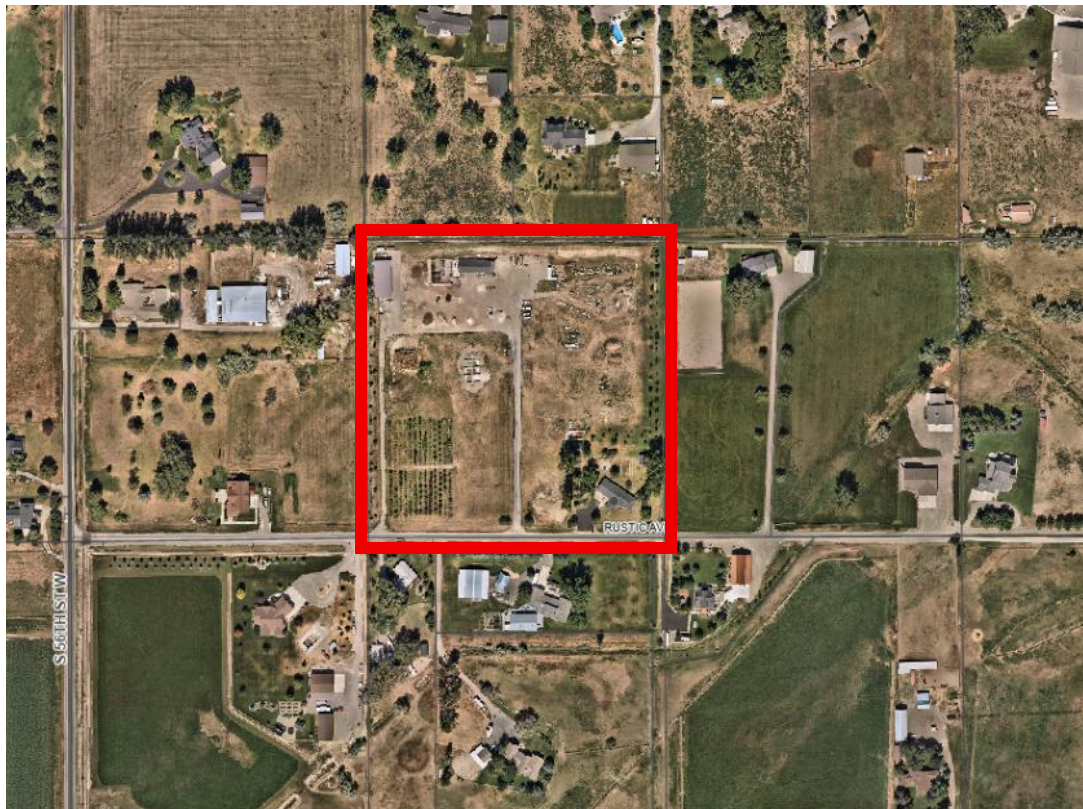
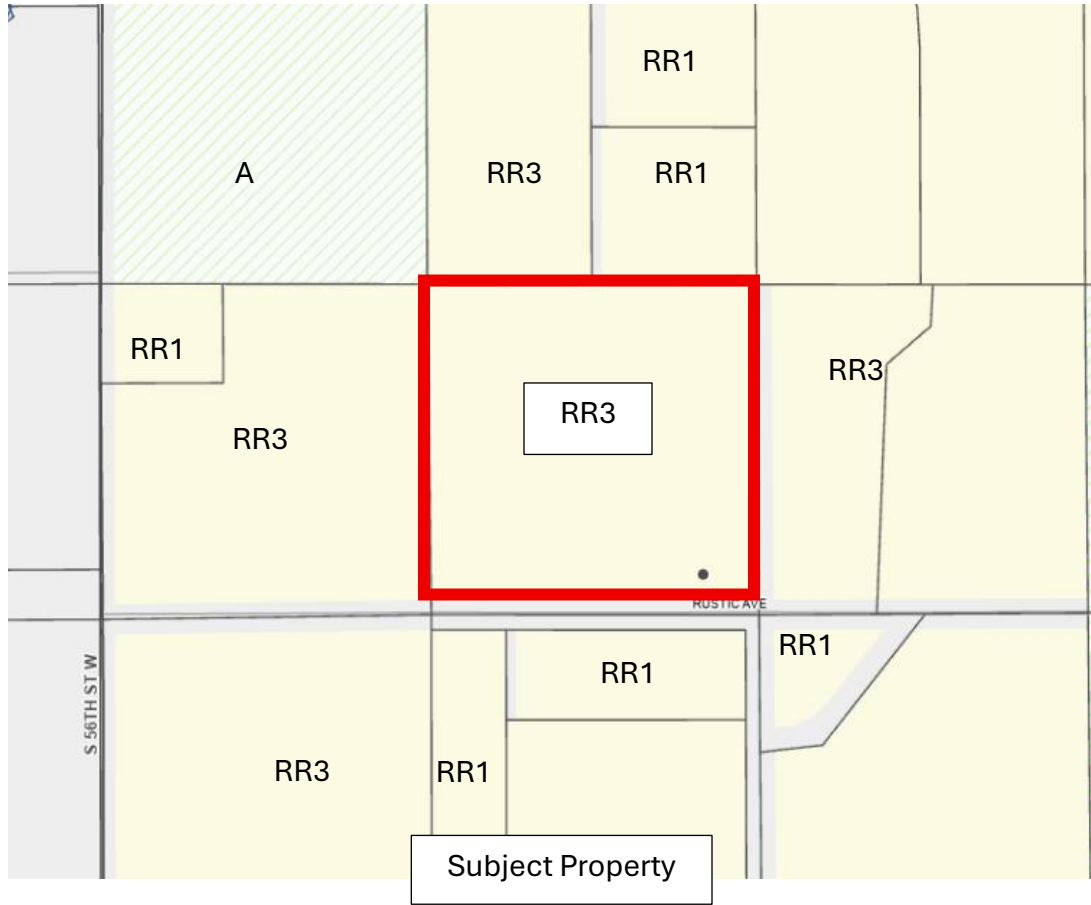
RECOMMENDED ACTION:

The Zoning Commission is recommending approval and adoption of the findings of the 11 review criteria for Zone Change 736.

Attachments

Zoning Map & Site Photos

Attachments for Zone Change 736

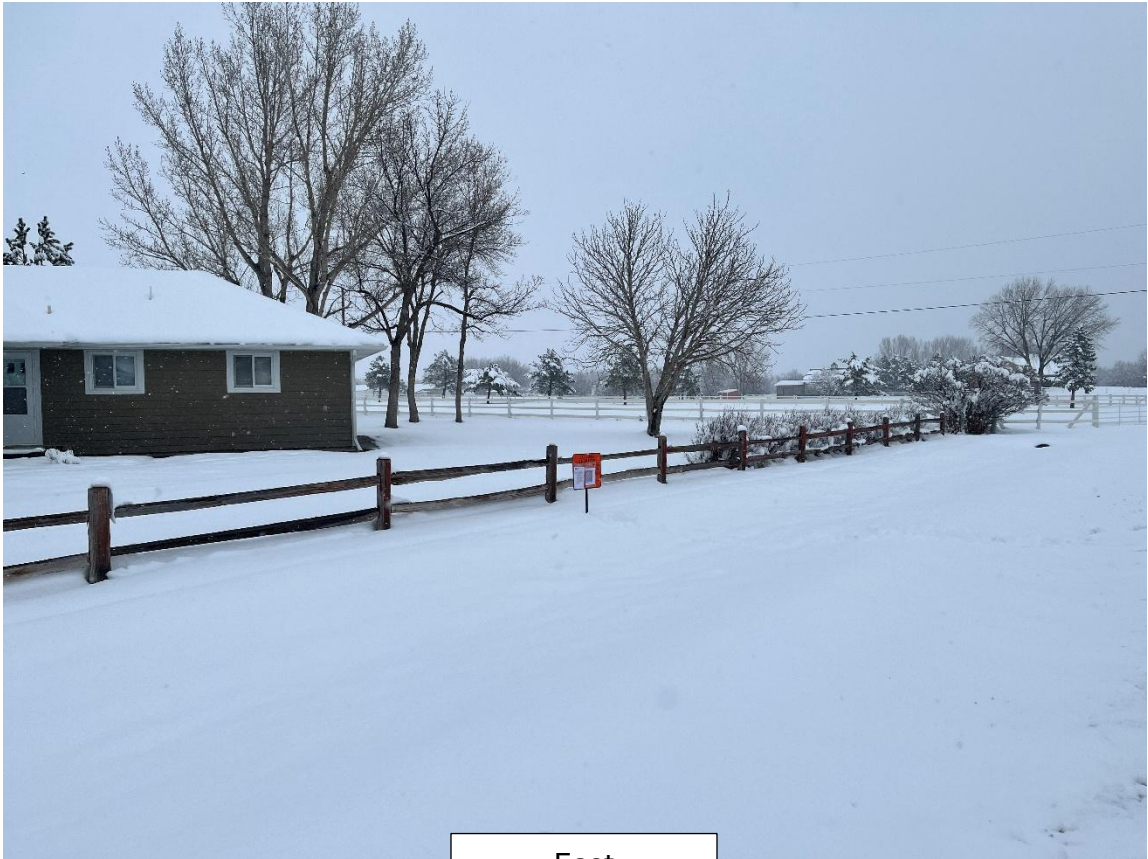


Attachments for Zone Change 736



West

Attachments for Zone Change 736



East



South

Imagery Date: 9/2021 45495

Meeting Date: 05/21/2026

Title: County Zone Change 735 - 1232 Johnson Ln - from A to I2

Submitted For: Karen Husman

Submitted By: Benjamin Jackson, Planner

TOPIC:

County Zone Change 735 – 1232 Johnson Ln - A to I2 - A zone change request from Agriculture (A) to Heavy Industrial (I2)

BACKGROUND:

APPLICATION DATA

OWNER: Par Montana LLC

AGENT: Michael Braulick

LEGAL DESCRIPTION: S19, T01 N, R27 E, C.O.S. 1069, Parcel 2, CORR; S18, T01 N, R27 E, C.O.S. 1069, Parcel 1, CORR; S19, T01 N, R27 E, FRAC LTS 3 & 4 & NESW4 N of RY

ADDRESS: 1232 Johnson Ln, Billings, MT 59101

CURRENT ZONING: Agricultural (A)

EXISTING LAND USE: Agricultural field, grassland

PROPOSED USE: Rail yard and construction borrow site

SIZE OF PARCEL: 48.9 acres, 116.0 acres, and 64.8 acres, for a total of 229.7 acres

STAKEHOLDERS

The applicant held a pre-application neighborhood meeting on February 23, 2026, at 607 Par Montana Rd. Seven members of the public attended the neighborhood meeting, including neighbors Mark Mauritzson, Dianna Ferguson, representing Absarokee Investment LLC, and Travis Yuzik and Melissa Townsend, representing Atomic Industries, as well as Rob Ferguson and Sam Buchanan.

Planning staff provided public notice of the application in accordance with zoning regulations, including notification of 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.

CONSOLIDATED YELLOWSTONE COUNTY ZONING COMMISSION

A quorum was not present at the originally scheduled April 9, 2026, meeting of the Consolidated Yellowstone County Zoning Commission; therefore, the item was not formally heard. However, five members of the public were in attendance and provided comments regarding the future use of the site, specifically expressing concerns about the potential design and layout of a proposed rail yard and the impact the rail spur would have on neighboring properties as well as traffic flow. The Commission's role in this matter is limited to evaluating whether the proposed I2 – Heavy Industrial zoning designation is appropriate for the subject property. Considerations related to specific site design, layout, or operational characteristics of potential future development are outside the scope of the current zoning decision and would be addressed, as applicable, through subsequent review processes.

The Consolidated Yellowstone County Zoning Commission conducted a public hearing on Thursday, May 14, 2026.

Staff provided a brief presentation outlining the application and the recommendation contained in the staff report. The applicant's representatives concurred with staff's recommendation and findings for approval, and stated that the proposed Heavy Industrial zoning was compatible with surrounding zoning and land use, and was in keeping with the

character of the area.

The Commissioners discussed potential impacts on the land and the subject property, including considerations related to traffic and emergency services' ability to access the area.

Chairperson Bush explained that development of the property would trigger the need for applicable studies and permits, particularly those addressing traffic impacts, and noted that the zone change itself would not address these concerns.

There were two public commenters in opposition to the zone change. Their opposition stemmed from the potential increase of rail traffic across the Johnson Lane. These comments prompted a discussion between the members of the Commission about the ability of emergency services to access the north side of the level crossing when a train is blocking the crossing. Staff explained, with the assistance of the applicant, that the existing emergency services access route through private property provided sufficient access during a blockage, and that the Fire Department and Sheriff's Office had already approved this access route for the area.

Chairperson Bush made a motion to forward a recommendation of approval based on the staff-recommended findings of the review criteria. Commission member Hecker seconded the motion, and it was approved by a vote of 2-1, with Commission member Ellis opposed.

ALTERNATIVES

The Yellowstone County Board of County Commissioners may:

- Approve and adopt the findings of the eleven review criteria for Zone Change 735; or,
- Deny and adopt different findings of the eleven review criteria for Zone Change 735; 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: Agricultural (A)

Land Use: Agricultural and residential

SOUTH:

Zoning: Light Industrial (I1)

Land Use: Rail Yard

EAST:

Zoning: Heavy Industrial (I2)

Land Use: Asphalt Plant, Miscellaneous Industrial

WEST:

Zoning: Heavy Industrial (I2)

Land Use: Oil Refinery

SUMMARY

Prior to making a decision the Board of County Commissioners shall consider the findings of the 11 review criteria:

1. Whether the new zoning designed in accordance with the Growth Policy

- Predictable land use decisions that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans.
- Coordinated economic development efforts that target business recruitment, retention, and expansion.

The requested Heavy Industrial zoning is consistent with the objectives of the Lockwood Growth Policy, which promotes orderly development and directs industrial uses to appropriate areas with compatible surrounding land uses and supporting infrastructure. The Lockwood Growth Policy also designates the property as an Industrial use. The subject property is located within an established industrial area, making the proposed zoning consistent with long-term planning goals. The purpose of the zone change is to facilitate development of the site as a new rail yard facility serving the neighboring Par Montana Oil Refinery. The proposed design includes storage capacity for approximately 600 rail cars and feedstock unloading facilities, while allowing for continued use of the existing BNSF rail connection through the East Billings Yard.

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

The proposed zone change prioritizes public safety by reducing risks associated with fire and other hazards through the application of appropriate land use controls, setbacks, and development standards, particularly in proximity to rail corridors. These measures are intended to protect adjacent properties and the surrounding community while supporting long-term transportation efficiency and economic development. The existing Agriculture (A) zoning district does not allow for construction of the proposed rail yard, necessitating this zone change request. The Heavy Industrial (I2) zoning district is specifically intended to accommodate intensive industrial activities, including the storage of chemical products and raw materials, as proposed. Rezoning the subject property to I2 would establish an appropriate regulatory framework to allow the development to proceed in a manner consistent with county zoning standards, while ensuring that future development remains subject to site-specific review and applicable regulations. The proposed rezoning would enhance Par Montana's rail logistics and storage flexibility while maintaining compatibility with surrounding land uses.

3. Whether the new zoning will promote public health, public safety, and general welfare.

Transportation: The property is accessed via existing public roadways, and no additional transportation infrastructure is required.

Water and Sewer: If the rezoning is approved, water and sewer accommodations will be reviewed when development begins. Department of Environmental Quality (DEQ) will review any new well and/or septic systems proposed.

Schools and Parks: As no new residential construction is proposed, the request is not anticipated to impact local schools or parks. The surrounding area is predominantly characterized by industrial development, with a single agricultural property located directly north of the subject site.

Fire and Police: ExxonMobil Fire District is directly responsible for service to the location, and fire protection services will continue to be provided accordingly. Law enforcement services are provided by the Yellowstone County Sheriff's Office. The proposed zone change will not require any additional public safety infrastructure. The proposed zone change will establish appropriate land use standards, buffering requirements, and operational controls. These measures are intended to reduce potential impacts related to fire, hazardous materials, noise, and other industrial activities, while ensuring compatibility between the proposed facility and surrounding uses.

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

The property is located in an area served by infrastructure appropriate for industrial development, including road access, utilities, and emergency services. The zone change is not anticipated to create an undue burden on public facilities. The proposed zone change area is surrounded by heavy industrial areas, so there will not be impacts on schools, parks and other public requirements.

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

The development within the proposed zone change will provide adequate light and air by establishing appropriate yard setbacks, height controls, spacing, and site-design standards. These requirements help maintain safe working conditions, reduce impacts on adjacent properties, and ensure compatibility with surrounding land uses. Par will work with the proper governing authority to ensure all the proper permits are obtained.

6. Whether the new zoning will affect motorized and non-motorized transportation.

The property is located in an area designed to accommodate industrial traffic. The current planned development under Heavy Industrial (I2) zoning will utilize existing transportation infrastructure and will be subject to Yellowstone County Public Works access standards. Due to the industrial use of the property non-motorized transportation should not be affected by the use.

7. Whether the new zoning will be compatible with urban growth in the vicinity of cities or towns.

The surrounding area is predominantly characterized by industrial uses, with a single agricultural property located directly north of the subject property. Nearby industrial uses include the Par Montana Oil Refinery, an existing rail yard, an asphalt plant, and other miscellaneous industrial operations. Several surrounding parcels have been rezoned from previous Agriculture (A) designations to their current industrial zoning, reflecting an established pattern of industrial development in the area. The existing Agriculture (A) zoning district does not allow for construction of the proposed rail yard, necessitating this zone change request. The Heavy Industrial (I2) zoning district is intended to accommodate intensive industrial activities, including the storage of chemical products and raw materials, as proposed. Rezoning the subject property to Heavy Industrial (I2) would establish an appropriate regulatory framework to allow the development to proceed in a manner consistent with county zoning standards, while ensuring that future development remains subject to site-specific review and applicable development regulations. As established within the Lockwood Growth Policy the property is within the appropriate area for industrial growth.

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

The proposed zoning recognizes the site's existing rail infrastructure, location, and operational context, and ensures that any expansion remains compatible with surrounding land uses while reinforcing the intended industrial and transportation function of the district. Overall, the proposed Heavy Industrial (I2) zoning is consistent with the established zoning pattern and industrial character of the surrounding area. The rezoning would allow for improvements to Par Montana's rail logistics and storage flexibility while maintaining compatibility with adjacent land uses.

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

The proposed zoning designation itself is not anticipated to have a direct impact on the value of buildings or land. However, the zone change is expected to support the conservation and potential enhancement of property values over time by promoting consistency in zoning across the industrial district. Establishing a cohesive zoning pattern reduces the likelihood of incompatible land uses and helps ensure that development occurs in a predictable and orderly manner. By aligning the subject property's zoning with that of surrounding industrial properties, the proposed change reinforces the established development pattern and provides greater certainty for property owners, investors, and future development. This consistency can contribute to long-term market stability, support continued industrial investment in the area, and help maintain the overall integrity and functionality of the district.

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

The proposed Heavy Industrial (I2) zoning is fully compatible with surrounding properties, which are already zoned Heavy Industrial. The parcel currently has Heavy Industrial zoning on both the east and west sides. The change provides for consistent use of the land that is appropriate for the area.

11. Whether the new zoning will, as nearly as possible, be compatible with the zoning of nearby

cities and towns.

The character of the surrounding district is predominantly heavy industrial uses, as evidenced by the concentration of existing industrial operations and infrastructure in the area. The subject property is well suited for Heavy Industrial (I2) zoning given its location within this established industrial setting, where similar uses are already present and supported. Rezoning the property to Heavy Industrial (I2) will reinforce the existing land use pattern, minimize the potential for land use conflicts, and ensure that future development is consistent with the established character and function of the area.

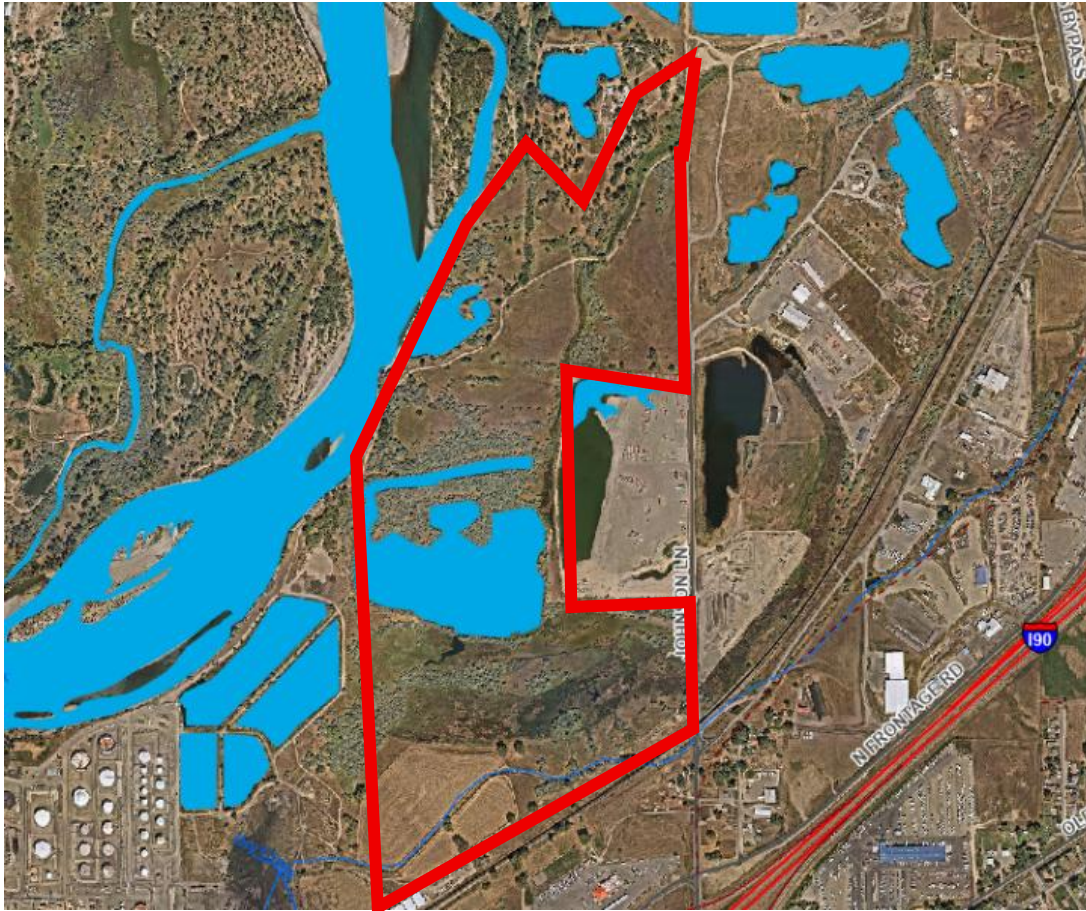
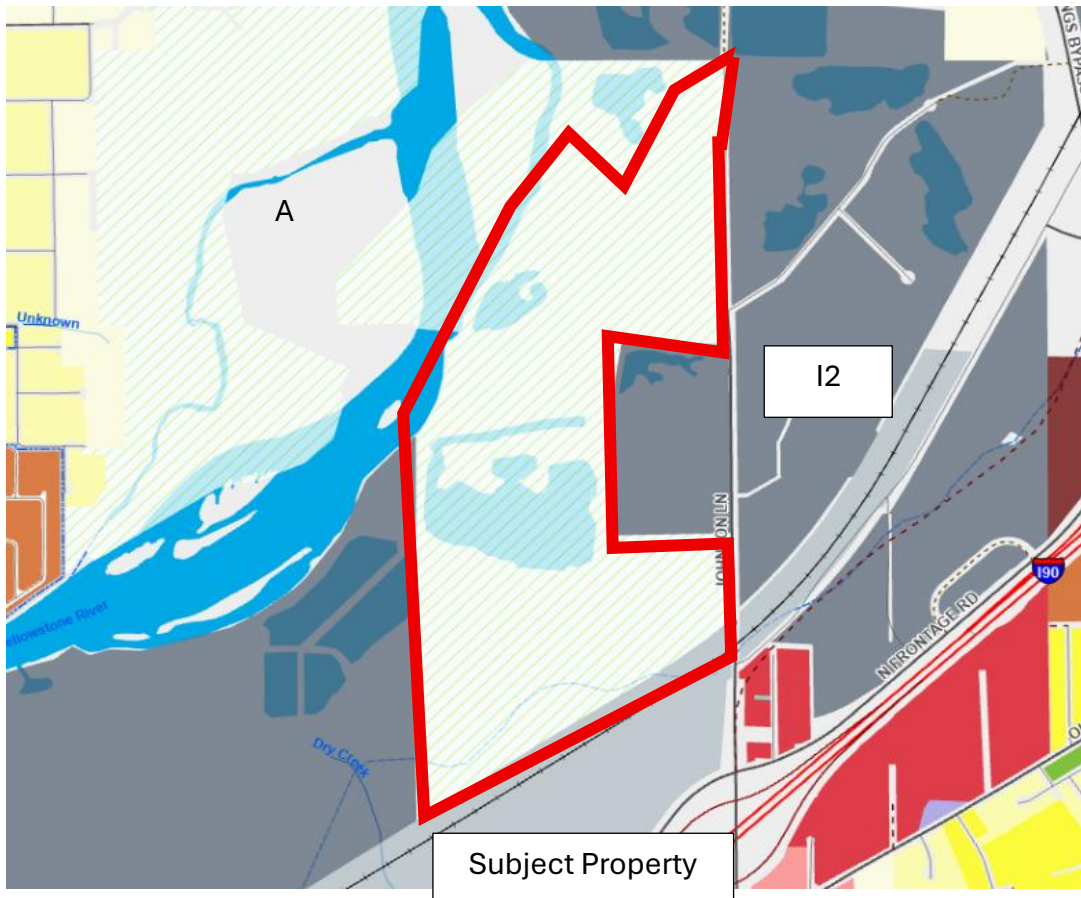
RECOMMENDED ACTION:

The Zoning Commission is recommending approval and adoption of the findings of the 11 review criteria for Zone Change 735.

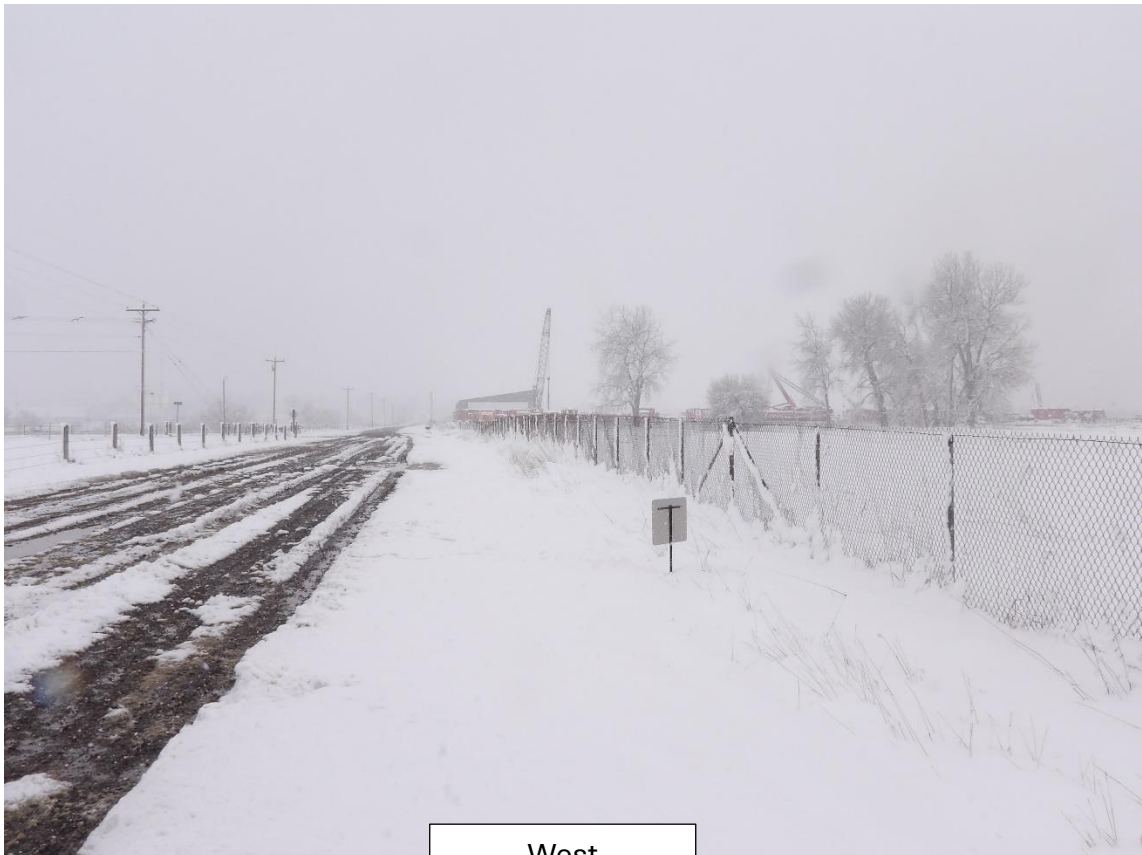
Attachments

Zoning Map & Site Photos

Attachments for Zone Change 735



Attachments for Zone Change 735



West

Attachments for Zone Change 735



East

B.O.C.C Thursday Discussion

4.

Meeting Date: 05/21/2026

Title: Nextera Energy - Project Update

Submitted By: Erika Guy

TOPIC:

Nextera Energy - Project Update

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

5.

Meeting Date: 05/21/2026

Title: Bridgemont Update

Submitted By: Erika Guy

TOPIC:

Bridgemont Update

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

6.

Meeting Date: 05/21/2026

Title: Chickadee Wisdom Update

Submitted By: Erika Guy

TOPIC:

Chickadee Wisdom Update

BACKGROUND:

Update

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

7.

Meeting Date: 05/21/2026

Title: Larry Bean - Museum Levy Discussion

Submitted By: Erika Guy

TOPIC:

Larry Bean - Museum Levy Discussion

BACKGROUND:

NA

RECOMMENDED ACTION:

Discuss

B.O.C.C Thursday Discussion

Meeting Date: 05/21/2026

Title: Closed

Submitted By: Teri Reitz, Board Clerk

TOPIC:

Closed: Personnel Matter

BACKGROUND:

N/A

RECOMMENDED ACTION:

N/A
