



CITY ZONING COMMISSION AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers

Tuesday, September 1, 2009 4:30 P.M.

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. **Public Comment**
- IV. **Approval of Minutes:**
The minutes of the Board meeting of August 4, 2009
- V. **Regular Business:**
 - A. Opening of public hearings.
 - B. Reading of rules for the procedure by which the public hearings will be conducted.
 - C. Reading of notices of the public hearings on the following items:

Public Hearings:

1) City Zone Change #853 - Text Amendment to Sections 27-615 & 27-618 - Clear Vision Areas - A zone change was initiated by the City Zoning Commission on November 5, 2008. The City Engineering Division has prepared amendments to the zoning regulations governing visibility areas for traffic and pedestrian safety at intersections. These new clear vision areas will effect all property within the City of Billings and in the 4 ½ - mile jurisdictional zoning in Yellowstone County. Planner: Nicole Cromwell 247-8662

The City Council has designated **Monday, September 28, 2009 at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the above-mentioned items. The Council will hear all persons wishing to speak relative to such proposed special review uses and zone changes. As provided in Montana Code Annotated, Section 76-2-305(2) (1999), in the event of a protest petition against such **zone change** signed by the owners of twenty-five (25) percent or more of: (1) the area of the lots included in any proposed change; or (2) those lots one hundred fifty (150) feet from a lot included in a proposed change, such proposed amendment shall not become effective except by the favorable vote of two-thirds ($\frac{2}{3}$) of the present and voting members of the City Council. The protest petition must be received in the Planning Department office by 5:00 p.m. on the Friday

preceding the first reading of the amendment by the City Council. The Council will hear all persons wishing to speak relative to the proposed zone change.

VI. Other Business:

VII. Announcements:

VIII. Adjournment