



CITY ZONING COMMISSION AGENDA

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

Tuesday, March 2, 2010 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 February 2, 2010
- V. **Disclosure of any Conflict of Interest-Members of the Commission and Staff**
- VI. **Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff**
 - a. **The Exparte Communication Binder is available at the Sign-In and Agenda Station.**
- VII. **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:

Item #1: (Return Item) City Zone Change #857 – Text and Map Amendment East Billings Parking Overlay District – An amendment to the official map to create an overlay district and an addition to the regulations (New Section 27-1460) to encourage development and re-development in the EBURD Tax Increment Finance District by adopting off-street parking standards and traffic management within this district.

Item #2: (Return Item) City Zone Change #861 – 2302 Meadowood Street – A zone change request from Residential 9,600 (R-96) to Residential 7,000 (R-70) to allow an existing duplex structure to remain and be re-built if necessary on the Lot 8, Block 1 of Meadowood Subdivision, a 9,836 square foot parcel of land. Tax ID A10940. Mark Dawson, owner and Blueline Engineering, agent.

Item #3: City Zone Change #862 – 2414 Roundup Road & 621 Pemberton Lane – A zone change request from Community Commercial (CC) to Highway Commercial (HC) to allow the expansion of a Limited Pharmaceutical Manufacturing facility on Tract 2A1 of C/S 1965 and Lot 5 of Block 1 Bergquist Subdivision, two parcels of land of 4.5 acres and 1.5 acres. A pre-application neighborhood meeting was held on January 22, 2010 at 2376 Main Street, All American Pharmaceuticals. Tax IDs D05005A and A29559. Vacant Land LLC and Tom & Cheri Bergquist, owners and Ernie Dutton, agent.

Item #4: City Zone Change #863 – Text Amendment to Section 27-614(e) – Temporary Uses – This is an amendment to Section 27-614(e) to allow the storage of equipment and materials for an approved construction project in any zoning district. City Council initiated this amendment on February 8, 2010.

The City Council has designated **Monday, March 22, 2010**, 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. 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.

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- VIII. Other Business:**
- IX. Announcements:**
- X. Adjournment**