



CITY ZONING COMMISSION AGENDA

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

June 1, 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 May 4, 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: City Zone Change # 864 – 2408 Main Street – A zone change request from Community Commercial (CC) to Highway Commercial (HC) on Lot 1, Block 1 North Pointe Square Subdivision a 50,767 square foot parcel of land to accommodate the expansion of All American Pharmaceutical at 2376 Main Street. The applicant conducted a pre-application neighborhood meeting on April 15, 2010 at Bull Mountain Grille at 11:00 am. Tax ID #C11829 Cody Family LLC, owner and Ernie Dutton, agent.

Item #2:

City Zone Change #865 – Text Amendment to Sec. 27-1505(f) – A text amendment requested by the City BOA and initiated by the Zoning Commission by a 3-0 vote on May 4, 2010. The amendment will delete the last phrase of the last paragraph of this section pertaining to the re-application for variance after a request has been denied by the Board of Adjustment.

Item #3:

City Zone Change #866 – 2320 Rosebud Drive – A zone change request from Residential 7,000 (R-70) to Residential Professional (RP) on the East 90 feet of Lot 10, Block 2, Justiss Subdivision an 11,333 square foot parcel of land to accommodate the re-development of the property for a professional office. The applicant conducted a pre-application neighborhood meeting on April 26, 2010 at the La Quinta Inn at 3040 King Avenue West at 6:30 pm. Tax ID # C01677. John & Paula Lambrecht, owners.

The City Council has designated **Monday, June 28, 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 item.

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 changes.

VIII. Other Business

IX. Announcements

X. Adjournment