



## CITY ZONING COMMISSION AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers  
Billings, Montana

**August 3, 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 July 6, 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 Special Review #884 – 501 Hilltop Road – King’s Corner Casino** - A special review request to allow the addition of an outdoor patio of 1,450 square feet for an existing beer & wine license with gaming (SR #611 approved 8/25/1997) in a Highway Commercial (HC) zone on Lots 2B & 2C, Block 1, Dicono Subdivision, a 37,750 square foot parcel of land. The location will need a waiver of the 600 foot separation distance required from a school (Bench Elementary School) at 505 Milton Road. Tax ID #A28736A & A28736B; Jimmy & D’Arlyne Dorman, owners and Michael Schmechel, agent.

**Item #2: City Special Review #885 – 4040 Parkhill Drive – Tenderest Assisted Living - A** special review request to construct four (4) new assisted living buildings with 16 units in each building for a total of 64 new assisted living dwelling units in a Residential 7,000 (R-70) and Residential Multi-family-Restricted (RMF-R) zone within the North Shiloh Corridor Overlay District on Tract 2 of Rush Acreage Tracts Subdivision and Lots 5 & 6, Block 6, Rush Subdivision, 2<sup>nd</sup> Filing, a 2.388 acre parcel of land.

The City Council has designated **Monday, August 23, 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. Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Council will hear all persons wishing to speak relative to the proposed special review uses.

### **Other Business**

#### **VIII. Announcements**

#### **IX. Adjournment**