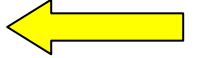




CITY ZONING COMMISSION AGENDA

Parmly Billings Library 4th Floor Small Conference Room
510 North Broad way
Billings, Montana



Tuesday, December 7, 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 November 3, 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:

Return Item: City Special Review #887 – 711 Mattson Lane, 712 & 716 Lambrecht Lane -
A special review request to allow two (2) 4-plexes and one (1) 3-plex (total of 11 dwelling units) in a Residential 6,000 (R-60) zone on Lots 14A, 14B and 14D of Mattson Acres Subdivision, a 28,902 square foot parcel of land at 711 Mattson Lane and 712 and 716 Lambrecht Lane. Tax ID C01234, Richard and Mary Chapman, owners and Ben Nistler, agent.

On October 25, 2010, the City Council referred the application back to the Zoning Commission for another public hearing on a corrected site plan.

The applicant has requested to withdraw the application from further review. The Zoning Commission will hear all persons wishing to speak relative to the proposed special review withdrawal. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 510 North Broadway, Parmly Library 4th Floor, Billings, MT 59101.

Other Business

VIII. Announcements

IX. Adjournment