



CITY ZONING COMMISSION AGENDA

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

Tuesday, January 4, 2011, 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 December 7, 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 #870 – The Village Subdivision – Planned Development Amendment –

A Planned Development zone change request to allow a mixture of commercial, cultural, medical, clinical and residential uses in a Planned Development on a 111.91 acre parcel of land described as Blocks 1 through 5, The Village Subdivision, Tax IDs A31914 through A31952; Sisters of Charity of Leavenworth Health Systems, owner and Will Ralph, P.E., Sanderson Stewart, agent.

Item #2: City Zone Change #871 – 766 Calhoun Lane – A zone change from Residential 9,600 (R-96) to Entryway General Commercial (EGC) on a 1.554 acre parcel of land described as the south 310 feet of Lot 24 of Sugar Subdivision less 4,194 square feet for King Avenue East right-of-way. Tax ID: D01587 Almon Blain, Jr. owner. The applicant held a pre-application meeting on November 29, 2010 and the applicant has submitted a concurrent petition for annexation.

The City Council has designated Monday, January 24, 2011, 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. The Zoning Commission and City Council will hear all persons wishing to speak relative to the proposed zone changes. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 510 North Broadway, Parmlly Library 4th Floor, Billings, MT 59101 or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Other Business

VIII. Announcements

IX. Adjournment