



**CITY ZONING COMMISSION
AGENDA**
210 N. 27th Street, 2nd Floor City Council Chambers
Billings, Montana

Tuesday, April 10, 2012, 4:30 PM

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 March 6, 2012.
- 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 Exparté 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: Zone Change #891 – Text Amendment – Townhomes – Section 27-201 and 27-622
- A zone change to the Unified Zoning Regulations to amend language to conform to new state law regarding townhomes and townhouses. The City Zoning Commission initiated this amendment on February 7, 2012.

Item #2: Zone Change #892 – Text Amendment – City Zone Change Procedures – Section 27-1502
- A zone change to the Unified Zoning Regulations to amend language to conform to new state law regarding city zone change procedures. The City Zoning Commission initiated this amendment on February 7, 2012.

Item #3: Zone Change #893 – Text Amendment – County Zone Change Procedures – Section 27-1508 and 27-1704 - A zone change to the Unified Zoning Regulations to amend language to conform to new state law regarding county zone change procedures and enforcement. The City Zoning Commission initiated this amendment on February 7, 2012.

VIII. Other Business

IX. Announcements

X. Adjournment

The City Council has designated **Monday, April 23, 2012**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the special review and zone changes.

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 (April 20, 2012) by the City Council.

The Zoning Commission and City Council will hear all persons wishing to speak relative to the proposed special review and 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.

Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@ci.billings.mt.us