



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

Tuesday, July 3, 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 May 1, 2012.
****The June 5 meeting was cancelled due to a lack of a quorum.**
- 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: City Zone Change #899 – Text Amendment – Allowing Poultry – Section 27-305, 27-306 and 27-607 – A zone change to allow keeping of poultry in residential zoning districts and in commercial zoning districts developed for residential uses. The City Council initiated the amendment on May 14, 2012.

Item #2: City Zone Change #900 – Western Sky Subdivision, Block 1, Lots 1 and 2 – 44th St West and King Avenue West – A zone change from Residential 5,000 (R-50) to Residential Multi-family-Restricted (RMF-R) on a 22.3 acre portion of Lots 1 and 2, Block 1, Western Sky Subdivision. Tax IDs: C15618 and C15619. King Meadows LLC, owner and Sanderson Stewart, agent.

Item #3: City Zone Change #901 – East Billings Urban Renewal District (EBURD) Form-Based Code – Map Amendment and Text Amendment – A zone change from Controlled Industrial (CI), Heavy Industrial (HI), Community Commercial (CC), Neighborhood Commercial (NC), Residential 6,000 (R-60) and Highway Commercial (HC) to Railspur Village (EBURD RSV); Railspur Village Main Street (EBURD RSVMS); Central Works (EBURD CW); 13th Street Main Street (EBURD 13th) and Industrial Sanctuary (EBURD IS) and add a **new Section 27-1800** to the Unified Zoning Regulations titled East Billings Urban Revitalization District (EBURD) code.

VIII. Other Business

IX. Announcements

X. Adjournment

The City Council has designated **Monday, June 25, 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 (June 22, 2012) by the City Council.

The Zoning Commission and City Council will hear all persons wishing to speak relative to the proposed zone change. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 510 North Broadway, Parnly 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