



## CITY ZONING COMMISSION AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers  
Tuesday, June 3, 2008 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 May 6, 2008
- V. **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 #837 – Mont Vista/Krutzfeldt Ranch Planned Development – Southeast corner of Rimrock Road and 54<sup>th</sup> Street West** – A zone change request from Residential 9,600 (R-96) to Planned Development (PD) with multiple underlying zoning districts on Tract 1 & 2 of C/S 2054 a 64 acre parcel of land, Tax IDs D04700 & D04701. Krutzfeldt Ranch, LLC is the owner and Tom Llewellyn is the agent.

**Item #2: City Zone Change #844 – 5900 Block Rimrock Road** – A zone change from R 9,600 (R-96) to Residential Multi-family-Restricted (RMF-R) on a 5.35 acre parcel of land directly west of Mared Street south of Yellowstone Club Estates, on the West ½ of Lot 5, Sunny Cove Fruit Farms Subdivision, Tax ID D04651. Thomas Romine, owner and Blaine Poppler is the agent.

**Item #3: City Special Review #860 – 5435 Midland Road –Maui Nites Casino** – A special review request to allow the addition of an outdoor patio to an existing location of an all-beverage alcoholic beverage license on a 31,493 square foot parcel of land in a Highway Commercial (HC) zone, on Lot 1, Block 1 of Vaquero Subdivision. Tax ID C07319, Manny 422, LLC, owner, and Roger Tuhy, agent.

**Item #4: City Special Review #861 – 543 Milton Road** – A special review request to allow a public parking lot on a 24,000 square foot parcel of land in a Residential Multi-family (RMF) zone, on Lot 4, Block 1 of Keller Subdivision. Tax ID A20491, First Interstate Bank, owner, and Jeff Essman, agent.

**Item #5: City Special Review #862 – 1911 King Avenue West** – A special review request to modify the condition of approval for SR #836 and SR #841 restricting vehicle access across the west property line to adjacent property on a 2.303 acre parcel of land in a Controlled Industrial (CI) zone, on Lot 11A-1, CBH Industrial Park Subdivision. Tax ID A20590, KRP, LLC, owner, and Blueline Engineering, agent.

\*\*The City Council has designated **Monday, June 23, 2008** 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. The Council will hear all persons wishing to speak relative to such proposed special review uses and zone changes.

**VI. Other Business:**

**VII. Announcements:**

**VIII. Adjournment**