



County of Yellowstone Zoning Commission

AGENDA

Monday, December 8, 2014, 4:00 p.m.

2825 3rd Ave North 1st Floor Meeting Room – Miller Building

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, state your name and address for the record. Please limit your comments to three (3) minutes or less.

1. **CALL TO ORDER**

Introduction of Board members and Staff

2. **ANNOUNCEMENTS**

3. **DISCLOSURE OF ANY CONFLICT OF INTEREST**-Members of the Commission and Staff

4. **DISCLOSURE OF ANY OUTSIDE (EXPARTE COMMUNICATION)**- Members of the Commission and Staff. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

5. **APPROVAL OF MINUTES: November 13, 2014**

6. **PUBLIC HEARINGS:**

Item #1: Return Item - County Zone Change #652 – 6132 S Frontage Road – A zone change request from Agriculture-Open Space (A-1) to Highway Commercial (HC) on the northern 106.51 acres and Neighborhood Commercial (NC) on the southern 20 acres of a 126.51 acre parcel of land described as the SW1/4, Sec18, T1S, R26E, less the RY, HWY & C/S 1614 and C/S 2038 (excluding an area already zoned HC). The area is presently used as a sod farm for Tvetene Turf. A pre-application meeting was held at the subject property on July 28, 2014. The Board of County Commissioners on November 10, 2014, referred this amended request back to the County Zoning Commission. Tax ID D01913.

Item#2: County Zone Change #654 – Harmony Meadows – A zone change from Residential 5,000 (R-50) and Residential 7,000 (R-70) to Community Commercial (CC) and Residential Multifamily-Restricted (RMF-R) on Lot 2 and the portion of Lot 1 zoned R-50 in Block 1, Harmony Meadows Subdivision, 1st Filing, a 48.38 acre parcel of land. A pre-application meeting was held at the Holiday Inn Grand at 5500 Midland Road on October 27, 2014. Tax IDs D01925 and D01925B.

7. OTHER BUSINESS –

A. PUBLIC COMMENT: See note above.

Following the public hearing, the County Zoning Commission will make a recommendation to the Yellowstone County Commissioners. The **Board of County Commissioners** public hearing will be held **on Tuesday, December 23, 2014, at 9:45 a.m. in Room 403A, 4th Floor of the Yellowstone County Courthouse.** The Board of County Commissioners will hear all persons wishing to speak relative to the proposed zone change.

Information on the preceding item may be obtained at the Yellowstone County Planning Department, 2825 3rd Avenue North, 4th Floor or phone 657-8246. Anyone wishing to be heard on this matter may appear at this hearing. 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