

City of Billings Zoning Commission

Meeting Minutes July 5, 2017

The City of Billings Zoning Commission met on Wednesday, July 5, 2017 in the Miller Building 1st Floor Conference Room, 2825 3rd Avenue North, Billings, Montana.

Chairman Wagner called the meeting to order at 4:30 p.m. The City Council has designated Monday July 24, 2017 at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the zoning applications.

Commission and Staff		01/03/2017	02/07/2017	03/07/2017	04/04/2017	05/02/2017	06/06/2017	07/05/2017	08/01/2017	09/05/2017	10/03/2017	11/07/2017	12/05/2017
Dan Wagner	Chairman	1	-	-	1	1	-	1					
Dennis Ulvestad	Commissioner	1	-	-	1	A	-	1					
Mike Boyett	Vice Chairman	1	-	-	1	1	-	1					
Michael Larson	Commissioner	1	-	-	1	1	-	E					
James Mariska	Commissioner	1	-	-	1	1	-	1					
Wyeth Friday	Director, Planning & Community Services	-	-	-	1	-	-	-					
Vacant	Division Planning Manager	-	-	-	-	-	-	-					
Nicole Cromwell	Planner Zoning Coordinator	1	-	-	E	1	-	1					
Tammy Deines	Planning Clerk	-	-	-	-	-	-	-					
Dave Green	Planner II	-	-	-	1	-	-	1					
Karen Husman	Planner I	-	-	-	-	-	-	-					
Robbin Bartley	Administrative Support	1	-	-	1	1	-	1					

Total Number of 2017 Applications	01/03/2017	02/07/2017	03/07/2017	04/04/2017	05/02/2017	06/06/2017	07/05/2017	08/01/2017	09/05/2017	10/03/2017	11/07/2017	12/05/2017	TOTAL
Zone Change	2			2	1		1						6
Special Review	1			3			1						5

Chairman Wagner introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator; Dave Green, Planner II and Robbin Bartley, Administrative Support.

In Attendance: Pat Davies, Kolten Knatterud, Tom Reiner

Public Comment

Chairman Wagner called for public comments. There were no public comments. Chairman Wagner closed the public comment portion of the meeting.

Approval of Minutes: May 2, 2017

Chairman Wagner called for approval of the May 2, 2017 meeting minutes.

Motion

Commissioner mb made a motion and Commissioner du seconded the motion to approve the May 2, 2017 meeting minutes.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Dan Wagner	x			
Mike Boyett	x			
Dennis Ulvestad	x			
Mike Larson				x
James Mariska	x			

The motion for approval then carried with a unanimous voice vote 4-0.

Disclosure of any Conflict of Interest, Ex Parte Communications and Site Visits

A new form has been implemented for any disclosures. If any Board member circled yes to a Conflict of Interest or Ex Parte Communication, it will be explained here.

Public Hearings:

Chairman Wagner reviewed the rules and the procedures by which the City Zoning Commission public hearings are conducted and advised the audience that this would be heard by the City Council on July 24, 2017. He then asked Nicole Cromwell to review the first agenda item.

Dave Green presented:

City Special Review 956 – 422 Roxy Lane – Multi-family dwellings – A special review request to allow the construction of 2 new 4-plex multi-family buildings in a Residential 6,000 (R-60) zone on Block 3, Lot 6 of Superior Homes Subdivision, a 37,600 square foot parcel of land generally located at 422 Roxy Lane. Tax ID: C01471.

RECOMMENDATION

Planning staff recommends conditional approval an adoption of the findings of the 3 criteria for **City Special Review 956**. There are 6 conditions.

Questions for Staff:

Commissioner Boyett stated there are 6 units currently. Staff added 8 will be allowed with a possibly of 10. No curb, gutter and paved street. Engineering will make this determination.

Chairman Wagner asked for the applicant of **City Special Review 956**.

Kolten Knatterud, Territorial Landworks, Inc., Agent

No questions.

Opposed

None

Chairman Wagner asked for a motion.

Commissioner Boyett made a motion and Commissioner Mariska seconded the motion to approve **City Special Review 956 with conditions**.

DISCUSSION

Commissioner	YES	NO	ABSTAINED	ABSENT
Dan Wagner	x			
Mike Boyett	x			
Dennis Ulvestad	x			
Mike Larson				x
James Mariska	x			

The motion is approved with a verbal vote of 4-0.

Dave Green presented:

City Zone Change 958 – Skyline Court – A zone change from Planned Development (PD) and Residential Multi-family (RMF) to Residential Professional (RP) on Lot 4-12 and 17-21 of Block 59, Foster’s Addition and Billings Original Town Block 269 Lots 4-11, a 1.12 acre parcel of land. A pre-application neighborhood meeting was held at the Billings Public Library on May 30, 2017. Tax IDs: A07379, A01966, A01967, A01968, A07375.

RECOMMENDATION

Planning staff recommends approval of adoption of the findings of the 10 criteria for **City Zone Change 958**.

Questions for Staff:

Chairman Wagner asked for the applicant of **City Zone Change 958**.

Pat Davies, Sanderson Stewart, Agent

A large Dialysis Clinic is planned for this property. Commissioner Mariska asked if these are the same owners of condo apartments. Randy Hafer is not opposed to this zone change. The proposed building entrance will be on 25th. The alley will remain and be improved to access staff parking.

Opposed

None

Chairman Wagner asked for a motion.

Commissioner Ulvestad made a motion and Commissioner Boyett seconded the motion to approve **City Zone Change 958**.

DISCUSSION

Commissioner	YES	NO	ABSTAINED	ABSENT
Dan Wagner	x			
Mike Boyett	x			
Dennis Ulvestad	x			
Mike Larson				x
James Mariska	x			

The motion is approved with a verbal vote of 4-0.

Other Business:

July 17, 2017 is a Joint Meeting for code separation.

Adjournment: The meeting adjourned at **4:55 p.m.**

DRAFT: To be approved by a motion: **August 1, 2017.**

ATTEST:

Robbin Bartley, Administrative Assistant I