



**OFFICE OF THE CITY CLERK
COUNCIL ACTION FORM**

SUBJECT: ORD 23-5825 ZC 1021 south of Bell Ave. and north of Rocky Vista

Council Meeting Date: 02/27/2023

Vote: Approved 8-3, Tidswell, Boyett and Rupsis

**Shaw, Gulick, Neese, Owen, Joy, Choriki, Tidswell,
Purinton, Boyett, Rupsis, Mayor Cole**

ORDINANCE 23-2825

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION ON Tracts 1 and 2 of Certificate of Survey No. 2828, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.*

Section 2. DESCRIPTION. *Tracts 1 and 2 of Certificate of Survey No. 2828, is presently zoned **Agriculture (A)**, a county zone, and is shown on the official zoning map within this zone.*

Section 3. ZONE DISTRICT AMENDMENT. *The official zoning map is hereby amended and the zoning for **Tracts 1 and 2 of Certificate of Survey No. 2828**, is hereby changed from **Agriculture (A)**, a county zone, to **Neighborhood 1 (N1), Mixed Residential 2 and 3 (NX2-NX3) and Public 1 (P1)**, as shown on the attached exhibit, and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Neighborhood 1 (N1), Mixed Residential 2 and 3 (NX2-NX3) and Public 1 (P1)**, as set out in the Billings, Montana City Code.*

Section 4. EFFECTIVE DATE. *This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law, or upon effective date of Resolution 23-11100 approving the annexation of the above territory, whichever is later.*

Section 5. REPEALER. *All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.*

Section 6. SEVERABILITY. *If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.*

PASSED by the City Council on first reading this 13th day of February, 2023.

PASSED, ADOPTED and APPROVED on second reading this 27th day of February, 2023



CITY OF BILLINGS

DocuSigned by:
BY: William A. Cole
William A. Cole, Mayor

Attest:
BY: Denise R. Bohman
Denise R. Bohman, City Clerk

Zone Change 1021 – Vista West – Agriculture to N1, NX2, NX3 and Public

Zone Change 1021

Zoning Exhibit – Vista West

EXHIBIT A

LAND USE AND ANNEXATION DETAILS

TRACTS 1 & 2, CERTIFICATE OF SURVEY No. 2828

PREPARED FOR : DORN REAL ESTATE AND DEVELOPMENT

PREPARED BY : **SANDERSON STEWART** 

BILLINGS, MONTANA NOVEMBER, 2022

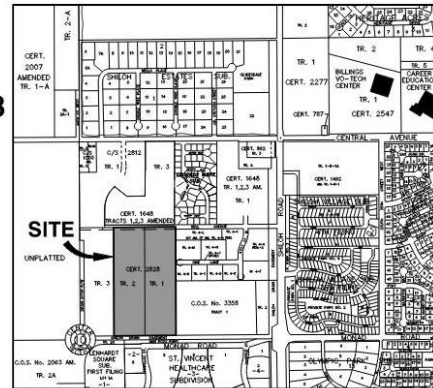
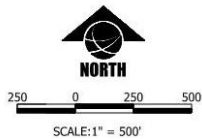
LAND USE SUMMARY

P1 = 1.547 ACRES = 5.90%

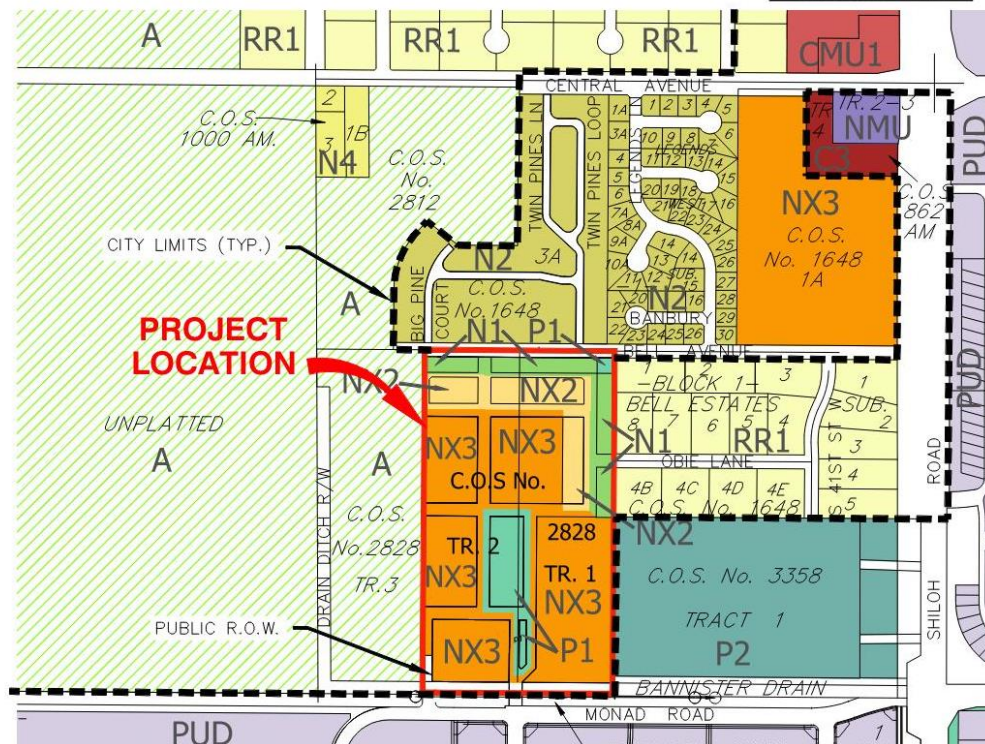
N1 = 2.022 ACRES = 7.71%

NX3 = 14.155 ACRES = 53.98%

NX2 = 2.349 ACRES = 8.96%



VICINITY MAP



Certificate Of Completion

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Status: Completed

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Source Envelope:

Document Pages: 4

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Toni Keehner

AutoNav: Enabled

Stamps: 1

keehnert@billingsmt.gov

Enveloped Stamping: Enabled

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keehnert@billingsmt.gov

Signer Events

William A. Cole

coleb@billingsmt.gov

Mayor

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Signature

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Denise R. Bohlman

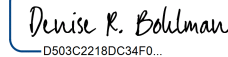
bohlmand@billingsmt.gov

City Clerk

City of Billings

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Toni Keehner

keehnert@billingsmt.gov

Deputy City Clerk

City Clerk

Security Level: Email, Account Authentication (None)

Completed

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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp**

Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/28/2023 11:04:58 AM
Certified Delivered	Security Checked	3/2/2023 8:17:46 AM
Signing Complete	Security Checked	3/2/2023 8:17:54 AM
Completed	Security Checked	3/2/2023 8:17:54 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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