

RESOLUTION NO. **02-17828**

A RESOLUTION OF THE CITY OF BILLINGS, MONTANA,
EXPANDING THE BOUNDARIES OF THE BILLINGS
URBAN PLANNING AREA TO INCLUDE THE
NORTHWEST BILLINGS URBAN PLANNING STUDY
AREA.

WHEREAS, an Urban Planning Study was conducted on the Northwest Billings Urban Planning Study Area property and was submitted to the City for review and approval, and

WHEREAS, the Billings Urban Planning Area is the area established by the City, for the purpose of planning for future growth of the City, and

WHEREAS, the purpose of the study is to determine impacts on city services, the natural environment, and the feasibility of extending City services within the proposed area, and

WHEREAS, the study area encompasses the property bounded generally by the Rims, Shiloh Road, King Avenue West and 56th Street West and;

WHEREAS, the Yellowstone County Board of Planning reviewed the Urban Planning Study on the Miller Property Urban Planning Study at its regular meeting on March 26, 2002, and

WHEREAS, the Yellowstone County Board of Planning has recommended approval of inclusion of the Northwest Billings Urban Planning Study Area into the urban planning area; and

WHEREAS, a public hearing was properly noticed and held by the Billings City Council as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. URBAN PLANNING STUDY. The Northwest Billings Urban Planning Study Area is hereby approved by the Billings City Council.
2. URBAN PLANNING AREA. The boundaries of the Billings Urban Planning Area are hereby extended to include the Northwest Billings Urban Planning Study Area. See Attachment "A" for a detailed description of the study area.

PASSED AND APPROVED by the City Council this 22nd day of April, 2002.

THE CITY OF BILLINGS:

BY: _____
Charles F. Tooley MAYOR

ATTEST:

EXHIBIT 'A'

Those portions of Sections 24, 25 and 36, T. 1 N., R. 24 E., Sections 19, 30, 31, 32 and 33, T. 1 N., R. 25 E., and Sections 3, 4, 5, 8, 9, 10, 15, 16 and 17, T. 1 S., R. 25 E., P.M.M. contained within the following described boundary:

Beginning at a point which is the southeast corner of Section 10, T. 1 S., R. 25 E., P.M.M.;

thence, from said point of beginning, westerly along the south line of said Section 10 to the $\frac{1}{4}$ corner common to Sections 10 and 15, T. 1 S., R. 25 E.;

thence southerly along the mid-section line of said Section 15 to a point which is 500.00 feet measured at a right angle from the north line of the NW $\frac{1}{4}$ of said Section 15, T. 1 S., R. 25 E.;

thence westerly along a line which is parallel with and a distance of 500.00 feet southerly from the north lines of the NW $\frac{1}{4}$ of Section 15, T. 1 S., R. 25 E., the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 16, T. 1 S., R. 25 E., and the NE $\frac{1}{4}$ of Section 17, T. 1 S., R. 25 E., to its intersection with a line parallel with and 500.00 feet west of the east line of Section 17, T. 1 S., R. 25 E.;

thence northerly along a line which is parallel with and a distance of 500.00 feet westerly from the east lines of the NE $\frac{1}{4}$ of Section 17, T. 1 S., R. 25 E., the SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 8, T. 1 S., R. 25 E., and the SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 5, T. 1 S., R. 25 E., to a point which is 500.00 feet south measured at a right angle from the north line of the NE $\frac{1}{4}$ of said Section 5;

thence westerly along a line which is parallel with and a distance of 500.00 feet southerly from the north line of the NE $\frac{1}{4}$ of Section 5, T. 1 S., R. 25 E., to a point which is on the southerly extension of the west line of Lot 124 in Sunny Cove Fruit Farms;

thence northerly along a line which is the southerly extension of the west line of Lot 124 in Sunny Cove Fruit Farms to the southwest corner of said Lot 124;

thence northerly along the west lines of Lots 124, 101, 92, 69 and 60 in Sunny Cove Fruit Farms, and along the west line of Certificate of Survey No 1946 and along the west line of Lot 28 in Sunny Cove Fruit Farms to a point which is the common corner to Lots 5, 6, 27 and 28 in Sunny Cove Fruit Farms;

thence westerly along the south lines of Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Sunny Cove Fruit Farms and along the westerly extension of the south line of said Lot 14 to the intersection with the southerly extension of the west line of Tract 3A, Certificate of Survey No 2465 Amended;

thence northerly along the southerly extension of the west line of said Tract 3A and along the west line of said Tract 3A to a point on the south easterly right-of-way line of the Burlington Northern Santa Fe Railroad;

thence northerly along said railroad right-of-way line to a point on the west line of the SE $\frac{1}{4}$ of Section 24, T. 1 N., R. 24 E.;

thence northerly along the North / South mid-section line of said Section 24, T. 1 N., R. 24 E., to the Center $\frac{1}{4}$ corner of said Section 24, T. 1 N., R. 24 E.;

thence easterly along the East / West mid-section line of said Section 24, T. 1 N., R. 24 E., to the $\frac{1}{4}$ corner common to said Section 24, T. 1 N., R. 24 E., and Section 19, T. 1 N., R. 25 E.;

thence easterly along the East / West mid-section line of said Section 19, T. 1 N., R. 25 E. to the $\frac{1}{4}$ corner common to said Section 19, T. 1 N., R. 25 E. and Section 20, T. 1 N., R. 25 E.;

thence southerly along the line common to said Sections 19 and 20, T. 1 N., R. 25 E. to a point which is the southeast corner of said Section 19, T. 1 N., R. 25 E. said point also being the northeast corner of Tract 11-A, Certificate of Survey No. 836;

thence southerly along the east line of said Tract 11-A, Certificate of Survey No. 836, to a point which is the southeast corner of said Tract 11-A, said point also being on the western boundary of the existing Urban Planning Area;

thence along the westerly boundary of the existing Urban Planning Area, in accordance with the current officially adopted Urban Planning Area boundary map, to the point of beginning; containing an area of approximately 4830 acres, more or less.