

ORDINANCE 21-_____

AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THE ZONE CLASSIFICATION ON
FRACTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION
15, T.1S., R.26E., P.M.M., YELLOWSTONE COUNTY,
MONTANA, BEING UNPLATTED LAND WHOLLY
SURROUNDED ON THE WEST BY TRACT 5 OF
CERTIFICATE OF SURVEY 1121, ON THE SOUTH BY
THE YELLOWSTONE RIVER, ON THE EAST BY THE
YELLOWSTONE RIVER AND TRACT 1 OF CERTIFICATE
OF SURVEY NUMBER 1591, ON THE NORTH BY TRACT
1 OF CERTIFICATE OF SURVEY NUMBER 1596, AND
SOUTH FRONTAGE ROAD RIGHT-OF-WAY (3508
SOUTH FRONTAGE ROAD); AND BEING THE N1/2, N1/2,
N1/2, SE1/4 OF SECTION 17, T.1S., R.26E., P.M.M.,
YELLOWSTONE COUNTY. MONTANA (6014 SOUTH
BILLINGS BOULEVARD); 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. DESCRIPTIONS.

Torgerson Property

Fractions of Government Lots 2 and 3, Section 15, T.1S., R.26E., P.M.M., Yellowstone County, Montana, being unplatted land wholly surrounded on the West by Tract 5 of Certificate of Survey 1121, on the South by the Yellowstone River, on the East by the Yellowstone River and Tract 1 of Certificate of Survey Number 1591, on the North by Tract 1 of Certificate of Survey Number 1596, and South Frontage Road Right-Of-Way is presently zoned **Agriculture (A)** and is shown on the official zoning map within this zone.

City of Billings Property

Being the N1/2, N1/2, N1/2, SE1/4 of Section 17, T.1S., R.26E, P.M.M., Yellowstone County, Montana is presently zoned **Agriculture (A)** and is shown on the official zoning map within this zone.

Section 3. ZONE DISTRICT AMENDMENTS. The official zoning map is hereby amended and the zoning for:

Fractions of Government Lots 2 and 3, Section 15, T.1S., R.26E., P.M.M., Yellowstone County, Montana, being unplatted land wholly surrounded on the West by Tract 5 of Certificate of Survey 1121, on the South by the Yellowstone River, on the East by the Yellowstone River and Tract 1 of Certificate of Survey Number 1591, on the North by Tract 1 of Certificate of Survey Number 1596, and South Frontage Road Right-Of-Way, is hereby changed from Agriculture (A) to Heavy Commercial (CX), and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to Heavy Commercial (CX) as set out in the Billings, Montana City Code.

Being the N1/2, N1/2, N1/2, SE1/4 of Section 17, T.1S., R.26E, P.M.M., Yellowstone County, Montana, is hereby changed from Agriculture (A) to Public 2 (P2) and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to Public 2 (P2) 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.

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 12th Day of July, 2021.

PASSED, ADOPTED and APPROVED on second reading this 26th day of July, 2021.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Zone Change 993, Torgerson and City of Billings Property