

RESOLUTION NO. 24 -

A RESOLUTION AMENDING RESOLUTION 21-10986 BY AMENDING THE ANNEXED BOUNDARY AS PROVIDED FOR IN DEVELOPMENT AGREEMENT DOC NO. 3989874 AND ANNEXING TERRITORY TO THE CITY.

WHEREAS, the City of Billings adopted Resolution 21-10986 annexing property owned by TKJ, LLC; and

WHEREAS, the City of Billings and TKJ, LLC, executed and recorded a Development Agreement regarding the terms of such annexation, that certain Document No. 3989874 of record with Yellowstone County Clerk and Recorder; and

WHEREAS, such Development Agreement in Section 10.c. provided for a future amendment of the Phase 1 boundary to ensure the annexed land was coterminous with the subdivision blocks and lots in the future Ridgeline Subdivision as described in Resolution 21-10986; and

WHEREAS, Ridgeline Subdivision has now been filed and is under construction but only partially within the city limits; and

WHEREAS, the coterminous boundary of lots and blocks in Ridgeline Subdivision need to match the City of Billings and the developer's approved phased development.

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

1. TERRITORY EFFECTIVELY ANNEXED. Pursuant to Petition filed as provided M.C.A., Title 7, Chapter 2, Part 46, the following territory is hereby annexed to the City of Billings:

Tracts of Land situated in the SE 1/4 of Section 9 and the SW 1/4 of Section 10, T.1S., R.25E, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Phase 1

Ridgeline Subdivision all lots in Block 1; Lots 1, Block 2; and that portion a of Lot 2, Block 2, shown as "Phase 1" on Sheet 3 of 4; and Lot 1, Block 3, under the filed Ridgeline Subdivision, Document No. 4050464;

Including all adjacent right of way;

2. **TERRITORY TO BE ANNEXED.** Pursuant to conditions being met with the Development Agreement:

Tracts of Land situated in the SE 1/4 of Section 9 and the SW 1/4 of Section 10, T.1S., R.25E, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Phase 2

All remaining area within the Ridgeline Subdivision Block 2, and Block 4, under Document No. 4050464;

Including all adjacent right of way;

Said phases containing 66.925 gross and 63.711 net acres, more or less.

3. **PHASED DEVELOPMENT.** This annexation and development is phased. This Resolution amends Resolution 21-10986 to ensure that Phase 1 land is coterminous with the filed subdivision as intended in such resolution. The required Development Agreement provides guidance on subsequent processes required to finalize Phase 2 legally described in Section 2 of this Resolution.
4. **EFFECTIVE DATE.** Conditions previously required in Resolution 21-10986 have been met. The effective date of this resolution is immediately upon passage.
5. **PROCEDURE.** All procedures as required under M.C.A., Title 7, Chapter 2, Part 46, have been duly and properly followed and taken.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana,
on the 24th day of June 2024.

CITY OF BILLINGS:

BY: _____

William A. Cole, Mayor

ATTEST:

BY: _____

Denise R. Bohlman, City Clerk
Amending Resolution 21-10986 – Annexation of Ridgeline Subdivision Phase 1