

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT A PORTION OF AG TRACT 11-A-1 OF AMENDED TRACT 11-A OF REMAINDER OF TRACT 11 OF CERTIFICATE OF SURVEY NO. 836

WHEREAS, Yellowstone Country Club ("the Applicant") filed an application for a zone change on February 2, 2026 to amend the Official Zoning Map; and

WHEREAS, the property is legally described as: A parcel(s) of Land situated in Section 30 Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Area 1:

Beginning at the northeast corner of Lot 17, Block 26 of Yellowstone Club Estates, 6th Filing, said point also being Point of Beginning #1; thence N01° 28' 04"E a distance of 31.53 feet; thence S88° 31' 56"E a distance of 496.10 feet; thence S01° 28' 04"W a distance of 98.86 feet; thence S36° 31' 40"W a distance of 98.15 feet; thence following a non-tangent curve to the left having a radius of 320.48 feet a central angle of 060° 01' 27" a length of 335.74 feet; thence following a non-tangent curve to the left having a radius of 240.00 feet a central angle of 041° 23' 58" a length of 173.41 feet back to the Point of Beginning. Said Parcel 1 contains 1.39 acres gross and net, more or less.

Area 2:

Beginning at the northwest corner of Lot 5, Block 22 of Yellowstone Club Estates, 6th Filing, said point also being Point of Beginning #2; thence S37° 45' 43"E a distance of 396.65 feet; thence S65° 11' 15"W a distance of 230.83 feet; thence following a non-tangent curve to the right having a radius of 1700.00 feet a central angle of 11° 51' 06" a length of 351.65 feet; thence N53° 19' 21"E a distance of 181.91 feet back to the Point of Beginning. Said Parcel 2 contains 1.70 acres gross and net, more or less.

Area 3:

Beginning at the northwest corner of Lot 14, Block 22 of Yellowstone Club Estates, 6th Filing, said point also being Point of Beginning #3; thence S50° 15' 13"W a distance of 169.77 feet; thence following a non-tangent curve to the left having a radius of 250.00 feet a central angle of 043° 15' 58" a length of 188.78 feet; thence N06° 58' 12"E a distance of 185.00 feet; thence S66° 26' 21"E a distance of 150.09 feet; thence S51° 58' 07"E a distance of 167.92 feet, back to the Point of Beginning. Said Parcel 3 contains 0.98 acres gross and net, more or less.; the property is currently zoned as P1, Parks and Open Space; and the Applicant proposes to change the zoning to N3, Suburban neighborhood residential; and

WHEREAS, a public hearing was held on March 3, 2026, before the Zoning Commission to consider the application, with all interested parties given an opportunity to be heard; the Zoning Commission has made findings of fact and recommended approval of the zone change, as reflected in the staff report dated March 3, 2026; and

WHEREAS, the City Council has reviewed the application, the staff report, the findings of the Zoning Commission, and held a public hearing on March 23, 2026, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1077 is consistent with the City Growth Policy, will promote public health, safety, and general welfare, and is suitable for the area.

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

1. MAP AMENDMENT APPROVAL. That the zone change application to amend the Official Zoning Map for the property legally described above is hereby APPROVED.
2. AMENDMENT. That the zoning designation for the property described as a portion Ag Tract 11-A-1 of Amended Tract 11-A of Remainder of Tract 11 of Certificate of Survey No. 836 is hereby changed from Parks and Open Space (P1) to Suburban Neighborhood Residential (N3), per Exhibit A.
3. ZONING MAP. That the Official Zoning Map of the City of Billings shall be amended to reflect this change.
4. NOTICE OF HEARING. On Monday, March 23rd at 5:30 o'clock p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard public testimony before considering adoption of this resolution. The City Clerk published notice of the public hearing twice, at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit as provided in Section 7-11-4127, MCA
5. EFFECTIVE DATE. That this resolution shall become effective upon its final passage and adoption.

PASSED AND ADOPTED by the City Council of Billings, Montana, this 23rd day of March, 2026.

CITY OF BILLINGS

BY: _____
Mike Nelson, Mayor

Attest:

BY: _____
Denise R. Bohlman, City Clerk

EXHIBIT A

