

RESOLUTION 26- _____

**A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO
THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT LOTS 1 AND 2,
BLOCK 1 OF LONG SUBD. AND LOT 4A, BLOCK 1, OF AMENDED PLAT OF LOT 3
AND LOT 4 OF LONG SUBD., S15, T01 S, R25 E**

WHEREAS, Knife River Corporation ("the Applicant") filed an application for a zone change on March 2, 2026, to amend the Official Zoning Map; and

WHEREAS, the property is legally described as: Lots 1 and 2, Block 1 of Long Subd. and Lot 4A, Block 1, of Amended Plat of Lot 3 and Lot 4 of Long Subd., S15, T01 S, R25 E; the property is currently zoned as Agriculture (A); the Applicant proposes to change the zoning to Corridor Mixed Use 2 (CMU2), Neighborhood Mixed Use 3 (NX3), and Parks and open space 1 (P1); and

WHEREAS, a public hearing was held on April 7, 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 April 7, 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 April 27, 2026, May 11, 2026, and June 22, 2026, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1079 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 THE CITY 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 located at : Lots 1 and 2, Block 1 of Long Subd. and Lot 4A, Block 1, of Amended Plat of Lot 3 and Lot 4 of Long Subd., S15, T01 S, R25 E is hereby changed from Agriculture (A) to Corridor Mixed Use 2 (CMU2), Neighborhood Mixed Use 3 (NX3), and Parks and open space 1 (P1), Per Exhibit A.
3. ZONING MAP. That the Official Zoning Map of City of Billings shall be amended to reflect this change.
4. NOTICE OF HEARING. On Monday, June 22, 2026, 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. The final publication was made no less than 5 days prior to the hearing as provided in Section 7-11-4127, MCA

5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the City Council on the 22nd day of June, 2026.

CITY OF BILLINGS

BY: _____

Mike Nelson, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Exhibit B

