

RESOLUTION NO. 06-18404

A RESOLUTION OF THE CITY OF BILLINGS, MONTANA, APPROVING THE URBAN PLANNING STUDY AND EXPANDING THE BOUNDARIES OF THE BILLINGS URBAN PLANNING AREA TO INCLUDE TRACTS OF LAND SITUATED IN THE NE1/4 OF SECTION 4, T.1S., R.25E., P.M.M., YELLOWSTONE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS: TRACTS 1 AND 2, CERTIFICATE OF SURVEY NO. 3139, TRACT 1, CERTIFICATE OF SURVEY NO. 2379, AND TWO UNPLATTED TRACTS, ALSO KNOWN AS THE FRANK PROPERTY.

WHEREAS, an Urban Planning Study was conducted on the Frank property, herein described, 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 generally located at the southwest corner of Grand Avenue and 58<sup>th</sup> Street West intersection. More particularly described as:

Certificate of Survey 3139, Tracts 1 and 2, Recorded April 18, 2003, Under Document No. 3225759, Records of Yellowstone County, Montana; Certificate of Survey 2379, Tract 1, Recorded June 2, 1986, Under Document No. 1395571; Along with a portion of unplatted land in the NE1/4 of Section 5, T.1S., R.25E., P.M.M. beginning at the SW corner of C/S No 3139; Thence S 00° 11' 15" E for an approximate distance of 1321.06 feet to a point on the mid E-W Section line of said Section 5; Thence at an easterly direction along the said mid section line to the SW corner of C/S 2379; Thence N 00° 15' 45" W for a distance of 660.00 feet to the NW corner of said C/S 2379; Thence N 89° 51' 58" E for a distance of 660.00 feet to the NE corner of said C/S 2379; Thence N 00° 15' 08" W for an approximate distance of 658.24 feet along the east section line of Section 5 to the N1/16 corner; Thence S 89° 56' 55" W for an approximate distance of 1304.60 feet to the SE corner of C/S 3139; Thence S 89° 56' 55" W for a distance of 652.30' to the Point of Beginning. Containing 78.749 gross and net acres, more or less.

WHEREAS, the Yellowstone County Board of Planning reviewed the Urban Planning Study on this property, also known as the Frank Property Urban Planning Study at its regular meeting on June 14, 2005, and

WHEREAS, the Yellowstone County Board of Planning has recommended approval of inclusion of the following areas:

Certificate of Survey 3139, Tracts 1 and 2, Recorded April 18, 2003, Under Document No. 3225759, Records of Yellowstone County, Montana; Certificate of Survey 2379, Tract 1, Recorded June 2, 1986, Under Document No. 1395571; Along with a portion of unplatted land in the NE1/4 of Section 5, T.1S., R.25E., P.M.M. beginning at the SW corner of C/S No 3139; Thence S 00° 11' 15" E for an approximate distance of 1321.06 feet to a point on the mid E-W Section line of said Section 5; Thence at an easterly direction along the said mid section line to the SW corner of C/S 2379; Thence N 00° 15' 45" W for a distance of 660.00 feet to the NW corner of said C/S 2379; Thence N 89° 51' 58" E for a distance of 660.00 feet to the NE corner of said C/S 2379; Thence N 00° 15' 08" W for an approximate distance of 658.24 feet along the east section line of Section 5 to the N1/16 corner; Thence S 89° 56' 55" W for an approximate distance of 1304.60 feet to the SE corner of C/S 3139; Thence S 89° 56' 55" W for a distance of 652.30' to the Point of Beginning. Containing 78.749 gross and net acres, more or less.

in the Billings Urban Planning Area, finding that municipal services can safely and efficiently be extended to this area and the projected growth is consistent with existing and proposed land use and transportation plans, 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 Urban Planning Study for the Frank property 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 Frank property herein described.

PASSED AND APPROVED by the City Council this 10th day of April, 2006

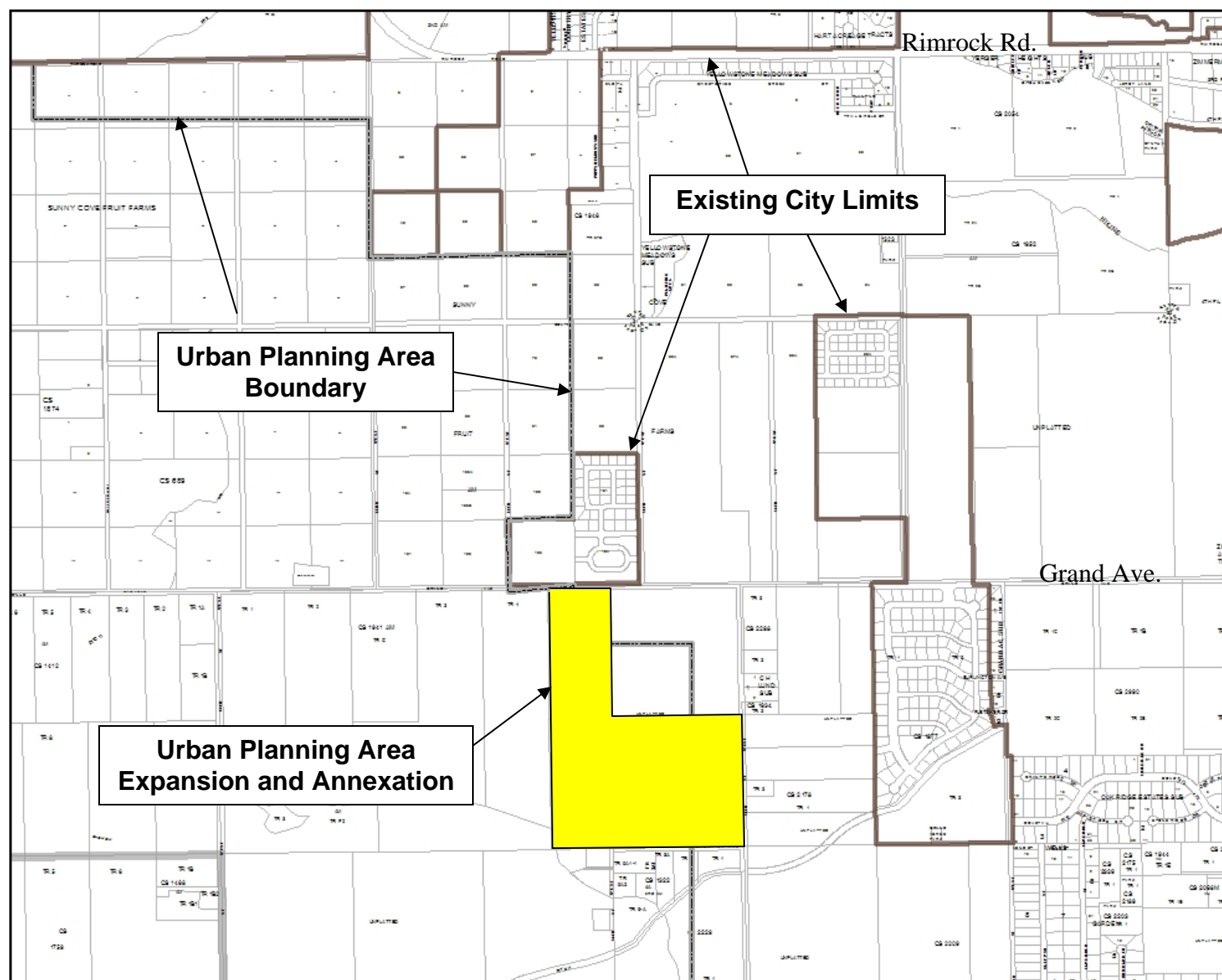
THE CITY OF BILLINGS:

BY: \_\_\_\_\_  
Ron Tussing MAYOR

ATTEST:

BY: \_\_\_\_\_  
Marita Herold, CMC/AAE City Clerk

## ATTACHMENT A Vicinity Map



ATTACHMENT B  
Map of the Frank Property

