**ORDINANCE NO. 1275**

**AN ORDINANCE CHANGING THE ZONING OF TRACT A OF DOCUMENT #153542, ENVELOPE 500B, AND LOCATED WITHIN SECTION 11 OF TOWNSHIP 7 NORTH, RANGE 47 EAST, M.P.M., FROM AGRICULTURE DISTRICT ZONE TO GENERAL COMMERCIAL ZONE, AND PROVIDING FOR A HEARING THEREON**

**WHEREAS,** the owners of the below described real property, Bradley J. Certain and Dean A. Gillette, have made application for the property to be rezoned from Agriculture District (AG) zone to General Commercial District (GC) zone;

**AND WHEREAS,** such property is situated outside of the boundary of the incorporated city limits of the City of Miles City, but within the 2 mile area surrounding the City of Miles City where the City maintains zoning jurisdiction pursuant to Montana Code Annotated Section 76-2-310 and Section 24-3 of the Miles City Code;

**AND WHEREAS,** Section 24-8 of the Miles City Code requires that such application be referred to the City Zoning Commission for public hearing and recommendation to the City Council prior to any action by the City Council upon such application;

**AND WHEREAS,** the Miles City Zoning Commission, on July 24, 2014, held a public hearing upon said application, pursuant to notice, and tabled the making of a decision until a subsequent noticed meeting on August 6, 2014;

**AND WHEREAS,** on August 6, 2014, the Miles City Zoning Commission heard additional public comment, and upon deliberation, recommended to the City Council that such zoning change be approved, with the condition that there be no protest for annexation.

**BE IT ORDAINED,** by the City Council of the City of Miles City, Montana, as follows:

**Section 1.** Zoning for the following described real property located within the two mile area surrounding the incorporated city limits of the City of Miles City, Custer County, Montana, is hereby rezoned from Agriculture District (AG) zone to General Commercial District (GC) zone, to wit:

**TOWNSHIP 7 NORTH, RANGE 47 EAST, M.P.M.**

Section 11: Tract A of Document #15342, Envelope 500B, on file with the Clerk and Recorder in and for Custer County, Montana.

**Section 2.** A public hearing shall be held upon this proposed zoning change before the City Council at 7:00 P.M. on the 9th day of September, 2014, in the Council Chambers at City Hall, 17 S. Eighth Street, Miles City, Montana.

**Section 3.** The City Clerk shall give notice of the date, time and place of such hearing by publication in the Miles City Star at least 15 days prior to the date of such hearing, in accordance with MCA Sections 76-2-303 and 305.

**Section 4.** This ordinance shall be in full force and effect thirty (30) days after its final passage and approval.

Said Ordinance read and put on its passage this 12th day of August, 2014.

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C.A. Grenz, Mayor

ATTEST:

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Lorrie Pearce, City Clerk

**FINALLY PASSED AND ADOPTED** this 23rd day of September, 2014.

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C.A. Grenz, Mayor

ATTEST:

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Lorrie Pearce, City Clerk