



## **Montana's Sunrise City**

115 2nd Street S.E., Sidney, Montana - 406-433-2809

### **PLANNING STAFF REPORT**

SUBJECT: Amended Plat of Lots 2 and 3 Block 4, Anderson Subdivision, located in the SE¼ Section 30, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

#### **AGENT:**

Big Sky Surveying  
Joe Kauffman, PLS  
PO Box 170  
Sidney MT 59270

#### **LANDOWNER**

Byer Rentals LLC (Roger Beyer)  
108 2<sup>nd</sup> Street NE  
Sidney MT 59270

#### **Zoning**

B-3— Central Business

#### **Lots/Type**

Pre – 4 Commercial  
Post – 3 Commercial

### **GENERAL INFORMATION**

The owners of the properties are proposing to aggregate portions of Lots 1 and 2 and 3A Block 14 Sidney Original Townsite into three lots. The proposed aggregation is exempt to subdivision review by §76-3-207(1)(f) M.C.A. and Section 2(G)(4)(c) of the Sidney Subdivision Regulations.

### **FINDINGS**

1. The Application for the Amended Plat also referenced 76-3-207(1)(f) Aggregation of Lots. The claimed exemption is the appropriate exemption.
2. The amended plat contains all of the necessary certifications required by the Sidney Subdivision Regulations to claim the proposed exemption.
3. The subdividers own all the lands affected by the relocation of boundaries.
4. The proposed amendment does not violate the prevailing zoning on the property.
5. The proposed exemption does not create a presumption of an attempt to evade subdivision review.

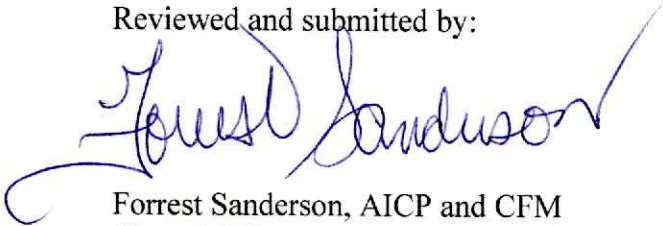
The City of Sidney is an equal opportunity provider.

**RECOMMENDATIONS:**

Staff recommends that the Amended Plat of a portion of Lots 1, 2, and 3A Block 14 Sidney Original Townsite, located in the NE¼ NW¼ Section 33, Township 23 North, Range 59 East, P.M.M., City of Sidney, Richland County, Montana, be approved subject to the following conditions:

1. Comply with all City of Sidney Department of Public Works requirements.
2. City fees, applicable taxes and assessment to be paid before the final plat is signed.

Reviewed and submitted by:



Forrest Sanderson, AICP and CFM  
City of Sidney Contract Planner