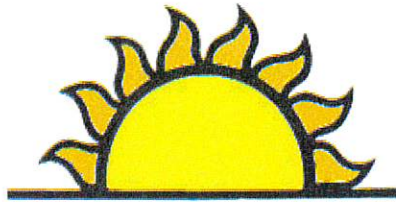


City of Sidney

Mayor
RICK NORBY
Aldermen:
First Ward
JOE STEVENSON
KEN KOFFLER
Second Ward
KYSA RASMUSSEN
KALI GODFREY
Third Ward
TAMI CHRISTENSEN
FRANK DIFONZO



City Clerk/Treasurer
JESSICA REDFIELD
Director of Public Works
JEFF HINTZ
City Attorney-Pippin Law Firm
Thomas Kalil
Kaitlin Decrescente
Deputy City Clerk/Treasurer
BREEANN MESSER

Water Commissioner
JASON ELLETSON

Montana's Sunrise City
115 Second Street Southeast
Sidney, MT 59270
406-433-2809

PLANNING STAFF REPORT

SUBJECT: Amended Plat Lots 10, 11, 12, and 13, Block 1, Wagon Wheel Village Subdivision. The Amended Plat will result in the creation of two lots where four exist currently. The property is located in Government Lot 4 Section 30, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

AGENT:

Big Sky Surveying
Joe Kauffman
PO Box 170
Sidney MT 59270

LANDOWNER

Doris Slocum
6311 32nd Avenue NW.
Sidney MT 59270

Zoning

C-1 – Manufactured Home District

Lots/Type

1 Residential Single Family

GENERAL INFORMATION

The owner of the property is proposing to aggregate Lots 10, 11, 12, and 13, Block 1, Wagon Wheel Village Subdivision into two parcels. The proposed aggregation is exempt to subdivision review by §76-3-207(1)(f) M.C.A. and Section 6-E-5 of the Sidney Subdivision Regulations.

FINDINGS

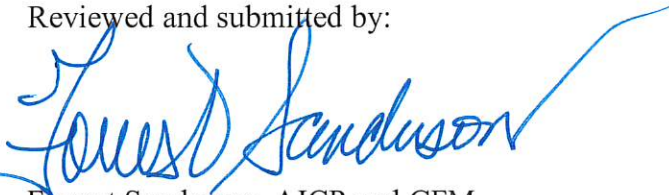
1. The amended plat contains all of the necessary certifications required by the Sidney Subdivision Regulations to claim the proposed exemption.
2. The subdivider owns all the lands to be aggregated into the single parcel.
3. The proposed amendment does not violate the prevailing zoning on the property.
4. The proposed exemption does not create a presumption of an attempt to evade subdivision review.

RECOMMENDATIONS:

Staff recommends that the Amended Plat of Lots 10, 11, 12, and 13, Block 1, Wagon Wheel Village Subdivision, Government Lot 4, Section 30, 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