



PLANNING STAFF REPORT – July 21, 2025

SUBJECT: Boundary Line Adjustment SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 29, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana. The resulting parcels, A and B, have lengthy meets and bounds descriptions and frontage along 22nd Avenue Northwest.

AGENT:

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

LANDOWNER

Patricia Tjelde
35359 County Road 129
Sidney MT 59270

Zoning

B-1 – Community Highway Business, Parcel A
C-2 – Manufactured Home Park, Parcel B.

Lots/Type

Pre – 1 Commercial Lee's Tire Center. 1 Manufactured Home Park
Post – 1 Commercial Lee's Tire Center. 1 Manufactured Home Park
The parcel containing Lee's Tire Center is being reduced in size.

GENERAL INFORMATION

The owner of the property is proposing to relocate the boundaries between Parcels A and B. The proposed relocation is exempt to subdivision review by §76-3-207(1)(a) M.C.A. and Section 2(H)(4)(a) of the Sidney Subdivision Regulations.

FINDINGS

1. The Application for the Boundary Line Adjustment claims the appropriate exemption 76-3-207(1)(a).
2. The Certificate of Survey contains all of the necessary certifications required by the Sidney Subdivision Regulations to claim the proposed exemption.
3. The subdivider owns 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.

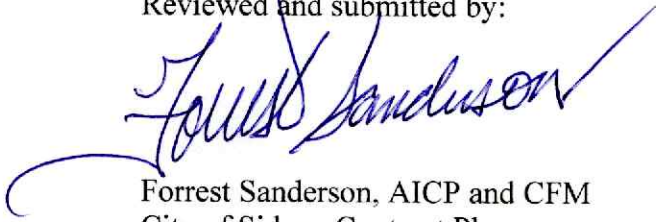
The City of Sidney is an equal opportunity provider.

RECOMMENDATIONS:

Staff recommends that the Boundary Line Adjustment in the SW¼ SW¼ Section 29, 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:

A handwritten signature in blue ink, reading "Forrest Sanderson", with a large, stylized flourish extending from the bottom left.

Forrest Sanderson, AICP and CFM
City of Sidney Contract Planner