



Montana's Sunrise City
115 2nd Street S.E., Sidney, Montana - 406-433-2809

STAFF REPORT - FINAL PLAT-#25-01
Sheehan First Minor Subdivision
July 21, 2025

Owner

Scott Sheehan
401 West Holly Street
Sidney, MT 59270

Agent

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

Existing Zoning: B-1 Community Business District.

Legal Description: Tract 1 COS 27-275, located in the SE¼ SE¼ Section 29, Township 23 North, Range 59 East P.M.M., City of Sidney, Richland County, Montana.

CONDITIONS OF APPROVAL

CONDITION #1 That the Final Plat substantially comply with the documents, commitments, design and layout of the preliminary plat.

- **FINDING OF FACT:** The Final Plat substantially complies with the approved preliminary plat. The only exceptions are to comply with the Conditions of Approval.
- ✓ **Conclusion:** The Condition is met.

CONDITION #2 That a Subdivision Guarantee for the properties involved in the aggregation submitted for examination by the Subdivision Administrator. Said Subdivision Guarantee shall be less than 30 days old at the time of submittal.

- **FINDING OF FACT:** The Final Plat Application and supporting documents contain a Title Report that is less than 30 days old at the time of application for Final Plat Approval.
- ✓ **Conclusion:** The Condition is met.

CONDITION #3 That any lien holders' and owners sign the Final Amended Plat or provide a Consent to Plat to the filing of the Amended Plat.

- **FINDING OF FACT:** All lien holders and owners have signed the Final Plat or submitted a consent to plat. There are several Judgements assigned to this property. The letter from the Title Company addresses these Judgments and their opinion is that the Plat may be filed as the judgements are against Mr. Sheehan as an individual not liens against the subject property.
- ✓ **Conclusion:** The Condition is met.

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CONDITION #4 That all taxes or assessments that are due and levied on the lots to be aggregated be paid prior to filing the Amended Plat.

- **FINDING OF FACT:** In order to file the Final Plat, all assessments, taxes must be paid in full before the County Treasurer will sign off on the Plat and allow for recording. The Final Plat has the appropriate certification for the County Treasurer to execute.

✓ **Conclusion:** The Condition is met.

CONDITION #5 The provision of water for the lots in the subdivision shall be reviewed and approved by the Montana Department of Environmental Quality.

- **FINDING OF FACT:** MDEQ has issued a Compliance Certificate for the subdivision.

✓ **Conclusion:** The Condition is met.

CONDITION #6 The developer shall comply with all City of Sidney Department of Public Works requirements with provision of water, sewer, or solid waste services to the lots in the subdivision.

- **FINDING OF FACT:** All existing and proposed services are in accordance with the City of Sidney Department of Public Works Standards.

✓ **Conclusion:** The Condition is met.

CONDITION #7 That the Final Amended Plat is approved for filing within three (3) calendar years from the date of this approval.

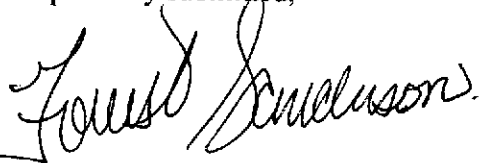
- **FINDING OF FACT:** Preliminary Approval was granted by the City Council in November 2024. The Final Plat approval request is well within the approval timeline.

✓ **Conclusion:** The Condition is met.

RECOMMENDATION:

The Subdivision Administrator recommends that the City Council Adopt this report (#Final Plat-25-01) as their Findings of Fact and Conclusions of Law. Further, the Subdivision Administrator recommends that the Final Plat for Sheehan Minor Subdivision, located in the SE¼ SE¼ Section 29, Township 23 North, Range 59 East P.M.M., City of Sidney, Richland County, Montana. be APPROVED.

Respectfully submitted,



Forrest Sanderson AICP and CFM
Contracted Planner
City of Sidney

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