



PLANNING STAFF REPORT

SUBJECT: Amended Plat of Lots 10, 11, and 12, Block 5 Kenoyer's First Addition, located in the NE¼ Section 33, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

AGENT:

Benchmark Land Surveying
Troy Jensen, PLS
PO Box 652
Sidney MT 59270

LANDOWNER

Dennis and Mande Taylor
420 4th Street NE
Sidney MT 59270

Zoning

R-3 – Multi-Family Residential

Lots/Type

Pre – 3 Residential
Post – 1 Residential

GENERAL INFORMATION

The owners of the properties are proposing to aggregate Lots 10, 11, and 12, Block 5 Kenoyer's First Addition into one lot in the Kenoyer's First Addition Subdivision. 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.

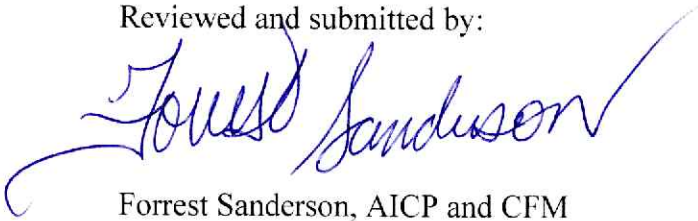
The City of Sidney is an equal opportunity provider.

RECOMMENDATIONS:

Staff recommends that the Amended Plat of Lots 10, 11, and 12, Block 5 Kenoyer's First Addition, located in the NE¼ 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