

Montana's Sunrise City

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

PLANNING STAFF REPORT ***REVISED*** 08/11/2023

SUBJECT: Amended Plat Lots 6A, 8, and 9 Block 3 Mayo Subdivision, located in the SW ¼ SE¼ Section 30, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

AGENT:

Interstate Engineering
Robert Procive, PLS
2177 Lincoln Ave
Sidney MT 59270

LANDOWNER

Roger Byer/Kim Hermanson
2711 Niehenke Dr.
Sidney MT 59270

Jennifer Gravos-Bauer/Weston Bauer
NHN Niehenke Dr.
Sidney MT 59270

Zoning

R-2 – One and Two Family Residential

Lots/Type

Pre – 3 One and Two Residential
Post – 2 One and Two Residential

GENERAL INFORMATION

The owners of the properties are proposing to aggregate Lots 6A, 8, and 9 Block 3 Mayo Subdivision into two parcels (Amended Lots 8A and 9A, Block 3). 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 Application for the Amended Plat also referenced 76-3-207(1)(d) Boundary Line Adjustment. The claimed exemption may be relevant but the end product is covered by the 207(1)(f) and the 1(d) exemption is listed just to cover all possible exemptions.
2. The amended plat contains all of the necessary certifications required by the Sidney Subdivision Regulations to claim the proposed exemption.
3. The subdivider owns all the lands to be aggregated into the single parcel.
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.
6. The revised Amended Plat only updates the change in ownership.
7. The claimed exemptions are still valid.

The City of Sidney is an equal opportunity provider.

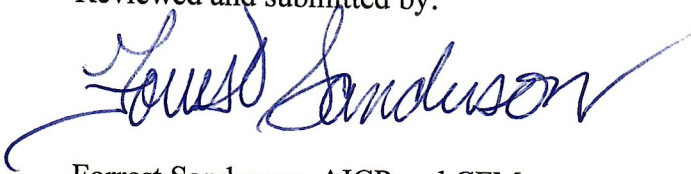
8. The Amended Plat was approved by the City Council in March 2023. The revisions are being presented to the City Council to affirm the prior approval and acknowledge the ownership change.

RECOMMENDATIONS:

Staff recommends that the Amended Plat of Lots 6A, 8, and 9 Block 3 Mayo Subdivision, located in the SW ¼ SE¼ 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:

A handwritten signature in blue ink that reads "Forrest Sanderson". The signature is written in a cursive style with a long, sweeping underline.

Forrest Sanderson, AICP and CFM
City of Sidney Contract Planner