PLANNING STAFF REPORT

SUBJECT: Amended Plat Lots 4 and 5, Block 2 of the Northview Subdivision, located in the SE ¼ of Section 29, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

AGENT:

> WWC Engineering
> Drew Pearson PE, PLS
> 1275 Maple Street Suite F
> Helena, MT 59601

LANDOWNER

> Holly Street Builders LLC
> C/O Jim McIntyre
> Whitefish, MT 59937

Zoning

> B-1 – Community Highway Business

Lots/Type

> Pre – 2 Vacant
> Post – 1 To Be Developed

GENERAL INFORMATION

The owners of the properties are proposing to aggregate Lots 4 and 5, Block 2 of the Northview Subdivision, located in the SE ¼ of Section 29, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana. 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 claims the 207(1)(f) exemption which is appropriate.
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.
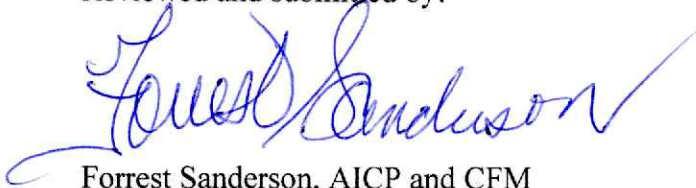
RECOMMENDATIONS:

Staff recommends that the Amended Plat of Lots 4 and 5, Block 2 of the Northview Subdivision, located in the SE ¼ of 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:

Forrest Sanderson, AICP and CFM
City of Sidney Contract Planner