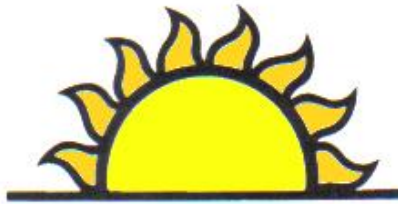


# City of Sidney



## Montana's Sunrise City

115 Second Street Southeast  
Sidney, MT 59270  
406-433-2809

**Mayor**  
RICK NORBY  
**Aldermen:**  
**First Ward**  
JOE STEVENSON  
KEN KOFFLER  
**Second Ward**  
KYSA RASMUSSEN  
KALI GODFREY  
**Third Ward**  
TAMI CHRISTENSEN  
FRANK DIFONZO

**City Clerk/Treasurer**  
JESSICA REDFIELD  
**Director of Public Works**  
JEFF HINTZ  
**City Attorney-Pippin Law Firm**  
Thomas Kalil  
Kaitlin Decrescente  
**Deputy City Clerk/Treasurer**  
BREEANN MESSER  
  
**Water Commissioner**  
JASON ELLETSON

## PLANNING STAFF REPORT

**SUBJECT:** Boundary Line Adjustment, Lot 1 and Lot 2 Amended Plat of Block A Kenoyer's First Addition, located in Section 33, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

### AGENT:

Erickson Contract Surveying  
Lee Hurst  
333 10<sup>th</sup> Ave SE  
Sidney MT 59270

### LANDOWNERS

Nanette and Paul Ruffatto  
503 3<sup>rd</sup> Ave SW  
Sidney MT 59270

Victorino William Daleon Perez  
3065<sup>th</sup> Street NW  
Sidney MT 59270

### Zoning

R-3 – Multiple Family Residential

### Lots/Type

Pre – 2 Single Family Residential  
Post – 2 Single Family Residential

## GENERAL INFORMATION

The owner of the property is proposing to relocate the common boundary line between Lots 1 and 2 Amended Block A to correct construction errors. The residence on the Perez property encroaches or extends onto property owned by Ruffatto. The proposed boundary line adjustment is exempt to subdivision review by §76-3-207(1)(d) M.C.A. and Section 2H(4)(b) of the Sidney Subdivision Regulations.

## FINDINGS

1. The amended plat contains all of the necessary certifications required by the Sidney Subdivision Regulations to claim the proposed exemption.
2. The subdividers owns all the lands to be adjusted on the survey.
3. The proposed amendment does not violate the prevailing zoning on the property.
4. The proposed exemption does not create a presumption of an attempt to evade subdivision review.

**RECOMMENDATIONS:**

Staff recommends that the Boundary Line Adjustment, Lot 1 and Lot 2 Amended Plat of Block A Kenoyer's First Addition, located in 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