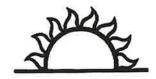
# City of Sidney



**Montana's Sunrise City** 

#### APPLICATION TO AMEND THE ZONING CODE WITHIN THE CITY OF SIDNEY

The undersigned herel	by makes an application	to re-zone 🔀 or a	mend  the Sidney Zoning
Ordinance as set forth			
Name of Applicant: H	illtop Shop, LLC (Troy and	d Janelle Jensen)	
Address of Applicant:	P.O. Box 652, Sidney	MT 59270	
	ant: Troy: 1-(406)-480		
If the request is for a cha	ange in Zoning Classificatio	n, complete the follo	owing:
1. Present Zoning: B-	2 Neighborhood Business	Proposed Zoning:	B-1 Community Highway Business
2. Legal Description of	the land to be re-zoned:	Lots 1 & 2, Block 1	, Anderson Subdivision
3. Re-zoning request if	for the following reason:	The current use (	before annexation) was Commercial and
		we would like to l	keep it as close to the same usage.
If the request is for a cha	ange to the text, complete	the following:	
1. Text to be changed	is found in Section:		Page:
2. Change text to read			
2 Evalain the reason f		pages if necessary)	
3. Explain the reason for proposed change:			
(use additional pages if necessary)			
includes all existing and mailing addresses, and la filing fee. The application	proposed structures and pr	roposed variance mess within 300ft of the	ot larger than 11" x 17" which easurements, a list of names, e subject property and a \$300 formation is submitted.
Applicant Signature			
			X
	For Offic	e Use Only	
Date Filed: Zoning Commission	10-18-3033	_ Filing Fee:	Waived
Public Hearing:	11-8-2023	_ Action Taken:	
City Council Hearing:	11-20-2023	Action Taken:	

#### **PUBLIC HEARING NOTICE**

The Sidney Zoning Commission will conduct a public hearing on a proposed Zoning Change submitted by Troy and Janelle Jensen (Hilltop Shop LLC) from B-2 (Neighborhood Business) to B-1 (Community Highway Business District). The hearing is scheduled for <u>8:00 A.M., in the City Council Chambers, on Wednesday, November 8<sup>th</sup>, 2023.</u>

Existing Zoning: Neighborhood Business (B-2).

#### **PURPOSE AND INTENT**

The purpose and intent of the B-2 Zoning District is to provide for such retail and service activities that are frequented by nearby residents on a day to day basis, while reducing the hazards of local traffic by limiting the kinds of retail activities to those which deal directly with consumers and produce-only goods that are sold on the premises including restaurants.

Proposed Zoning: Community Highway Business District (B-1)

#### **PURPOSE AND INTENT**

The purpose and intent of the B-2 Zoning District is to provide for retail and service functions for broad community areas of the city and for travelers coming through the city. Hotels, motels, shopping centers, and similar activities requiring automobile access are provided for in this district. This district shall accommodate large-scale commercial services typically found along major corridors into the city.

The proposed regulations are designed to:

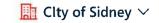
- Implement the 2015 Sidney Growth Policy;
- Secure the public from fire and other dangers;
- Promote public health, public safety, and the general welfare; and
- Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

In addition to the above items, the Zoning Commission will consider the following items in the adoption of zoning regulations:

- The recommendation of the City Zoning Administrator;
- > The recommendation of the City Contracted Planner:
- > The reasonable provision of adequate light and air;
- > The effect on motorized and nonmotorized transportation systems;
- Promotion of compatible urban growth;
- > The character of the district and its peculiar suitability for particular uses, and
- > Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

A copy of the Zone Change Request, the Prevailing City of Sidney Zoning Regulations, and Zoning Map is available for public review at Sidney City Hall during regular business hours. Questions may be directed to Kale Rasmussen, Building Official at 433-1117 or <a href="mailto:buildingofficial@cityofsidneymt.com">buildingofficial@cityofsidneymt.com</a>. Public comment is encouraged.













## Hilltop Zone Chg to B-1 Zoning PH 🗹 Edit



- Newspaper
  Sidney Herald
- Publication Dates
  Oct 22, 2023 Oct 29, 2023
- Status

  Awaiting Invoice Creation
- Invoice Due

  Awaiting Invoice Creation
- Account Number 447470

### Quick Actions 💠

- YIEW PROOF
- VIEW INVOICE
- \$ PAY INVOICE
- CANCEL NOTICE

#### PUBLIC HEARING NOTICE

The Sidney City Council will conduct a public hearing on a proposed Zoning Change submitted by Troy and Janelle Jensen (Hilltop Shop LLC) from B-2 (Neighborhood Business) to B-1 (Community Highway Business District). The hearing is scheduled for <u>6:30 P.M., in the City Council Chambers, on Monday, November 20, 2023.</u>

Existing Zoning: Neighborhood Business (B-2).

#### **Purpose and Intent**

The purpose and intent of the B-2 Zoning District is to provide for such retail and service activities that are frequented by nearby residents on a day to day basis, while reducing the hazards of local traffic by limiting the kinds of retail activities to those which deal directly with consumers and produce-only goods that are sold on the premises including restaurants.

Proposed Zoning: Community Highway Business District (B-1)

#### **Purpose and Intent**

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The proposed regulations are designed to:

- Implement the 2015 Sidney Growth Policy;
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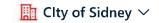
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- > The recommendation of the City Zoning Commission;
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Publish October 29th and November 5th, 2023













# Hilltop Zone Chg to B-1 Council PH 🗹 Edit



- Newspaper
  Sidney Herald
- Publication Dates
  Oct 29, 2023 Nov 5, 2023
- Invoice Due

  Awaiting Invoice Creation
- Account Number 447470

### Quick Actions 💠

- VIEW PROOF
- VIEW INVOICE
  - Success! ×
    Your notice has been submitted.



Re: To amend the zoning code for Hilltop Shop LLC

Dear City of Sidney Resident,

This is notice that Hilltop Shop, LLC is requesting to amend the zoning code from B-2: Neighborhood Business to B-1: Community Highway Business District, to better fit current use of property. The legal address is Lots 1 & 2, Block 1, Anderson Subdivision.

A Board of Adjustments Meeting/Zoning Board will be called for **November 8<sup>th</sup>**, **2023 at 8:00 am at City Hall temporary office** to decide on this matter. If you have any comment for or against this rezoning request please either attend the Zoning Board meeting or contact City Clerk/Treasurer Jessica Chamberlin, who will present to the Board.

Existing Zoning: Neighborhood Business (B-2)

#### **PURPOSE AND INTENT**

The purpose and intent of the B-2 Zoning District is to provide for such retail and service activities that are frequented by nearby residents on a day to day basis, while reducing the hazards of local traffic by limiting the kinds of retail activities to those which deal directly with consumers and produce-only goods that are sold on the premises including restaurants.

Proposed Zoning: Community Highway Business District (B-1)

#### **PURPOSE AND INTENT**

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In addition to the above items, the Zoning Commission will consider the following items in the adoption of zoning regulations:

The City of Sidney is an equal opportunity provider.

- > The recommendation of the City Zoning Administrator;
- > The recommendation of the City Contracted Planner:
- > The reasonable provision of adequate light and air;
- > The effect on motorized and nonmotorized transportation systems;
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If you have any questions please do not hesitate to contact City Hall at the above contact information.

Thank you,

Jessica Chamberlin
City Clerk/Treasurer

City of Sidney

Bill and Sandy Fink 313 29<sup>th</sup> Ave NW Sidney MT 59270

Leroy & Cecelia Keller 2182 Crocus Drive Sidney MT 59270

Joe & Sherry Quinell PO Box 1685 Sidney MT 59270

Mangel Inc. 700 White Basin Rd Kalispell MT 59901

John Hoon & Jessica Salveson 720 22<sup>nd</sup> Ave NW Sidney MT 59270

Corey & Danyelle Wieland 2351 7<sup>th</sup> St NW Sidney MT 59270

Thomas Evenson 2449 7<sup>th</sup> St NW Sidney MT 59270 Sidney Public Schools 101 S. Central Ave Sidney MT 59270

Sean & Molly Kavanagh 2198 Sage Lily Drive Sidney MT 59270

Ryan Schilling 2175 Sage Lily Drive Sidney MT 59270`

Rancho Del Pino Inc. PO Box 16267 Missoula MT 59808-6267

Leon Becker 698 22<sup>nd</sup> Ave NW Sidney MT 59270

Cole Houchen PO Box 182 Sidney MT 59270

Pam Henson 2573 7<sup>th</sup> St NW Sidney MT 59270 Steve Lowrey 1001 22<sup>nd</sup> Ave NW Sidney MT 59270

Bryan & Jennifer Reuter 2176 Sage Lily Drive Sidney MT 59270

Richland County 201 W. Main Street Sidney MT 59270

City of Sidney 115 Second Street SE Sidney MT 59270

Shane & Kim Usselman 2315 7<sup>th</sup> St SW Sidney MT 59270

Brandon & Julie Batty 2467 7<sup>th</sup> St NW Sidney MT 59270

Don & Val Franz PO Box 787 Sidney MT 59270