



**City  
of  
Sidney**

**Montana's Sunrise City**

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

**PLANNING STAFF REPORT**

SUBJECT: Amended Plat of Lots 1 and 2 Block 2 Augustus Vaux Subdivision, located in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 28, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

**AGENT:**

Big Sky Surveying  
Joe Kauffman, PLS  
PO Box 170  
Sidney MT 59270

**LANDOWNER**

Billie Jean Mele & Bryan Christensen  
215A 3<sup>rd</sup> Street NW  
Sidney MT 59270

**Zoning**

R-3 – Multi-Family Residential

**Lots/Type**

Pre – 2 Residential  
Post – 1 Residential

**GENERAL INFORMATION**

The owners of the properties are proposing to aggregate Lots 1 and 2 Block 2 into one lot in the Augustus Vax 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.

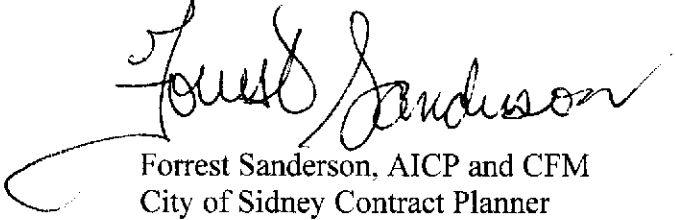
The City of Sidney is an equal opportunity provider.

**RECOMMENDATIONS:**

Staff recommends that the Amended Plat of Lots 1 and 2 Block 2 Augustus Vaux Subdivision, located in the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> Section 28, 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