



## **PLANNING STAFF REPORT**

SUBJECT: Amended Plat Lots 2A Amended, of the Amended Plat of Lot 2, Block 3, Lyndale Acres Subdivision and Lot 3 Block 3, Lyndale Acres Subdivision, located in Government Lot 1, Section 05, Township 22 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**

ROR 3MT  
1511 South Central Ave  
Sidney MT 59270

### **Zoning**

B-1 – Community Highway Business

### **Lots/Type**

Pre – 2 Commercial  
Post – 2 Commercial

## **GENERAL INFORMATION**

The owners of the properties are proposing to relocate the boundaries between Lot 2A and 3, Block 3 Lyndale Subdivision. The proposed relocation is exempt to subdivision review by §76-3-207(1)(d) M.C.A. and Section 2(H)(4)(b) 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 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 subdivider owns 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.

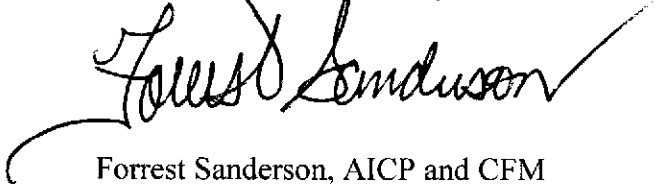
The City of Sidney is an equal opportunity provider.

**RECOMMENDATIONS:**

Staff recommends that the Amended Plat of Lots 2A Amended, of the Amended Plat of Lot 2, Block 3, Lyndale Acres Subdivision and Lot 3 Block 3, Lyndale Acres Subdivision, located in Government Lot 1, Section 05, Township 22 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 black ink, appearing to read "Forrest Sanderson", with a long, sweeping horizontal stroke extending to the left.

Forrest Sanderson, AICP and CFM  
City of Sidney Contract Planner