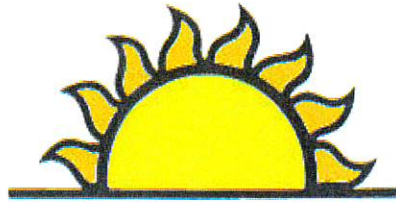


City of Sidney

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



Montana's Sunrise City
115 Second Street Southeast
Sidney, MT 59270
406-433-2809

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: Amended Plat Lots 16 and 17 Block 3 Fischer Estates Subdivision, located in the NE ¼ NE¼ Section 33, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

AGENT:

Montana Land and Aerial Surveys
Roger Meyer
PO Box 176
Lambert MT 59243

LANDOWNER

Carranza Paulson Trust
16827 SE Fragrance Avenue
Milwaukie OR 97267

Zoning

C-1 – Manufactured Home Single Residence

Lots/Type

Pre – 2 Single Family Residential
Post – 1 Single Family Residential

GENERAL INFORMATION

The owner of the property is proposing to aggregate Lots 16 and 17 Block 3 Fischer Estates Subdivision, into one parcel (Lot 16AP, Block 3). 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 amended plat contains all of the necessary certifications required by the Sidney Subdivision Regulations to claim the proposed exemption.
2. The subdivider owns all the lands to be aggregated into the single parcel.
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.
5. There is a typo on the lot numbering “A6AP” should be “16AP” that needs to be corrected.

RECOMMENDATIONS:

Staff recommends that the Amended Plat of Lots 16 and 17 Block 3 Fischer Estates Subdivision, located in the NE ¼ NE¼ 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
