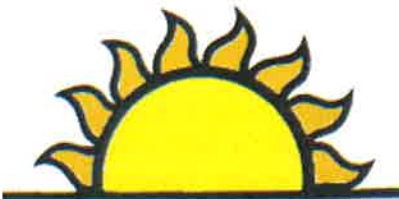


City of Sidney

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 2, 3, the East 30 feet of Lot4, Block 3, Kenoyer's First Addition to Sidney, located in the NW ¼ NW¼ Section 33, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

AGENT:

4th Dimension Surveying & Consulting
Thomas Osen
14945 Cochise Street
Williston ND 58801

LANDOWNER

Bruce Harris
PO Box 589.
Sidney MT 59270

Zoning

R-3 – Multiple Family Residential

Lots/Type

Pre – 3 Multiple Family Residential
Post – 2 Multiple Family Residential

GENERAL INFORMATION

The owner of the property is proposing to aggregate Lots 2, 3, the East 30 feet of Lot4, Block 3, Kenoyer's First Addition to Sidney into two parcels (Amended Lots 2 and 4, 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.

RECOMMENDATIONS:

Staff recommends that the Amended Plat of Lots 2, 3, the East 30 feet of Lot4, Block 3, Kenoyer's First Addition to Sidney located in the NW ¼ NW¼ 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