



## **PLANNING STAFF REPORT**

**SUBJECT:** Amended Plat of Lots 16 and 17, Miller's Corner Subdivision, located in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 30, Township 23 North, Range 59 East, P.M.M. City of Sidney, Richland County, Montana.

**AGENT:**

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

**LANDOWNER**

Miller's Corner LLC  
323 23<sup>rd</sup> Ave NW  
Sidney MT 59270

**Zoning**

R-2 – One and Two Family Residential

**Lots/Type**

Pre – 2 Vacant  
Post – 1 Vacant

## **GENERAL INFORMATION**

The owners of the properties are proposing to aggregate Lots 16 and 17, Miller's Corner Subdivision, into one lot. 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.
6. There are some typographical errors on the submitted document, it is expected that these minor issues will be addressed on the Record Set of the Amended Plat.

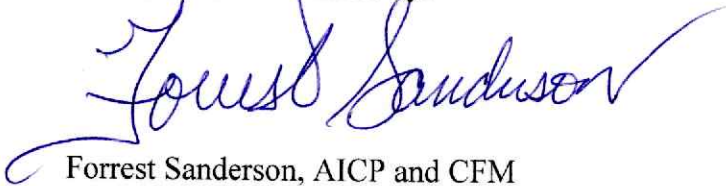
The City of Sidney is an equal opportunity provider.

**RECOMMENDATIONS:**

Staff recommends that the Amended Plat of Lots 16 and 17, Miller's Corner Subdivision, located in the SE¼ SE¼ Section 30, 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