



City of Sidney, MT
Zoning/Board of Adjustment Meeting
October 11, 2023 8:00 AM
115 2nd Street SE | Sidney, MT 59270

The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

Meeting ID: 830 8746 7848 Passcode: 432809 Call: 1-346-248-7799

1. New Business

- [a.](#) Hilltop Shop (Troy & Janelle Jenson) Zoning Change Request

City of Sidney



Montana's Sunrise City

APPLICATION TO AMEND THE ZONING CODE WITHIN THE CITY OF SIDNEY

The undersigned hereby makes an application to re-zone or amend the Sidney Zoning Ordinance as set forth herein.

Name of Applicant: Hilltop Shop, LLC (Troy and Janelle Jensen)

Address of Applicant: P.O. Box 652, Sidney Mt 59270

Phone Number of Applicant: Troy: 1-(406)-480-0906

If the request is for a change in Zoning Classification, complete the following:

1. Present Zoning: B-2 Neighborhood Business Proposed Zoning: CLM - Commercial Light Manufacturing
2. Legal Description of the land to be re-zoned: Lots 1 & 2, Block 1, Anderson Subdivision
3. Re-zoning request if for the following reason: The current use (before annexation) was CLM and we would like to keep it at the same usage.

If the request is for a change to the text, complete the following:

1. Text to be changed is found in Section: _____ Page: _____
2. Change text to read: _____

(use additional pages if necessary)

3. Explain the reason for proposed change: _____

(use additional pages if necessary)

In addition to the above, submit a plot plan drawn to scale on paper not larger than 11" x 17" which includes all existing and proposed structures and proposed variance measurements, a list of names, mailing addresses, and labels of all property owners within 300ft of the subject property and a \$300 filing fee. The application will not be considered complete until all information is submitted.

Applicant Signature

For Office Use Only

Date Filed:	<u>9-5-2023</u>	Filing Fee:	<u>\$300-</u>	rec. # <u>24069</u>
Zoning Commission		Action Taken:	_____	
Public Hearing:	<u>Oct 10, 2023</u>	Action Taken:	_____	
City Council Hearing:	<u>Oct 16, 2023</u>	Action Taken:	_____	

PUBLIC HEARING NOTICE

The Sidney Zoning Commission will conduct a public hearing on a proposed Zoning Change submitted by Troy and Janelle Jensen (Hilltop Shop LLC) from B-2 (Neighborhood Business) to CLM (Commercial Light Manufacturing). The hearing is scheduled for **8:00 A.M., in the City Council Chambers, on Wednesday, October 11, 2023.**

Existing Zoning: Neighborhood Business (B-2).

PURPOSE AND INTENT

The purpose and intent of the B-2 Zoning District is to provide for such retail and service activities that are frequented by nearby residents on a day to day basis, while reducing the hazards of local traffic by limiting the kinds of retail activities to those which deal directly with consumers and produce-only goods that are sold on the premises including restaurants.

Proposed Zoning: Commercial – Light Manufacturing (CLM)

PURPOSE AND INTENT

The purpose and intent of the CLM Zoning District is to provide for the community’s needs for wholesale trade, storage and warehousing, trucking and transportation terminals, light manufacturing, outdoor advertising businesses and similar activities. Such use should be related to the City’s major transportation facilities and be so organized that they can be efficiently operated and yet create a minimum of traffic or other adverse effects to the residential neighborhoods of the city. Residential uses are expressly prohibited in this district.

The proposed regulations are designed to:

- Implement the 2015 Sidney Growth Policy;
- Secure the public from fire and other dangers;
- Promote public health, public safety, and the general welfare; and
- Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

In addition to the above items, the Zoning Commission will consider the following items in the adoption of zoning regulations:

- The recommendation of the City Zoning Administrator;
- The recommendation of the City Contracted Planner;
- The reasonable provision of adequate light and air;
- The effect on motorized and nonmotorized transportation systems;
- Promotion of compatible urban growth;
- The character of the district and its peculiar suitability for particular uses, and
- Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

A copy of the Zone Change Request, the Prevailing City of Sidney Zoning Regulations, and Zoning Map is available for public review at Sidney City Hall during regular business hours. Questions may be directed to Kale Rasmussen, Building Official at 433-1117 or buildingofficial@cityofsidneymt.com. Public comment is encouraged.

Publish September 24 and October 1, 2023

Sidney Public Schools
101 S. Central Ave
Sidney MT 59270

Steve Lowrey
1001 22nd Ave NW
Sidney MT 59270

Leroy & Cecelia Keller
2182 Crocus Drive
Sidney MT 59270

Sean & Molly Kavanagh
2198 Sage Lily Drive
Sidney MT 59270

Bryan & Jennifer Reuter
2176 Sage Lily Drive
Sidney MT 59270

Joe & Sherry Quinell
PO Box 1685
Sidney MT 59270

Ryan Schilling
2175 Sage Lily Drive
Sidney MT 59270

Richland County
201 W Main St
Sidney MT 59270

Mangel Inc.
700 White Basin Rd
Kalispell MT 59901

Rancho Del Pino Inc.
PO Box 16267
Missoula MT 59806

City of Sidney
115 2nd Street SE
Sidney MT 59270

John Hoon & Jessica Salvesson
720 22nd Ave NW
Sidney MT 59270

Leon Becker
698 22nd Ave NW
Sidney MT 59270

Shane & Kim Usselman
2315 7th St NW
Sidney MT 59270

Corey & Danyelle Wieland
2351 7th St NW
Sidney MT 59270

Cole Houchen
PO Box 182
Sidney MT 59270

Brandon & Julie Batty
2467 7th St NW
Sidney MT 59270

Thomas Evenson
2449 7th St NW
Sidney MT 59270

Pam Henson
2573 7th St NW
Sidney MT 59270

Don & Val Franz
PO Box 787
Sidney MT 59270

Bill & Sandy Fink
313 29th Ave NW
Sidney MT 59270



Re: To amend the zoning code for Hilltop Shop LLC

Dear City of Sidney Resident,

This is notice that Hilltop Shop, LLC is requesting to amend the zoning code from B-3: Central Business to CLM: Commercial Light Manufacturing, to better fit current use of property. The legal address is Lots 1 & 2, Block 1, Anderson Subdivision.

A Board of Adjustments Meeting/Zoning Board will be called for October 4th, 2023 at 8:00 am at City Hall to decide on this matter. If you have any comment for or against this rezoning request please either attend the Zoning Board meeting or contact City Clerk/Treasurer Jessica Chamberlin, who will present to the Board.

Existing Zoning: Neighborhood Business (B-2).

PURPOSE AND INTENT

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The City of Sidney is an equal opportunity provider.

- The recommendation of the City Zoning Administrator;
- The recommendation of the City Contracted Planner;
- The reasonable provision of adequate light and air;
- The effect on motorized and nonmotorized transportation systems;
- Promotion of compatible urban growth;
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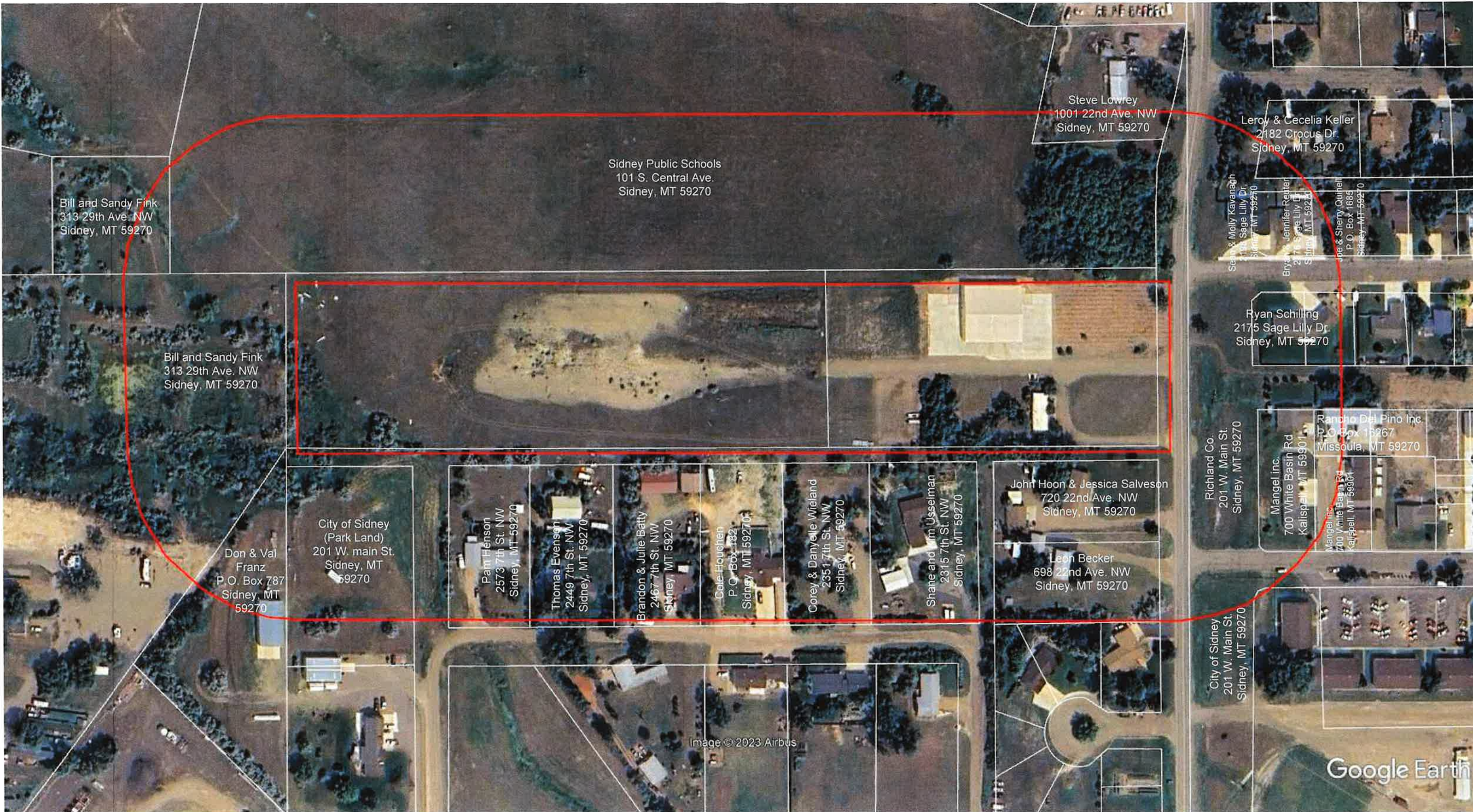
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If you have any questions please do not hesitate to contact City Hall at the above contact information.

Thank you,



Jessica Chamberlin
City Clerk/Treasurer
City of Sidney



Bill and Sandy Fink
313 29th Ave. NW
Sidney, MT 59270

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Sidney, MT 59270

Bryana & Jennifer Reuter
2277 Sage Lilly Dr.
Sidney, MT 59270

Jojo & Sherry Quinell
P.O. Box 16889
Sidney, MT 59270

Ryan Schilling
2175 Sage Lilly Dr.
Sidney, MT 59270

Don & Val Franz
P.O. Box 787
Sidney, MT 59270

City of Sidney
(Park Land)
201 W. main St.
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