



City of Sidney, MT  
Zoning/Board of Adjustment Meeting 7-15-26  
July 15, 2026 8:00 AM  
115 2nd Street SE | Sidney, MT 59270

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**Board meetings are open to the public attending in person. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting or via phone:**

**Meeting ID: 713 080 5898      Passcode: 4332809      Call: 1-346-248-7799**

1. New Business

[a.](#) Cotter-Variance Request

# City of Sidney

Item a.



Montana's Sunrise City

## APPLICATION FOR A VARIANCE WITHIN THE CITY OF SIDNEY

The undersigned hereby makes application for a variance pursuant to Chapter 11.22.48 of the Sidney Zoning Ordinance

Name of Property Owner: Troy & Heather Cotter

Name of Applicant: Troy Cotter

Address of Applicant: 201 6<sup>th</sup> St SE

Phone Number of Applicant: 406-489-0177

Legal Description of property: Kenoyer Block 60 Lot 1-2

Current Zoning: R 3

Land Area: 9000 sq ft

Variance request if for the following reasons: to Allow a more efficient use of Property, Protect pets and Property.

(use additional pages if necessary) Hthrcotter95@gmail.com

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 **\$500 filing fee. The application will not be considered complete until all information is submitted.**

### Procedure

The Board of Adjustment is assigned authority to hear, consider and make recommendations to the Mayor and City Council on whether to approve, approve with conditions or disapprove applications on Variance application. These applications are reviewed and decided pursuant to procedures in Section 11.21.48 Procedures for Decisions by Planning Board/Zoning Commission of Board of Adjustment.

### Standards

Approval of a Variance shall require the Board Of Adjustment making each of the following Finding of Fact. Please write a short explanation why you feel your project meets these requirements. **All seven must be met**

1. Special Conditions

There are special circumstances or conditions that are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood; and

Building to the zero still allows clear views of sight triangle and sidewalk.

# City of Sidney

Item a.



Montana's Sunrise City

2. Not Result of Applicant  
The special circumstances or conditions have not resulted from an act of the applicant or been established to circumvent this Ordinance; and

*Fence not in place at this time, not trying to go around the Committee.*

3. Strict Application Unreasonable  
Due to the special circumstances or conditions, the strict application of the Ordinance would deprive the applicant of reasonable use of the land or building or create an undue hardship on the landowner; and

*Placing a fence (6') in this location of my yard does not impede sight triangle or safety of ~~pedestrians~~ pedestrians and alley traffic*

4. Necessary to Provide Reasonable Use  
Granting the Variance is necessary to provide a reasonable use of the land or building; and

*This is a reasonable use of my property to protect privacy and pets.*

5. Minimum Variance  
The Variance is the minimum variance necessary to allow a reasonable use of the land or building; and

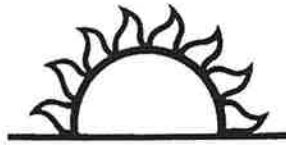
*10' side yard*

6. Not Injurious  
Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and

*no this variance will not cause a safety hazard to the public walking or driving*

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7. Consistent with Ordinance

Granting the Variance is consistent with the purposes and intent of this Ordinance. Code States:

*"11.1.30 PURPOSES AND INTENT*

*The purposes and intent of this Zoning Ordinance are to:*

*11.1.31 PURPOSE*

*Promote the health, safety and general welfare for the citizens of Sidney; and*

*11.1.32 INTENT*

*Implement the policies, goals and strategies of Sidney Growth Policy."*

A variance to Allowed Uses of zoning district is prohibited.

*All sight and views walking or Driving will not be intruded on, and as for growth. The City will still have 19' of space to develop on if need.*

I hereby certify that the above information is true and correct for the above described property.

Applicant Signature

For Office Use Only

Date Filed:

Filing Fee:

Vote (3 yes votes are required to grant a variance)

_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____

Board decision to approve/deny request/and or conditions of approval: \_\_\_\_\_

Chairperson Signautre: \_\_\_\_\_

207 6TH ST SE SIDNEY, MT 59270



Item a.

Item a.



6th ST SE

W T E  
S

2nd Ave SE



150' →  
Property Line

06/25/26  
13:39:40

CITY OF SIDNEY  
Revenue Voucher Detail  
For the Accounting Period: 6/26

Page: 1 of 1  
Report ID: L110

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Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/		
										Amount	Cash	Offset User ID
26-427	6/26									500.00	06/25/26	karm
								TROY & HEATHER COTTER- VARIANCE APPLICATION FEE- FENCE				
								CREDIT CARD- \$500.00				
		2	1000 341000					CREDIT CARD		500.00	101000	
								<b>Total:</b>		<b>500.00</b>		



Re: Variance Request for 201 6<sup>th</sup> Street SE

Dear City of Sidney Resident,

This is notice that Troy and Heather Cotter are requesting a variance per City Code 11-6-5. The current zoning for this location is R-3: Multiple Family Residential. The legal description is Kenoyer Addition, Block 060, Lot 001-002. Mr. and Mrs. Cotter would like to build a 6' fence. The request is for a variance of 10' on the west property line set back while still providing a clear sight triangle for traffic and pedestrians.

A Board of Adjustments Meeting will be called for Wednesday July 15<sup>th</sup>, 2026 at 8:00 am at City Hall to decide on this matter. If you have any comment for or against this variance request please either attend the Board of Adjustments meeting or contact Interim City Clerk/Treasurer Karmen Lange, who will present to the Board.

If you have any questions, please do not hesitate to contact City Hall at the above contact information. Virtual Zoom meeting information is:

**Meeting ID: 713 080 5898**

**Passcode: 4332809**

**Or by calling: 1-346-248-7799**

Thank you,

Karmen Lange  
Interim City Clerk/Treasurer  
City of Sidney

The City of Sidney is an equal opportunity provider.

# CITY OF SIDNEY

## NOTICE

There will be a Public Hearing on Wednesday July 15<sup>th</sup>, 2026 at 8:00 A.M., at the City Council Chambers at City Hall in front of the Zoning/Board of Adjustments, for the purpose of considering a variance request of Troy and Heather Cotter to have a side setback less than 10' for a fence per City Code 11-6-5. This property is located at 201 6th Street SE, Lot 1-2, Block 60, Kenoyer Addition.

For further information regarding this matter or call-in information, you may contact the City Clerk for the City of Sidney at 115 2<sup>nd</sup> St SE, Sidney, Montana, Tel: 406-433-2809.

Karmen Lange  
Interim Clerk/Treasurer

Publish: July 1<sup>st</sup> and July 8<sup>th</sup>, 2026

**Primary Owner:**  
RUIZ PATRICIA  
PO BOX 17  
SIDNEY, MT 59270-0017

**Property Address:**  
105 6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**  
**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 002

**Primary Owner:**  
DIGE SCOTT J  
113 6TH ST SE  
SIDNEY, MT 59270-4920

**Certificate of Survey:**  
**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 004 - 005, LT-4 & W 15' LT-5

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HILTON GEORGE ETAL  
117 6TH ST SE  
SIDNEY, MT 59270-4920

**Certificate of Survey:**  
**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 005 - 006, E 25' LT 5 AND W2 OF LT 6

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MIOTKE RACHEL E & JARROD F  
PO BOX 2158  
WEST YELLOWSTONE, MT 59758-2158  
Note: See Owners section for all owners  
**Property Address:**  
121 6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**  
**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 006 - 007, E1/2 LT 6 & ALL LT 7

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SCHLEDEWITZ TYSON  
1295 15TH ST SW  
SIDNEY, MT 59270-5418  
Note: See Owners section for all owners  
**Property Address:**  
107 6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**  
**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 003

**Primary Owner:**  
CLINE TORI  
519 2ND AVE SE  
SIDNEY, MT 59270-4911  
Note: See Owners section for all owners  
**Property Address:**  
6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**  
**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 00  
**Primary Owner:**  
RITTAL JIMMIE D & MAE E

116 6TH ST SE  
SIDNEY, MT 59270-4921

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 009 - 010

**Primary Owner:**  
SEVERSON RANDALL G  
PO BOX 813  
SIDNEY, MT 59270-0813

**Note:** See Owners section for all owners

**Property Address:**  
112 6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 011 - 012, LT-11 AND E 10 FT OF LT-12

**Primary Owner:**  
SHEPHERD SHANNON  
106 6TH ST SE  
SIDNEY, MT 59270-4921

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 012 - 013, W 30 FT LT-12 & E 20 FT LT-13

**Primary Owner:**  
FISHER HUGH S & JENNIFER L  
511 2ND AVE SE  
SIDNEY, MT 59270-4911

**Note:** See Owners section for all owners

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 006 - 007, S 60 FT OF E 25 FT LOT 6 AND S 60 FT LOT 7

**Primary Owner:**  
SCHMITT JOSHUA  
121 5TH ST SE  
SIDNEY, MT 59270-4918

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 007, N 90 FT OF E 40 FT LT - 7

**Primary Owner:**  
SULT AMY K  
119 5TH ST SE  
SIDNEY, MT 59270-4918

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 006 - 007, N 90' LOT 6, S 60' OF W 15' LOT 6, N 90' OF W 10' OF LOT 7

**Primary Owner:**  
BIBLE BAPTIST CHURCH  
109 5TH ST SE

**SIDNEY, MT 59270-4918**

**Note: See Owners section for all owners**

**Property Address:**

**115 5TH ST SE**

**SIDNEY, MT 59270**

**Certificate of Survey:**

**Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 054, Lot 004 - 005, E 10 FT LT-4 AND LT-5**

**Primary Owner:**

**RUIZ PATRICIA LEE**

**201 5TH ST SE**

**SIDNEY, MT 59270-5015**

**Note: See Owners section for all owners**

**Property Address:**

**201 5TH ST SE**

**SIDNEY, MT 59270**

**Certificate of Survey:**

**Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 001 - 002, N 1/2 LT-1 AND N 1/2 OF W 20 F T LT-2 BLK-53 KENOYER**

**Primary Owner:**

**EDER DANNY L**

**211 5TH ST SE**

**SIDNEY, MT 59270-5015**

**Certificate of Survey:**

**Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 002 - 004, N 75 FT OF E 20 FT LT-2 AND N 75 FT LT-3 AND N 75 FT OF N 10 FT LT-4 BLK-53 KENOYER**

**Primary Owner:**

**SIEBENALER KENNETH**

**201 10TH AVE SW**

**SIDNEY, MT 59270-3736**

**Note: See Owners section for all owners**

**Property Address:**

**512 2ND AVE SW**

**SIDNEY, MT 59270**

**Certificate of Survey:**

**Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 001 - 004, S 1/2 LTS-1 2 3 AND S 1/2 OF W 10 FT LT-4 BLK-53 KENOYER**

**Primary Owner:**

**QUIROZ TOMMIE & MARY**

**215 5TH ST SE**

**SIDNEY, MT 59270-5015**

**Certificate of Survey:**

**Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 004 - 005, E 30 FT LT-4 AND ALL LT-5 BLK 53 KENOYER'S ADDN**

**Primary Owner:**

**RENDERS JOSEPH J & KRISTAL D**

**223 5TH ST SE**

SIDNEY, MT 59270-5015

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 006 – 007

**Primary Owner:**

VENNE TAMARA S  
514 2ND AVE SE  
SIDNEY, MT 59270-4912

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 013 - 014, N 56 FT LT 13 AND N 56 FT OF LT 14

**Primary Owner:**

SHANDY BONNY K  
204 6TH ST SE  
SIDNEY, MT 59270-5029

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 013 - 014, S 94' OF LTS 13 & 14

**Primary Owner:**

NEULEIB ALLEN  
210 6TH ST SE  
SIDNEY, MT 59270-5029

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 011 - 012, W-1/2 LT-11 AND ALL OF LT-12 BLK 53 KENOYER'S 1ST

**Primary Owner:**

WOLFF HELMUT & CAROLYN REVOCABLE LIVING TRUST  
34760 HIGHWAY 200  
SIDNEY, MT 59270-6343

**Note:** See Owners section for all owners

**Property Address:**  
216 6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 010 - 011, ALL LT-10 & E2 LT-11

**Primary Owner:**

MASTERTON LAUREL E  
220 6TH ST SE  
SIDNEY, MT 59270-5029

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 009

**Primary Owner:**

WILL RICHARD & MARILEE F  
222 6TH ST SE

SIDNEY, MT 59270-5029

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 008, LT-8 BLK-53 KENOYER

**Primary Owner:**

KUYLEN HEATING & COOLING INC  
303 6TH ST SE  
SIDNEY, MT 59270-5030

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 061, Lot 001

**Primary Owner:**

ODEGAARD JAMEY L  
221 6TH ST SE  
SIDNEY, MT 59270-5028

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 006 - 007, E 1/2 LOT 6 AND ALL LOT 7

**Primary Owner:**

STAFFANSON SCOTT J  
34704 COUNTY ROAD 122  
SIDNEY, MT 59270-6353

**Note:** See Owners section for all owners

**Property Address:**

215 6TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 005 - 006, E 30 FT LT 5 AND W 20 FT LT 6

LAMB JASON LYNN & JANELLE R  
207 6TH ST SE  
SIDNEY, MT 59270-5028

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 003 - 005, E 10' LT-3, ALL LT-4, W 10' LT-5

**Primary Owner:**

WICK DOUGLAS A & NICOLE L  
205 6TH ST SE  
SIDNEY, MT 59270-5028

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 002 - 003, E 30 FT LT-2 AND W 30 FT LT-3

**Primary Owner:**

PUGH JEFFREY C & JANA  
204 7TH ST SE  
SIDNEY, MT 59270-5035

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 013 - 014, W 1/2 LT-13 AND ALL LT-14

**Primary Owner:**  
PIERCE RHONDA  
208 7TH ST SE  
SIDNEY, MT 59270-5035

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 012 - 013, W2 LT 12 AND E2 LT 13

**Primary Owner:**  
OCONNOR DIANA LOUISE RLE  
210 7TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 011 - 012, W 1/2 LT-11 AND E 1/2 LT-12

**Primary Owner:**  
KRUGLER PENNY COLLEEN MCMORRIS  
212 7TH ST SE  
SIDNEY, MT 59270-5035

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 010 - 011, W2 LT 10 & E2 LT 11

**Primary Owner:**  
ANDERSON JEFFREY DALE  
417 ROSEBUD AVE  
PLENTYWOOD, MT 59254-2015  
**Note:** See Owners section for all owners  
**Property Address:**  
216 7TH ST SE  
SIDNEY, MT 59270

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 09A, 7350 SQUARE FEET

**Primary Owner:**  
NESPER JEFF & LYNDA  
222 7TH ST SE  
SIDNEY, MT 59270-5035

**Certificate of Survey:**

**Legal Description:** KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 060, Lot 008A, 9150 SQUARE FEET

**Primary Owner:**  
ROMAN CATHOLIC BISHOP OF GF  
310 7TH ST SE

SIDNEY, MT 59270-5037

Note: See Owners section for all owners

Property Address:

Certificate of Survey:

Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 075, Lot 004 - 007

Primary Owner:

FREE DOUGLAS L & DEBRA A

704 2ND AVE SE

SIDNEY, MT 59270-4915

Certificate of Survey:

Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 075, Lot 001 - 003, CENTRAL 50 FT OF LOTS 1-3

Primary Owner:

OPRICA BOGDAN & WANDA

702 2ND AVE SE

SIDNEY, MT 59270-4915

Certificate of Survey:

Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 075, Lot 001 - 003, N 50FT OF LOTS 1, 2, & 3

Primary Owner:

NESPER LILLIAN JOYCE

115 7TH ST SE

SIDNEY, MT 59270-4922

Note: See Owners section for all owners

Property Address:

115 & 121 7TH ST SE

SIDNEY, MT 59270

Certificate of Survey:

Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 076, Lot 07A, AP OF LOTS 5, 6, & 7

Primary Owner:

WATSON 7 INC A MONTANA CORPORATION

1566 10TH AVE SW

SIDNEY, MT 59270-5425

Note: See Owners section for all owners

Property Address:

616 S CENTRAL AVE

SIDNEY, MT 59270

Certificate of Survey:

Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 011 - 014

Primary Owner:

BERGMAN JERALD W & BONITA R RLE

619 2ND AVE SE

SIDNEY, MT 59270-4913

Certificate of Survey:

Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 008 - 010, N2

Primary Owner:

ABOVE THE REST LLC

307 14TH AVE SW

**SIDNEY, MT 59270-3520**

**Note: See Owners section for all owners**

**Property Address:**

**621 2ND AVE SE**

**SIDNEY, MT 59270**

**Certificate of Survey:**

**Legal Description: KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 059, Lot 008 - 010, S2**