



Zoning/Board of Adjustments Meeting
September 2, 2026 8:00 AM
115 2nd Street SE |Sidney, MT 59270

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: 7130805898 **Passcode:** 4332809 **Call:** 1-346-348-7799

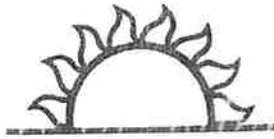
1. New Business

- a. Variance Request-Continental Resources Inc.

Meeting Guidelines

- We ask that all participants be respectful and courteous.
- Please direct comments to the Council as a whole.
- When speaking, please state your name for the record.
- Be mindful of others by keeping comments concise and avoiding repetition.
- The presiding officer may guide speaking time to help the meeting run smoothly.
- Disruptive behavior may result in removal from the meeting.

City of Sidney



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 of the Sidney Zoning Ordinance

Name of Property Owner: Continental Resources Inc.
Name of Applicant: Montana Flagpole Guy - Bill Rathbun
Address of Applicant: Box 216 Fairview, MT - 504 N Interstate Ave
Phone Number of Applicant: 406 790-0866
Legal Description of subject property: B&B Minor Sub, S30, T23 N, R59E, Lot 001-002
Current Zoning: CLM Land Area: 6.269
Variance request if for the following reason: 6 foot flagpole height variance

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

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

William Rathbun
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: _____

CHECKLIST FOR GRANTING A VARIANCE



APPLICANT MUST ESTABLISH ALL OF THE FOLLOWING:

Criteria	Explanation
 1. The spirit of the Ordinance is observed.	The proposed use must not conflict with the explicit or implicit purpose of the Ordinance, must not alter the essential character of the neighborhood or impair the use of adjacent property.
 2. Public welfare is protected.	The benefit to the applicant should not outweigh harm to the general health, safety, or welfare of the public or infringe on the private rights of others.
 3. Unique physical circumstances or conditions exist where the property is located.	Conditions such as irregularity, narrowness, or shallowness of a lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulations in the neighborhood or district in which the property is located.
 4. The values of surrounding properties are not diminished.	Expert testimony on this question is not conclusive, but cannot be ignored. The board may consider other evidence of the effect on property values, including personal knowledge of the members themselves.
 5. Literal enforcement of the Ordinance would result in unnecessary hardship. “Unnecessary hardship” means that owing to a special condition of the property that distinguishes it from other properties in the area: (a) The property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary; and (b) The proposed use is a reasonable one; and (c) The unnecessary hardship cannot be created by the applicant.	The applicant must establish the property is burdened by the zoning restriction in a manner that is distinct from other similar property. Determine the purpose of the zoning restriction in question. The applicant must establish that, because of the special conditions of the property, the restriction as applied, does not serve that purpose in a “fair and substantial” way. The applicant must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, the applicant can satisfy the unnecessary hardship requirement by establishing that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the Ordinance, this alternative is not available.



Holly St

Sidney, Montana

 Google Street View

Sep 2024 [See more dates](#)



Google Maps

Image capture: Sep 2024 © 2026 Google



Electric
ly Company

Explanation for requesting variance

We are contracted by Continental Resources to install three flagpoles on this property. The center pole is 30' and the two other poles are 20'. The peak of the roof is 24' so we will be 6' taller than the peak of the roof. The flag poles will go exactly where the other three were existing.

Neighboring property owners within 300 feet of Continental Resources

Last Chance Acres
Box 787
Sidney, Mt. 59270

Crescent Electric
PO Box 500
East Dubuque, IL 61025

R J Contractors
Box 107
Sidney, Mt. 59270

REA Lower Yellowstone
Box 1047
Sidney, Mt. 59270

Sidney Auto Wrecking
34701 CR 119
Sidney, Mt. 59270

Cory Albin
2810 Central Ave Suite A
Billings, Mt. 59102

Rick Partin
2024 Bitterroot Drive
Sidney, Mt. 59270

Tax Year: 2026

Scale: 1:3260.33 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Industrial Real Property

Geocode: 27-3444-30-2-09-01-0000

Assessment Code: 0000008086

Primary Owner:
CONTINENTAL RESOURCES INC
PO BOX 269000
OKLAHOMA CITY, OK 73126-9000
Note: See Owners section for all owners

Property Address:
704 34TH AVE NW
SIDNEY, MT 59270

Certificate of Survey: n/a

Legal Description: B & B MINOR SUB, S30, T23 N, R59 E, Lot 001 - 002

Last Modified: 7/13/2026 3:3:41 AM



Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 227.303.C	Property Type: Industrial Property
Living Units: n/a	Levy District: 27-0745-5C
Zoning: n/a CLM	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: n/a
General: n/a	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	6.269	305836

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/5/2012	A155	751	6/5/2012	570239	Warranty Deed

Owners

Party #1

Default Information:	CONTINENTAL RESOURCES INC PO BOX 269000 OKLAHOMA CITY, OK 73126-9000
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	4/12/2017 14:51:51 PM

Tax Year: 2026

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2026	305836	2392240	2698076	COST
2025	305836	2392240	2698076	COST
2024	227524	2226190	2453714	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 273121	Acres: 6.269
Class Code: 2611	Value: 305836

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Industrial	Description: CPA3 - Paving, concrete, 5-6"
Quantity: 1	Year Built: 2012
Grade: A	Condition: Com 4 Good
Functional: 3-Normal	Class Code: 3817

Dimensions

Width/Diameter: 30	Length: 100
Size/Area: 3000	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Tax Year: 2026

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Continental Resources Inc	353 - Office Building, Low Rise (1 to 4 stories)	1	2012
2	Warehouse	398 - Warehouse	1	2012

Existing Building #1

General Building Information

Building Number: 1	Building Name: Continental Resources Inc
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2012	Year Remodeled: n/a
Class Code: 3817	Effective Year: n/a

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 053 - Office	

Dimensions	
Area:	Perimeter: 336
Use SK Area:	Wall Height:

Features	
Exterior Wall Desc: 06 - Masonry & Frame	Construction: 4-Pre-engineered Steel
Economic Life: 45	% Interior Finished: 100
Partitions:	Heat Type:
AC Type:	Plumbing:
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
SS1 - Sprinkler System - wet pipe	1	n/a	n/a	n/a	6912	54146.936229	54147
EE1 - Enclosed Entry	2	8	16	n/a	n/a	9510,4	19021

Interior/Exterior Data #2

Level From: B1	Level To: B1
Use Type: 082 - Multi-Use Office	

Dimensions	
Area:	Perimeter: 336
Use SK Area:	Wall Height:

Features	
Exterior Wall Desc: 00 - None	Construction: 2-Fire Resistant
Economic Life: 55	% Interior Finished: 100
Partitions:	Heat Type:
AC Type:	Plumbing:
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
SS1 - Sprinkler System - wet pipe	1	72	96	n/a	6912	54146.936229	54147

Elevators and Escalators

Cadastral Property Report

Tax Year: 2026

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
Existing Building #2						
General Building Information						
Building Number: 2	Building Name: Warehouse					
Structure Type: 398 - Warehouse	Units/Building: 1					
Identical Units: 1	Grade: A					
Year Built: 2012	Year Remodeled: n/a					
Class Code: 3817	Effective Year: n/a					
Percent Complete: n/a						
Interior/Exterior Data #1						
Level From: 01	Level To: 01					
Use Type: 045 - Warehouse						
Dimensions						
Area:	Perimeter: 354					
Use SK Area:	Wall Height:					
Features						
Exterior Wall Desc: 07 - Metal, light	Construction: 4-Pre-engineered Steel					
Economic Life: 40	% Interior Finished: 100					
Partitions:	Heat Type:					
AC Type:	Plumbing:					
Physical Condition: 3-Normal	Functional Utility: 3-Normal					
Other Features						
Description	Qty	Width	Length	Height	Area	Calculated Value
OD3 - Overhead Door, wood/metal with motor & 1 operator	45	n/a	18	n/a	n/a	20973.97
OD3 - Overhead Door, wood/metal with motor & 1 operator	14	n/a	14	n/a	n/a	5973.95
Elevators and Escalators						
Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer



Cadastral Property Report

Tax Year: 2026

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.



Re: Variance Request for 704 34th Avenue NW, Sidney MT 59270

Dear City of Sidney Resident,

This is notice that Continental Resources Inc. requesting a variance per City Code 11-13-3-D. The current zoning for this location is CLM: Commercial Light Manufacturing. The legal description is B & B Minor Subdivision, S30, T23 N, R59 E, Lot 001-002.

Continental Resources Inc. is requesting a variance to allow the installation of a flagpole that will exceed the height of the primary building by approximately six feet (6'). City code 11-13-3-D provides that accessory structures shall not exceed the primary building height.

A Board of Adjustments Meeting will be held on Wednesday, September 2nd, 2026 at 8:00 am at City Hall to consider and 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 the comments 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.

08/12/26
15:50:15

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 8/26

Page: 1 of 1
Report ID: L110

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/ Amount Cash Offset User ID
27-63	8/26									500.00 08/12/26 karm
								MONTANA FLAG POLE GUY VARIANCE FILING FEE		
								ACTUAL BANK DEPOSIT--\$500.00		
		1	1000 323010					CHECK 1027		500.00 101000
									Total:	500.00

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday, September 2nd, 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 Continental Resources Inc. installing a flagpole exceeding the height of the primary building by six feet (6') per City Code 11-13-3-D. This property is located at 704 34th Avenue NW, legal description is B & B Minor Subdivision, S30, T23 N, R59 E, Lot 001-002.

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

Karmen Lange
Interim Clerk/Treasurer

Publish: August 19th and August 26th, 2026