



TOWN OF CLYDE PARK
P.O. Box 177 • Clyde Park, Montana 59018
Phone: (406) 686-4719
Email: clerktreasurer@ClydeParkMT.net

VARIANCE FROM MINIMUM LOT SIZE REQUIREMENTS

Applicant: Shaun Jones

Property Address: 203 Lathrop, Clyde Park, Montana

Parcel: As recorded with Park County

Request: Variance from minimum lot size requirements

Council Action Date: December 10, 2025

WHEREAS, Section 15.02.070(A) of the Town of Clyde Park Municipal Code establishes minimum lot size requirements, stating in relevant part:

"Minimum size for outlots or unplatted lots is one hundred fifty feet (150') by one hundred forty feet (140') or 20,000 square feet."; and

WHEREAS, The above minimum lot size standard would otherwise apply to the proposed subdivision of the property located at 203 Lathrop Street; and

WHEREAS, The property owner, Shaun Jones, has requested a variance from the minimum lot size requirement in order to subdivide the property into lots smaller than 20,000 square feet; and

WHEREAS, The Town Council has reviewed the request and finds that a limited reduction in lot size is appropriate under the specific circumstances of this property and that granting the variance will not be contrary to the public health, safety, or welfare, provided appropriate limitations are imposed;

NOW, THEREFORE, BE IT RESOLVED:

1. Variance Granted for Subdivision Purposes.

The Town of Clyde Park hereby grants a variance from the minimum lot size requirement set forth in Section 15.02.070(A) to allow the subdivision of the property located at 203 Lathrop Street, provided that no resulting lot shall be less than sixteen thousand five hundred (16,500) square feet.

2. Scope of Variance.

This variance applies solely to minimum lot size for the purpose of subdivision and does not waive or modify any other requirements of the Town of Clyde Park Municipal Code.

3. Subdivision Review Still Required.

Approval of this variance does not itself approve a subdivision. Any proposed subdivision or re-subdivision of the property shall be subject to full compliance with all applicable subdivision review procedures, including review and approval by the Town of Clyde Park and compliance with all applicable state and county requirements.

4. No Precedent Established.

This variance is specific to the property at 203 Lathrop Street and shall not be construed as precedent for any other property or future variance request.

Approved by the Town Council on: December 10, 2025

Sydney Wiley, Mayor

Louann Barr, Deputy Clerk