

RESOLUTION NO. 3900

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING SITE PLAN REVIEW FOR DAVE PHIPPS FOR THE CONSTRUCTION OF A 4,800 SQUARE FOOT COMMERCIAL BUILDING ON TRACT G-1B OF THE HORIZON PARK SUBDIVISION.

WHEREAS, Dave Phipps, through Quin Wright of Dowl, has requested that the City of Miles City approve the site plan review for the construction of a 4,800 square foot commercial building, to be built on Tract G-1B of the Horizon Park Subdivision, Miles City, Custer County, Montana;

AND WHEREAS, a public hearing was held before the Planning Board on March 29, 2016, and the Planning Board has recommended that the City Council approve the site plan with certain conditions;

AND WHEREAS, the City Council is the final reviewing authority for site plan approval pursuant to Section 24-96 of the Code of Ordinances of the City of Miles City;

NOW THEREFORE BE IT RESOLVED by the City Council of Miles City, Montana, as follows:

1. The City Council of the City of Miles City does hereby adopt the "City Council Staff Report SPR-2016-05," attached hereto as Exhibit "A," as findings of fact; and
2. Based on the findings of fact, the City Council of the City of Miles City hereby **APPROVES WITH CONDITIONS** the site plan submitted by Dave Phipps. Said conditions are set forth in Exhibit "A."

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A DULY CALLED MEETING THIS 12th DAY OF APRIL, 2016.



John Hollowell, Mayor

ATTEST:



Lorrie Pearce, City Clerk

EXHIBIT A

City Council Staff Report SPR-2016-05 Site Plan Review
Frank Askin Shop
Meeting Date: April 12, 2016

PROJECT SUMMARY:

Quin Wright of Dowl, on behalf of Dave Phipps, has submitted a Site Plan Review application for the construction of a 4,800 sq. ft. commercial building for use as a commercial shop. The property is located at 2615 Tractor Ave. The legal description is Sec 2, T07N, R47E, Tract G-1B of the Horizon Park Subdivision. See attached maps for location and site plans.

Significant dates and review items are noted below:

- The applicant has submitted all the required information per 24-96(e).
- The applicant was notified that the application was deemed complete on March 9, 2016.
- The Public Hearing was held March 29, 2016 at 6:00 PM in the City Hall Conference Room. Noticing requirements in 24-96(f)(6) were satisfied.

PUBLIC COMMENT:

All speakers were in favor of the project. No negative comments were presented.

REVIEW CRITERIA

The project meets the review criteria in 24-96(g). The following information may be considered as Findings of Fact.

- The proposed project site will have little effect on circulation patterns. The site is located at the end of Tractor Ave, a dead-end street. Traffic to the site is not expected to change and will not significantly impact current traffic patterns on Horizon Parkway.
- Emergency access and fire prevention measures have been reviewed by the Miles City Fire Department. A fire hydrant is located at the northwest corner of the Diamond J Construction property, within 500 of the project site. A key box will be required for emergency access to the building. The department will approve master plans and all documentation pending final walk thru after completion of construction. The project seems to meet all other codes and ordinances pending final inspection.
- Tractor Ave provides the only access to the site. Traffic volume is very low at approximately 9 ADT, therefore no significant impact to the surrounding road network is expected.
- Applicant will apply to Dept. of Environmental Quality for the Certificate of Subdivision Approval (COSA). The applicant has been informed that construction should not begin until the COSA has been issued.
- Water & Sewer services are available at Tractor Ave. The applicant intends to construct separate service lines for the existing buildings and the proposed shop. Electrical & communications services are available on site.
- The proposed development is outside of any historic district.
- Zoning code 24-59(6)(a) requires one parking space per employee and reasonably adequate space for persons coming to the building in the course of business. There is ample space at the site for parking.
- The use meets all of the Heavy Commercial (HC) zoning code requirements for setbacks, height restrictions, signage, parking standards, and design requirements. The City Building Inspector will review and approve the building design.
- The proposed use has no significant impacts to neighboring land uses. The site is surrounded by HC zones.
- The proposed project appears to comply with all adopted regulations and policies.
- The maximum height of the proposed addition is 21', well within reach of current Fire Department equipment.
- The property is not located in the floodway or the flood fringe.

**City Council Staff Report SPR-2016-05 Site Plan Review
Frank Askin Shop
Meeting Date: April 12, 2016**

- MCPD has reviewed the application and found there is little to no additional impact for police services as the project area is located within city limits and currently receives these services.
- The use complies with the City Zoning requirements for land use, height, setbacks, signage and other design requirements.
- The use will not be detrimental to or endanger public health, safety or general welfare as the proposed use is surrounded by compatible uses.
- The existing and reasonably anticipated permitted uses in the area will not be substantially impaired or diminished by the establishment of the proposed use as the project is surrounded by compatible uses.
- Adequate utilities, access ways, drainage, and other necessary site improvements will be provided prior to occupancy.

RECOMMENDATION:

Through review of the above criteria, the Planning Board has determined that the use satisfies Section 24-96(g)(1) and (2) of the Zoning Code. Therefore, the Planning Board recommends the City Council adopt this report as findings of fact and grant conditional approval of this project, subject to the following conditions:

CONDITIONS:

- ❖ Any modification to the approved application and plans that affect building codes, zoning regulations or public facilities shall require additional review by the City of Miles City.
- ❖ The owner shall comply with all applicable regulations in the district in which it is located. This includes federal, state and local regulations.
- ❖ The owner or owner's representative shall apply for a building permit prior to construction.
- ❖ The water, sewer and other utilities connections shall be approved by the applicable service providers prior to construction.
- ❖ Any fire department requirements, such as fire hydrants, access plans/improvements, sprinkler systems, firewalls, and other fire code requirements shall be approved by the fire department prior to occupancy.
- ❖ A Certificate of Occupancy is contingent upon the application meeting all conditions of approval.

COMMENTS PAGE

By my signature below, I have reviewed and approve* of the site plan submitted by Quinn Wright on behalf of Dave Phipps for improvements on the property located on Tractor Ave in the Horizon Park Subdivision, Tract G-1B.

*Please note any observations about why or why not the proposed project should be approved. If your department requires special conditions for compliance, please detail it here. These comments are included in the staff report.

Director of Public Works Seth King Date 3-25-16
Comments or Conditions:

The property is zoned Heavy Commercial and is compliant.

Director of Public Utilities Oleum Kelm Date 3-31-16
Comments or Conditions: Each building will have their own separate service line. Water is available at edge of property

Floodplain Administrator Seth King Date 3-28-16
Comments or Conditions: Project is well outside of floodplain boundaries, no concerns.

Fire Chief Gary Pullman Date 3-28-16
Comments or Conditions:
Use Group - ?
Knox Box Required - 506.1 IFC-2012

Historic Preservation Officer Christina Lippert Date 03/28/16
Comments or Conditions: Not within, or in proximity to City Historic Districts. No impact in that regard.

Planning Department Applicant has been informed of DEQ new requirements Date 3/31/16
Comments or Conditions: Application to Mr. Askin 3/31. Project appears to conform w/ MCCO.

~~Health and Sanitation~~ _____ Date _____
Comments or Conditions:

Building Official _____ Date _____
Comments or Conditions:

Police Department Doug Adolph Date 3/29/16
Comments or Conditions: No comments

TRACT G-1B

Custer County, Montana

REQUIRED STORMWATER DETENTION VOLUME:

RELATIVE IMPERVIOUSNESS FACTORS:

- = PAVED AREAS/STRUCTURES
- = GRAVELED AREAS
- = UNIMPROVED RANGELAND
- = LANDSCAPED (lawn, shrubs, trees)

- (C Range) 0.9
- (0.8-0.9)
- (C Used) 0.8
- (0.35-0.8)
- 0.3
- (0.15-0.4)
- 0.1
- (0.1-0.3)

2 YEAR - 1 HOUR EVENT:

- i 0.61 in/hr Miles City
- T 3600 sec/hr

NEW SITE LAYOUT

AREAS:	
TOTAL AREA OF WATERSHED	= 82,837.00 sq. ft. 1.90 acres
PAVED AREAS/STRUCTURES	= 8,700.00 sq. ft. 0.20 acres
GRAVELED AREAS	= 23,910.00 sq. ft. 0.55 acres
UNIMPROVED	= 50,227.00 sq. ft. 1.15 acres
LANDSCAPED	= sq. ft. 0.00 acres
TOTAL	= 82,837.00 sq. ft. 1.90 acres

EXISTING SITE LAYOUT

AREA (Ft²)	
3,900.00 sq. ft.	0.09 acres
23,910.00 sq. ft.	0.55 acres
55,027.00 sq. ft.	1.26 acres
sq. ft.	0.00 acres
82,837.00 sq. ft.	1.90 acres

VOLUMES REQUIRED:

Volume of runoff = (C*I*A)*T
 Total Volume Difference = New Volume - Existing Volume

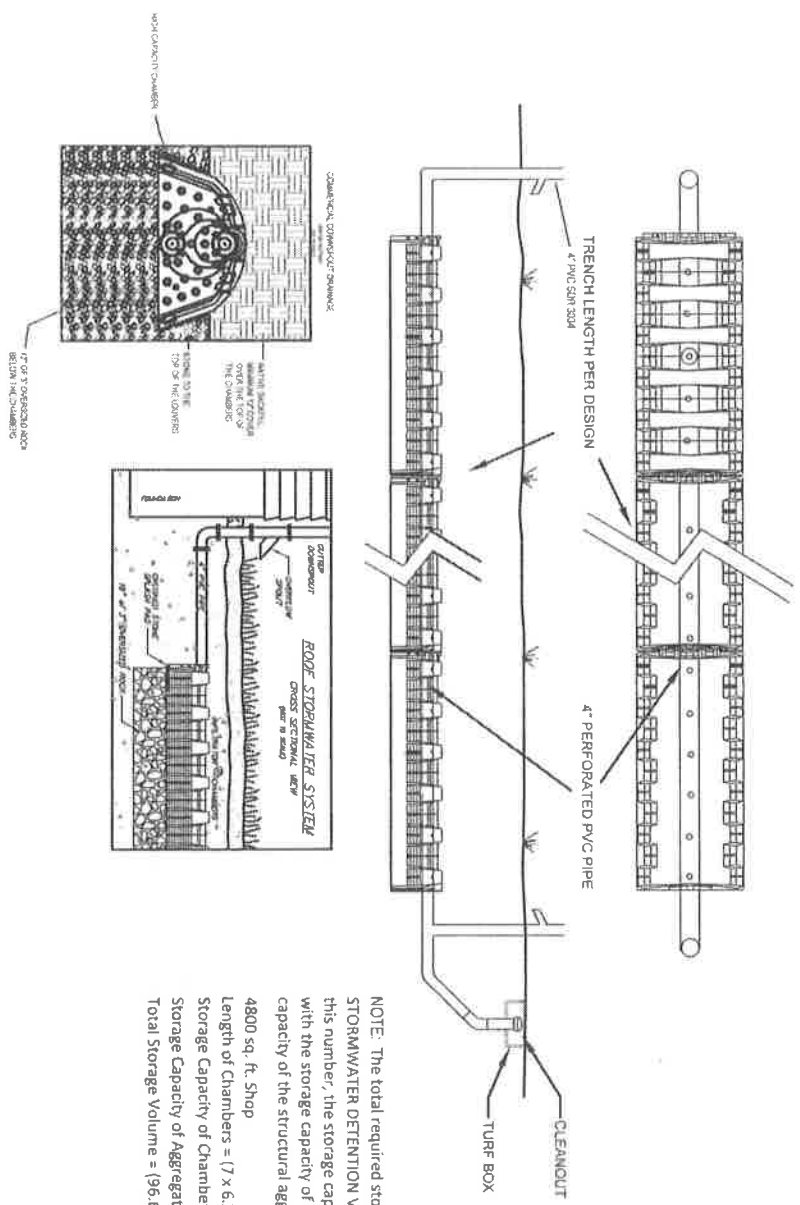
PAVED AREAS/STRUCTURES	= 394.73 C.F.	14.62 C.Y.
GRAVELED AREAS	= 964.30 C.F.	35.71 C.Y.
UNIMPROVED	= 759.63 C.F.	28.13 C.Y.
LANDSCAPED	= 0.00 C.F.	0.00 C.Y.
TOTAL VOLUME	= 2118.66 C.F.	78.47 C.Y.
FLOW IN C.F.S.	= 0.59 C.F.S.	

176.95 C.F.	6.55 C.Y.
964.30 C.F.	35.71 C.Y.
832.22 C.F.	30.82 C.Y.
0.00 C.F.	0.00 C.Y.
1973.47 C.F.	73.09 C.Y.
0.55 C.F.S.	

TOTAL VOLUME DIFFERENCE	= 145 C.F.	5.38 C.Y.
TOTAL FLOW IN C.F.S.	= 0.0403 C.F.S.	

Assumptions	
Paved Area/Structure=	4800 sq. ft/home
Landscaping=	0 sq. ft/home
Graveled Areas=	23910 sq. ft/home
Number of Homes in Zone	1

PERFORATED PIPE METHOD FOR STRUCTURE DOWNSPOUT DRAINAGE WITH or WITHOUT STONE



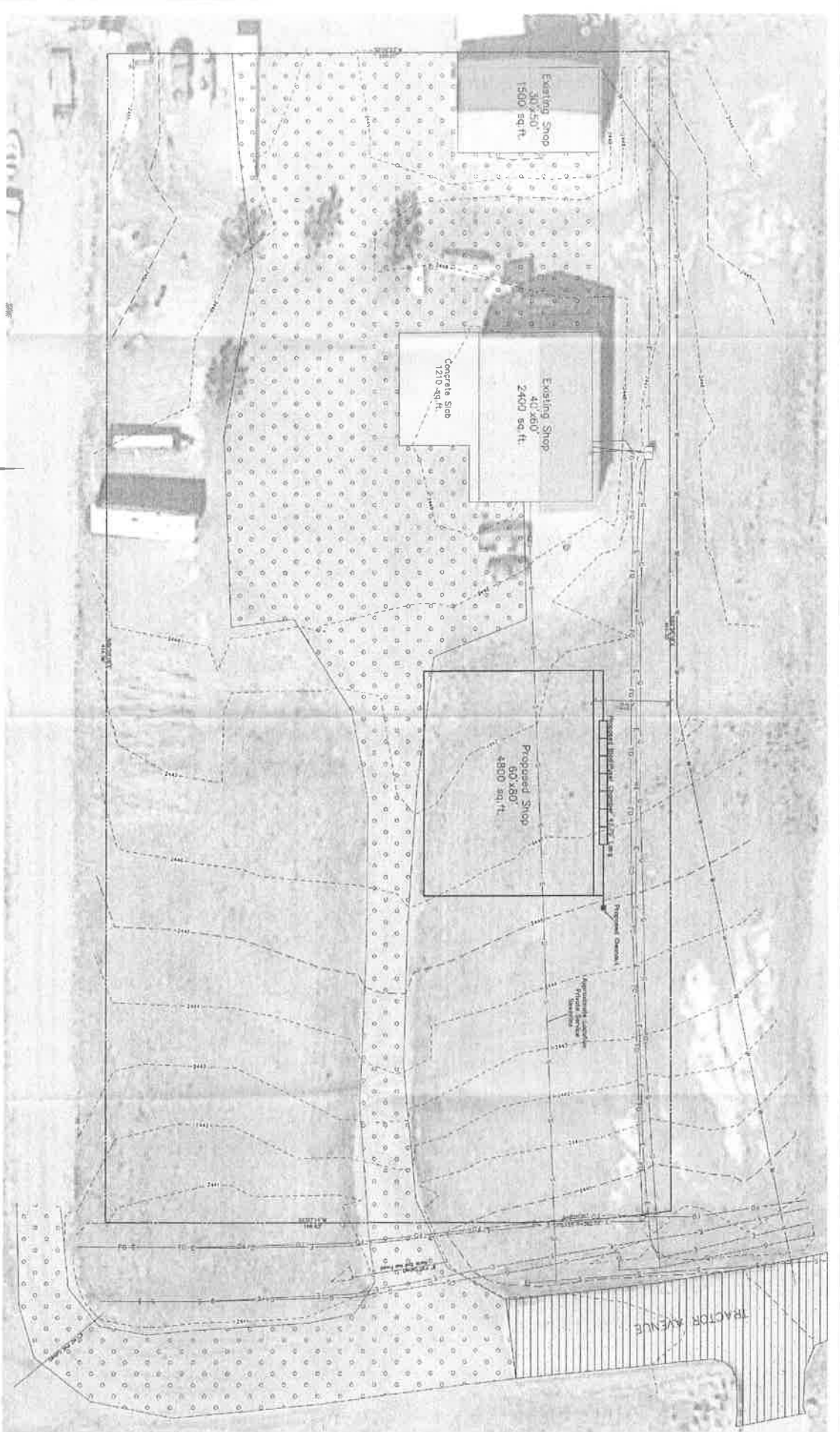
High Capacity Chamber
 Size (WxLxH) 34"x75"x16"
 Weight 39lbs
 Storage Capacity 103gal / 13.9 c.f.
 Louvered Screen Height 10"

NOTE: The total required stormwater detention volume is 145 cubic feet (refer to REQUIRED STORMWATER DETENTION VOLUME calculations submitted under separate cover). To achieve this number, the storage capacity within the structural aggregate has been considered along with the storage capacity of the chambers. A porosity of 40% was used to calculate the storage capacity of the structural aggregate. See calculations below:

4800 sq. ft. Shop
 Length of Chambers = (7 x 6.25) = 43.75 feet
 Storage Capacity of Chambers = (7 x 13.8) = 96.6 c.f.
 Storage Capacity of Aggregate = (W x L x H) x 0.4 = (12" x 43.75 x 1) x 0.4 = 49.6 c.f.
 Total Storage Volume = (96.6 c.f. + 49.6 c.f.) = 146.2 c.f.



	STORM WATER LAYOUT Frank Askin Drilling Site Plan		FIGURE #1
	PROJECT 4127-21229.01 DATE 3/9/2016	713 Broadway Street Missoula, MT 59802 Phone: 406-234-4999	



LEGEND

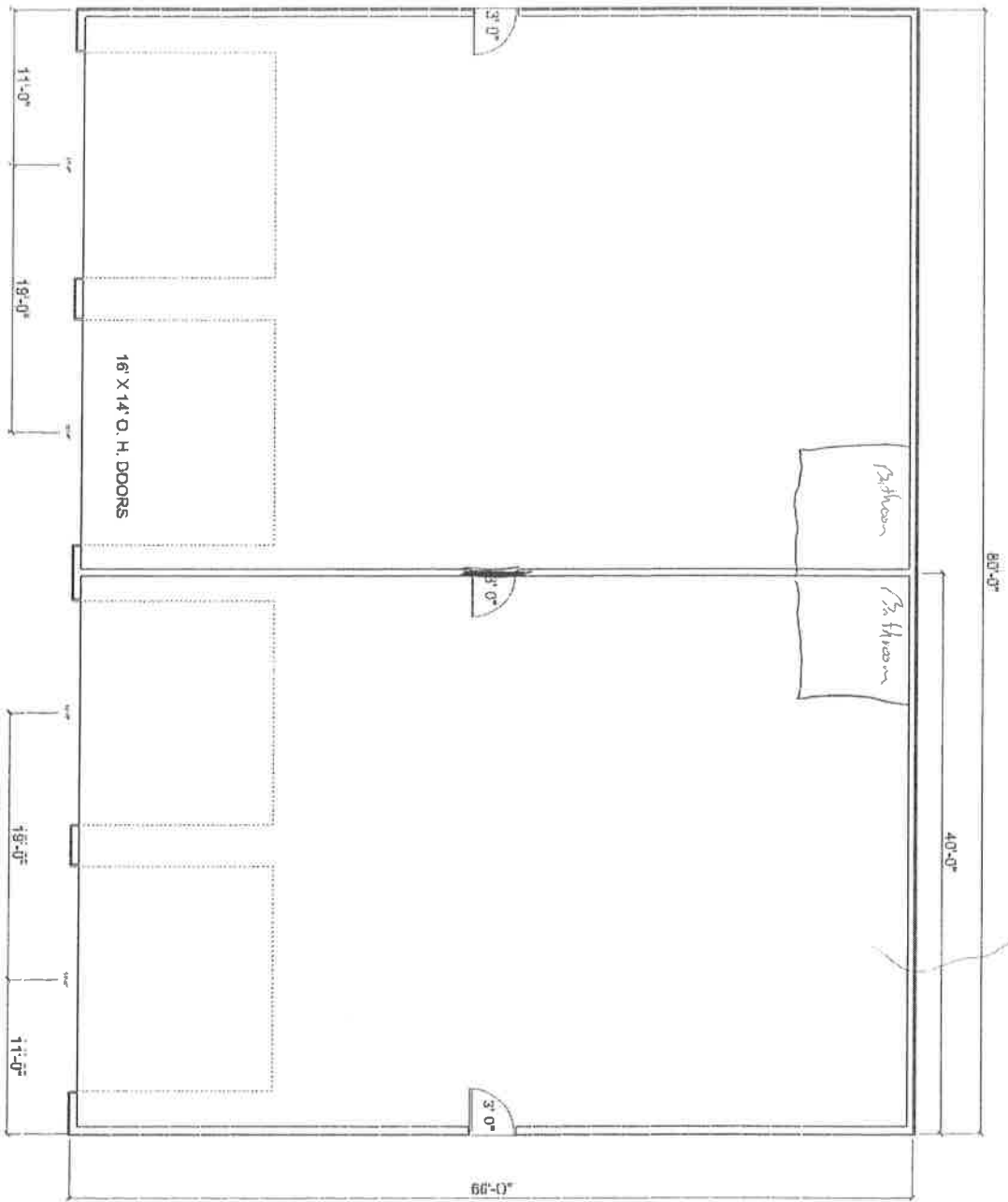
	Electric Pad		Underground Wellbore
	Fiberglass Junction Box		Underground Sewerline
	Existing Well		Underground Electric
	Existing Sewer Control		Underground Casing
	Existing Sign		Underground Fiberglass

DDWL
 719 Pleasant Street
 Miles City, Montana 58001
 406-234-0006

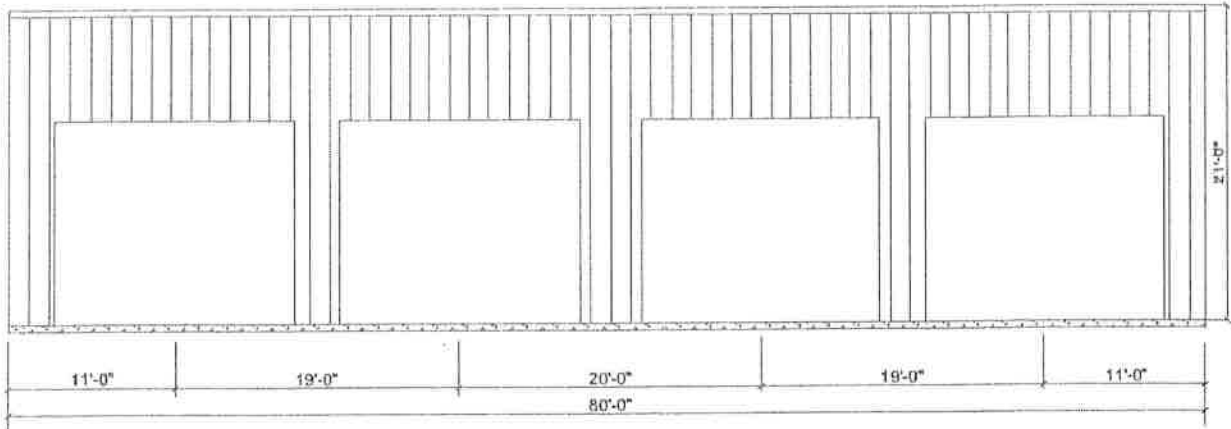
FRANK ASKIN DRILLING SITE PLAN
 Miles City, Custer County, Montana

Tract 5, 18, Township 42N, Range 47E, Section 2, T42N, R47E, S2, Custer County, Montana
 Section 2, Township 42 North, Range 47 East, Miles City, Custer County, Montana

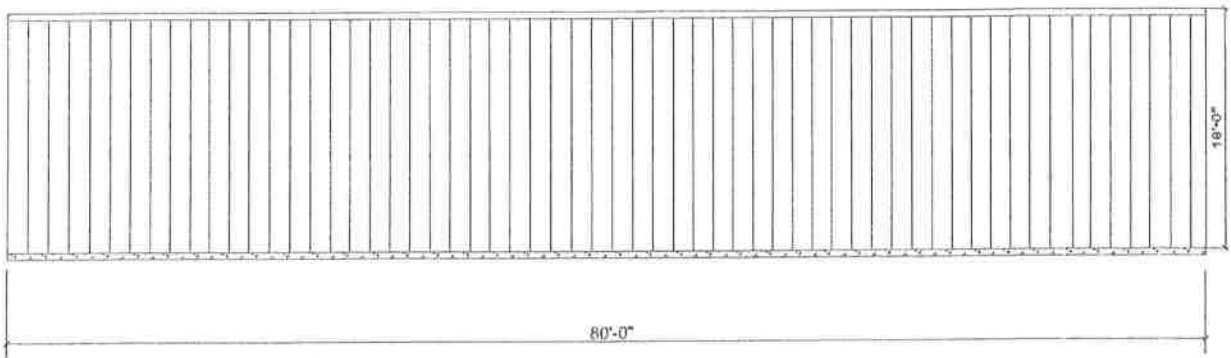
PROJECT: 412-2122-01	DATE: 2/7/2018
SHEET: 1	



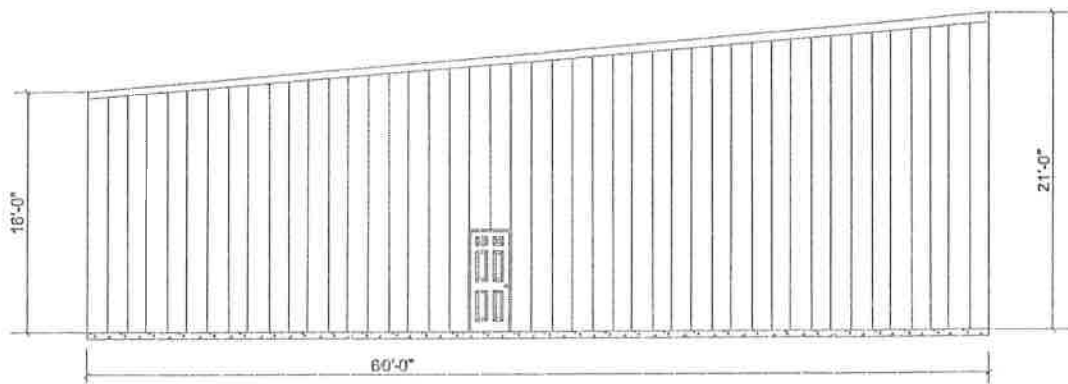
DAVE PHIPPS SHOP
FLOOR PLAN
Scale - 1/8" = 1'
02-22-16 RRC



FRONT ELEVATION

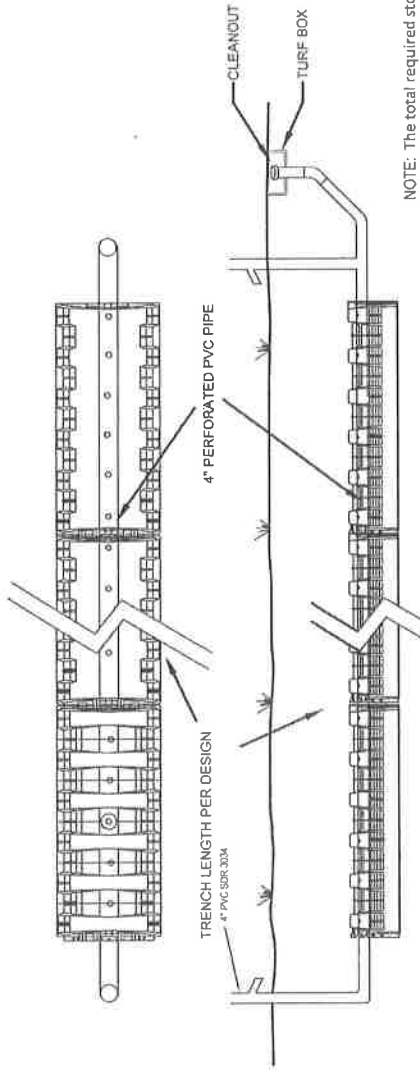


REAR ELEVATION



END WALL ELEVATION

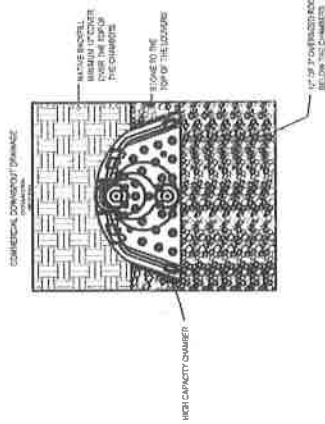
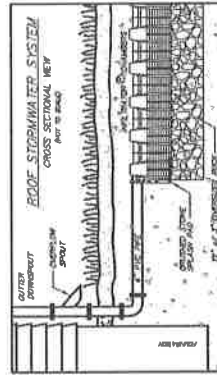
PERFORATED PIPE METHOD FOR STRUCTURE
DOWNSPOUT DRAINAGE WITH or WITHOUT
STONE



High Capacity Chamber
Size (WxLxH) 34"x75"x16"
Weight 38lbs.
Storage Capacity 103gal/113.8 ft³
Lowered Sidewall Height 10"

NOTE: The total required stormwater detention volume is 145 cubic feet (refer to REQUIRED STORMWATER DETENTION VOLUME calculations submitted under separate cover). To achieve this number, the storage capacity within the structural aggregate has been considered along with the storage capacity of the chambers. A porosity of 40% was used to calculate the storage capacity of the structural aggregate. See calculations below:

4800 sq. ft. Shop
Length of Chambers = (7 x 6.25) = 43.75 feet
Storage Capacity of Chambers = (7 x 13.8) = 96.6 c.f.
Storage Capacity of Aggregate = (W x L x H) x 0.4 = (34 x 43.75 x 1) x 0.4 = 49.6 c.f.
Total Storage Volume = (96.6 c.f. + 49.6 c.f.) = 146.2 c.f.






	713 Pleasant Street Missoula, MT 59801 406-541-8888	PROJECT 4127.21229.01 DATE 3/8/2016
		STORM WATER LAYOUT Frank Askin Drilling Site Plan Tract C-1B, Envelope 403B, Document #120940, Horizon Park Subdivision Amended Plat Section 2, Township 7 North, Range 47 East, P.M.M., Custer County, Montana

FIGURE #1

Phipps Shop - Surrounding Owners



Legend

-  Property
-  Noticed
-  City_Limits





SITE PLAN REVIEW APPLICATION

Community Services & Planning

City of Miles City 17 S. 8th Street, P.O Box 910 Miles City, MT 59301 406-234-3493

Revenue Code: 10000-341071

File No. SPR-2016-05
(for official use only)

Date Received: MAR 9 2016

SITE PLAN REVIEW APPLICATION - MILES CITY

Development proposals in the following zones are subject to site plan review:	
4-plex and greater	Residential Zones A, B
4 to 8 units	Residential Zones B, C
8 or greater units	Residential Zones C
Parks, playgrounds, parking and open space and Accessory uses	Residential Zone C
All listed uses	General Commercial (GC), Local Commercial (LC)
All listed uses	Industrial (I), Medical Campus (MC)
All listed uses (new construction only)	Historic Mixed Use (HMU)
Keeping of chickens	All Zones
Animal Rescue or Animal Foster Care	Residential Zones A, B, MH-A; Commercial Zones GC, LC, HC; Open Space (OS); Semi-Rural (SR); Agricultural (AG).

Application Date: 3-8-2016
Fee: _____

Name of Project: Frank Askin Site Plan

Location of Project/Legal Description:

Tract G-1B, COS #12094, Env. 403B, Section 2, Township 7 North, Range 47 East, P.M.M., Miles City, MT

Contacts

Business Owner Name: Frank Askin
Please print

Contact Name: Frank Askin
Please print

Address: 3610 Batchelor Street, Miles City, MT 59301

Phone: _____ Cell Phone: 406-853-2829 Email: Not Available



SITE PLAN REVIEW APPLICATION

Community Services & Planning

City of Miles City 17 S. 8th Street, P.O. Box 910 Miles City, MT 59301 406-234-3493

- g. Grading and storm drainage plans and calculations, including any proposed retention walls
 - h. Utilities and utility easements, existing and proposed
 - i. Location of fire hydrants, fire lanes and turnarounds
 - j. Exterior refuse collection areas
 - k. Signage plans (if any)
 - l. Elevation plans or side profiles for structures with dimensions for building heights, including dimension from the top of the roof peak to the average grade at the front of the building.
 - m. An analysis of traffic generation, trip distribution and the impacts of the proposed land use on the transportation facilities serving the area if the proposed land use is estimated to generate 400 or more average daily vehicle trips (ADT), or if requested by the administrator.
4. (8 ½ x 11) copy of the Landscaping Plan
 5. Proposed signage – at a minimum must indicate location and size and an indication of what materials and lighting are proposed. (This may be separate or shown on the site plan and/or bldg elevations)

Property Owner Signature: _____ Date: _____

Applicant Signature: *L. W. Wright / DOW* Date: 3-9-16
(if different from owner)

*Additional copies of the submittal requirements may be requested by the Zoning Administrator for presentation to the Planning Board members prior to the Public Hearing Meeting.

