

RESOLUTION NO. 3901

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING SITE PLAN REVIEW FOR SOUTHGATE STORAGE, LLC FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON LOT 1 BLOCK 5 OF THE SOUTHGATE MEADOWS SUBDIVISION.

WHEREAS, Eric Doeden, authorized representative of Southgate Storage, LLC, has requested that the City of Miles City approve the site plan review for the construction of two 4,800 square foot buildings for use as storage rental units, to be built on Lot 1 Block 5 of the Southgate Meadows 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-2016-04," 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 Southgate Storage, LLC. 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-2016-04 Site Plan Review Southgate Storage, LLC Meeting Date: April 12, 2016

PROJECT SUMMARY:

Eric Doeden of Southgate Storage, LLC submitted a Site Plan Review application on March 1st for the construction of two 4,800 sq. ft. buildings for use as storage rental units. The property is located at 501 Parkhill Drive. The legal description is Sec 2, T07N, R47E, Block 5, Lot 1 of the Southgate Meadows 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 4, 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) have been 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 site will have little effect on circulation patterns. The site is located at the end Parkhill Drive, a dead-end street. The anticipated traffic to the new storage units will not significantly affect current traffic patterns on Horizon Parkway.
- Emergency access and fire prevention is adequate. A fire hydrant is located on Tractor Ave, within 500 ft. of the project site.
- Parkhill Drive provides the only access to the site. Traffic volume is low, less than 400 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) as required by the Conditions of Approval of the final plat. The applicant has been informed that construction should not begin until the COSA has been issued.
- Water & Sewer services are not necessary for the proposed project. Underground power services are available on site.
- The proposed development is outside of any historic district.
- There is ample parking available at the site.
- The use meets all of the General Commercial (GC) 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 bordered by the following zones: General Commercial (GC) to the north and east, Heavy Commercial (HC) to the west and Agriculture (AG) to the south.
- The proposed project appears to comply with all adopted regulations and policies.
- The maximum height of the proposed structures is 12 ft., well within reach of current Fire Department equipment.
- The property is not located in the floodway or the flood fringe.
- Solid waste collection is not required for this project.

**City Council Staff Report SPR-2016-04 Site Plan Review
Southgate Storage, LLC
Meeting Date: April 12, 2016**

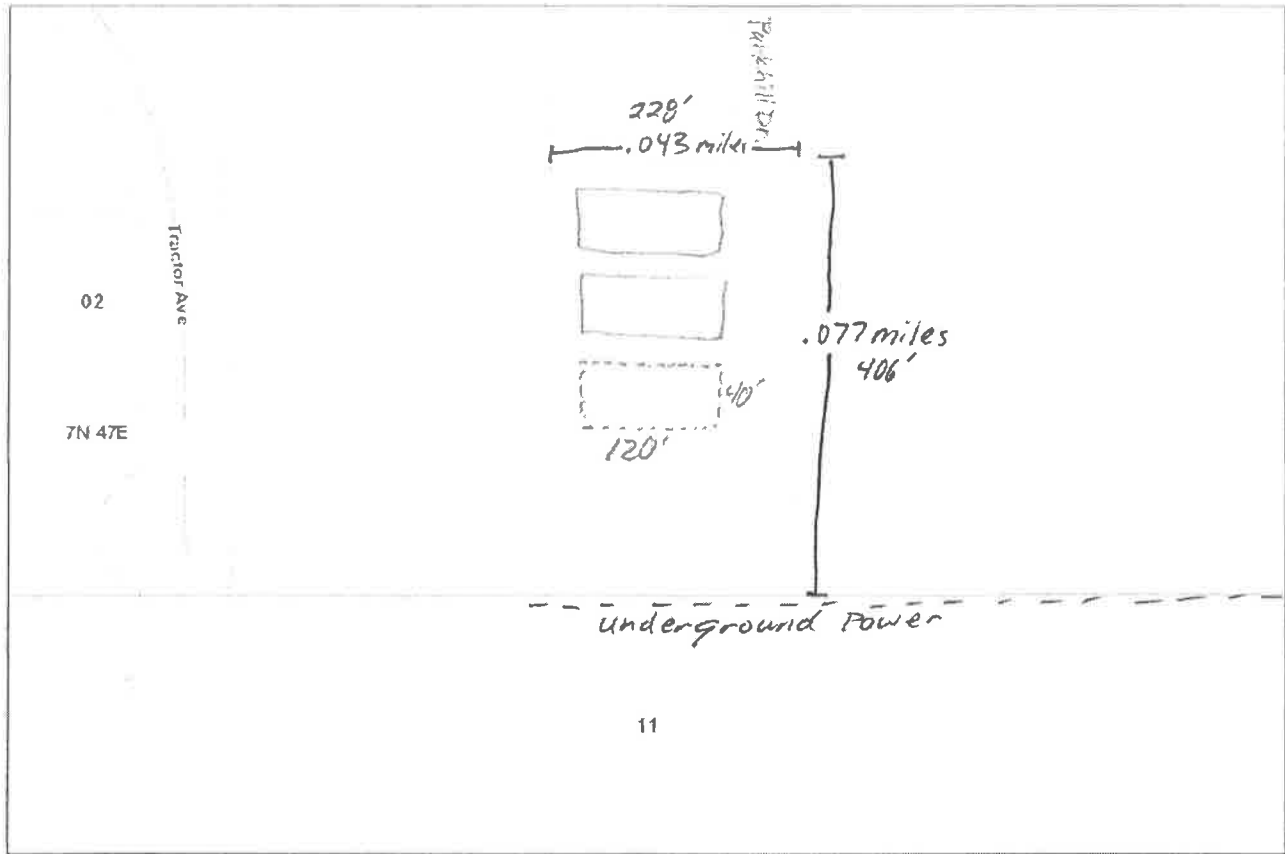
- MCPD has reviewed the application and found there is little to no additional impact for police services as the project area is located within city limits and currently receives these services. The Police Chief suggests the applicant install security video cameras due to the number of break-ins at storage sheds in the Miles City area.
- The use complies with the City Zoning requirements for land use, height, setbacks, signage and other design requirements. No signage is proposed at this time.
- 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 must be provided prior to occupancy.

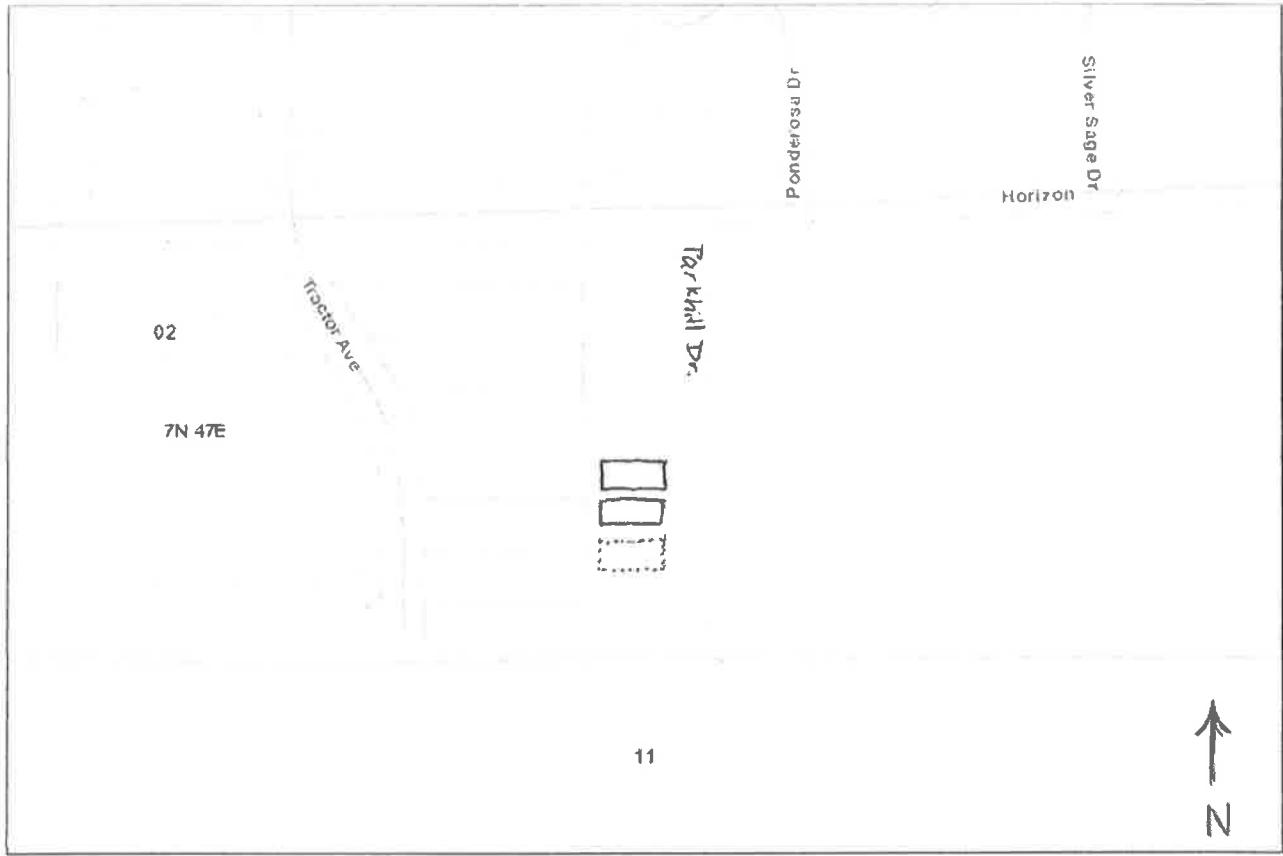
RECOMMENDATION:

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 Board recommends that City Council adopt this staff report as findings of fact and grant conditional approval of this project, subject to the following conditions:

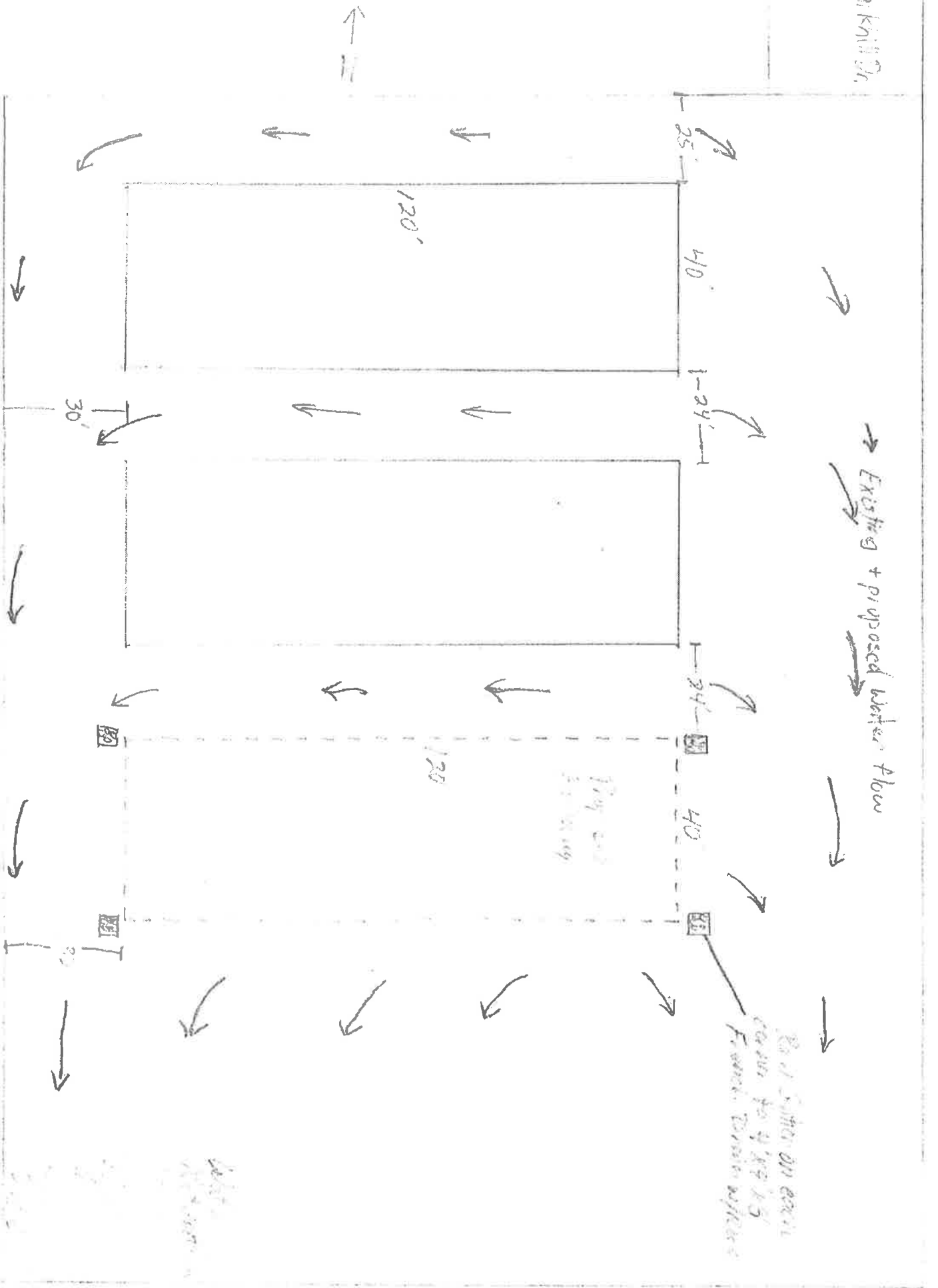
CONDITIONS:

- ❖ 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.
- ❖ Any utility connections shall be approved by the applicable service provider(s) 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.

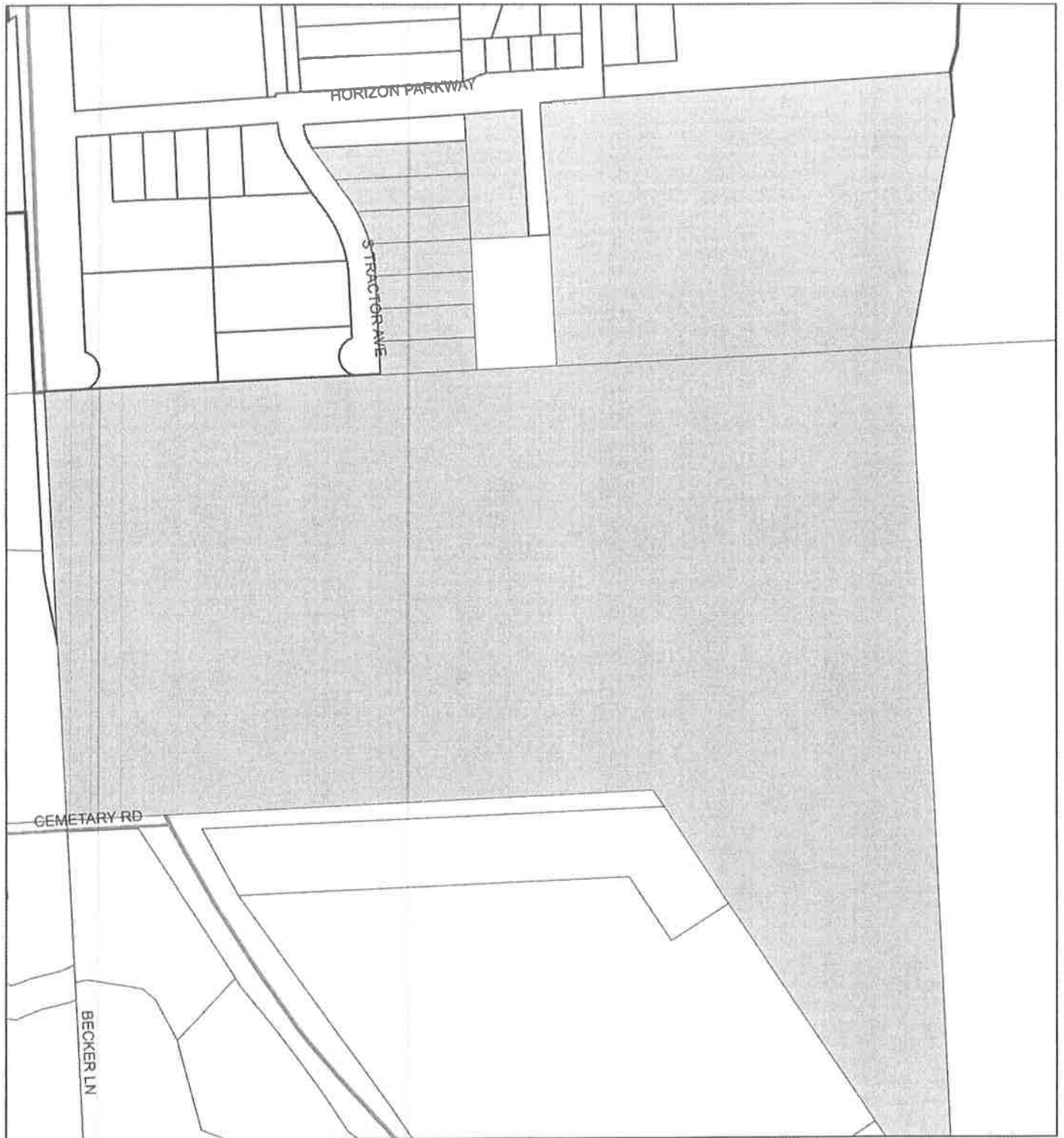







20. K.H.H. Dr.

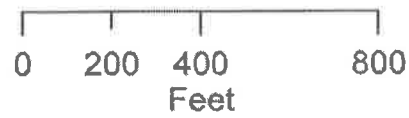


Southgate Storage - Surrounding Owners



Legend

-  Property
-  Noticed
-  City_Limits



Dawn Colton

From: Michael Rinaldi
Sent: Friday, March 04, 2016 3:32 PM
To: Dawn Colton; Kingery, Barbara
Subject: Re: FW: Timing

The application will come through Custer County since we are contracted , I will forward it on to the state for storm review. This lot has existing storage units on it ;that have never been review for storm water , lot is still sanitary restricted and some problems exist with run off as South Gate residents will attest, they will need to cover the entire development on this lot with their application both existing and proposed.

Thank You
Michael Rinaldi RS
Tumblewood Environmental Inc.
PO Box 743
1024 W. Evelyn St.
Lewistown Mt 59457
406-366-1424
Environmental Health Officer
Counties and Cities of Custer,
Garfield, Treasure, Rosebud, Phillips,
Roosevelt, Prairie and McCone

On Fri, Mar 4, 2016 at 3:12 PM, Dawn Colton <dawncolton@milescity-mt.org> wrote:

Dawn Colton

City of Miles City

Community Services and Planning

P - [406-234-3493](tel:4062343493) F - [406-234-6392](tel:4062346392)

E - dawncolton@milescity-mt.org

From: Kingery, Barbara [mailto:BKingery@mt.gov]
Sent: Friday, March 04, 2016 11:14 AM
To: Dawn Colton
Subject: RE: Timing

Dawn.

Prior to our approval, Mike will need to provide his local letter of comment – but because a professional engineer will need to submit the plans (per the rules), an engineer will need to DEQ 8 review.

Barb

From: Dawn Colton [mailto:dawncolton@milescity-mt.org]
Sent: Friday, March 04, 2016 10:15 AM
To: Kingery, Barbara
Subject: RE: Timing

Is this something that Mr. Rinaldi can do?

Dawn Colton

City of Miles City

Community Services and Planning

P - [406-234-3493](tel:4062343493) F - [406-234-6392](tel:4062346392)

E - dawncolton@milescity-mt.org

From: Kingery, Barbara [mailto:BKingery@mt.gov]
Sent: Friday, March 04, 2016 9:58 AM
To: Dawn Colton
Subject: RE: Timing

Dawn.

Unfortunately we are running approximately 50 days on our reviews. I'm not sure how that works with their schedule.

Barb

From: Dawn Colton [<mailto:dawncolton@milescity-mt.org>]
Sent: Friday, March 04, 2016 9:34 AM
To: Kingery, Barbara
Subject: Timing

Hi Barb,

I forgot to ask about timing. What is the average time between submittal and approval? I would like to continue with our site plan review while DEQ does their thing. The problem is the scheduling of a public hearing which needs a 17 day notice. I'd hate to have to reschedule due not receiving the COSA in time. I'd like to shoot for a public hearing between 3/30 and 4/6.

Dawn Colton

City of Miles City

Community Services and Planning

P - [406-234-3493](tel:4062343493) F - [406-234-6392](tel:4062346392)

E - dawncolton@milescity-mt.org

COMMENTS PAGE

By my signature below, I have reviewed and approve* of the site plan submitted by Eric Doeden, Southgate Storage LLC for improvements on the property located on Parkhill Drive in the Southgate Meadows Subdivision.

*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 Scott Gray Date 3-29-16
Comments or Conditions: Is zoned GENERAL Commercial AND is COMPLIANT.

Director of Public Utilities Deon Kelm Date 3/18/16
Comments or Conditions: No water or Sewer to This Site.

Floodplain Administrator SAM Date 3/18/16
Comments or Conditions: Project is located way outside of the floodplain, No concerns.

Fire Chief Harry K. Warren Date 3-21-16
Comments or Conditions:

Historic Preservation Officer Christina Lloyd Date 3/18/2016
Comments or Conditions: Project is located outside of any Historic Districts and is not located within proximity to Historic Districts

Planning Department Applicant has been informed of DEQ req Date 3/30/16
Comments or Conditions: requirements to lift sanitary restriction. Joint app for COSA was given to D. Feichtner. Project requires DEQ row of storm water drainage. No water/Sewer ~~req~~ required for project.

~~Health and Sanitation~~ Date _____
Comments or Conditions: Rinaldi needs to provide local letter of comment for DEQ 8 review. (KDC)

Building Official _____ Date _____
Comments or Conditions:

Police Department Doug Blank Date 3/25/16
Comments or Conditions: No CONCERNS - owners should install v-bee systems as all storage units in town are always getting broke into

**DRAFT - Planning Board Staff Report SPR-2016-04 Site Plan Review
Southgate Storage, LLC
Meeting Date: April 4, 2016**

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- Parkhill Drive provides the only access to the site. Traffic volume is low, less than 400 ADT, therefore no significant impact to the surrounding road network is expected.
- Applicant will apply to Dept. of Environmental Quality for approval of the stormwater drainage plan.
- Water & Sewer services are not necessary for the proposed project. Underground power services are available on site.
- The proposed development is outside of any historic district.
- There is ample parking available at the site.
- The use meets all of the General Commercial (GC) zoning code requirements for setbacks, height restrictions, signage, parking standards, and design requirements. The City Building Inspector will review and approve the building design.
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RECOMMENDATION:

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

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- ❖ The owner shall comply with all applicable codes in the Miles City Code of Ordinances.
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