



PUBLIC MEETING
February 21, 2019
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, February 21, 2019, at 9:00 AM in Commission Chambers Room 330.

Roll Call

Chair Susan Good Geise called the meeting to order at 9 a.m.

Commissioner Andy Hunthausen was present. Commissioner Jim McCormick was out of the office. Others attending all or a portion of the meeting included Roger Baltz, Marni Bentley, Peter Italiano, Charles Lane, Jennifer McBroom, Greg McNally, Spencer Starke, Tom Jones, Gordon Zuelke, Laura Zuelke, Colby Thomas, Erin Thomas, Scott Pfahler, Kevin Wright, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

- a. Vendor Claims Report for Week Ending February 22, 2019. (Marni Bentley)
- b. Public Meeting Minutes for April 5, 2018; January 31; February 5, 7, 12, 2019. (Nadine McCarty)
- c. Resolution 2019-23 Declaring County Property Surplus Property. (Amy Reeves)
- d. Service Order Agreement with Northwestern Energy. (Jennifer McBroom)

Roger Baltz reported on the consent action items 2 a-d and recommended approval.

No public comment was received.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 2-0 vote.

Proposed Building for Lease or Rent for York Road Storage Unit Facility. (Spencer Starke)

Spencer Starke, Planner I presented the proposed Buildings for Lease or Rent (BLR) application for a development to be known as the York Road Storage Unit Facility located south of and adjacent to York Road, north of and adjacent to Meagher Road, and east of and adjacent to Toole Drive. If approved, an existing 25.6 acre tract of land will have 13 new storage structures,

ranging from 12-39 units per structure for a total of 431 units. The proposed structure sizes range from 40 feet by 144 feet to 40 feet by 450 feet with a maximum height of 16 feet. The 13 proposed structures will not require water or wastewater. Direct access will be onto Toole Drive. The deadline for this proposal is March 14, 2019.

The increase in traffic on Meagher and Toole is a concern of some residents. It was calculated that the average daily trips generated by the project would be 78 trips, calculated on the high side. The county engineer had no concern with traffic. Staff recommends conditional approval of the Buildings for Lease or Rent application for the York Road Storage Unit Facility.

Commissioner Hunthausen noted that a BLR proposal has a specific statute that covers it and the review of the Commission is limited.

Scott Pfahler, Triple Tree Engineering, stated they did the design for the project. The developed area will be approximately 6 acres. The build out will be in phases based on the storage demand. Mr. Pfahler stated the traffic numbers calculated would be on the full build out of the facility. Having the approach off of Toole Road makes more sense than off of York Road as York Road has no designated turning lanes and Toole Road has a lower traffic volume. Mr. Pfahler gave a description of the buildings, the site and an overview of the drainage on the property. All the DEQ storm event requirements have been accounted for in the design and there are no plans for water or sewer improvements to the project.

Commissioner Good Geise asked if plans were to change in the future what review would occur on the drain fields, etc. Mr. Pfahler stated any future drain fields would be constructed new and permitted.

Commissioner Hunthausen asked if any road improvements are anticipated on Toole Road and Mr. Pfahler noted there is no anticipation of improvements.

PUBLIC COMMENT -

Tom Jones, 2044 Meagher Road, stated he has a large shop that opens into Toole Road and noted the traffic flow of about 8 cars daily, including his two cranes and two school buses.

Mr. Jones is concerned that the road is a well graded cow path. There are other roads that will be affected with traffic. Mr. Jones asked about the hours of operation, control of access and if there will be fencing and lighting. It would be nice if the road could be upgraded or access the project off of York Road.

Gordon Zuelke, 3175 White Drive, stated they are on the corner of Meagher and White and noted that the neighborhood will be affected by the storage units with dust, no speed limit signs, susceptibility of theft, school buses and kids, and traffic. Mr. Zuelke would like to see the entrance farther north on Toole Road away from the residences if it cannot be put on York Road.

Laura Zuelke, 3175 White Drive, stated the north side of the property is Meagher Road and Ms. Zuelke is concerned about the traffic, noise, the dust, the kids and school buses, the hours of operation, theft and property values. Road improvements should be done by the applicant.

Mr. Pfahler stated the property will be accessible at anytime and will have security fencing, security cameras and lighting throughout the facility. The reason for no access on York Road is there are no designated turn lanes on the two lane highway and traffic could back up creating a safety concern, whereas Toole is less traveled. The entrance is not immediately across from the adjacent landowners.

Commissioner Hunthausen asked if there is a possibility to have the entrance farther north on Toole Road and noted there has to be a certain number of feet from the intersection of York Road and Toole before an access point is allowed. Mr. Pfahler assumed it could be moved, but does not know the distance. The traffic that could potentially be generated is considered low.

Commissioner Hunthausen stated York Road is a state controlled highway and a permit from Montana Department of Transportation (MDT) would be required for access off of the road.

Peter Italiano, Director of Community Development and Planning, stated there are problems with BLR regulations and by statute the county has very little ability to address concerns that have been brought up such as surfacing of the roads, acceleration or deceleration lanes on York Road. The access off of York Road would most likely be opposed by MDT. It is best to take site specific access off of the lower classification roadways. There is a letter from Dan Karlin, County Engineer, stating overall he has no concerns with the proposed development. Regarding property value, the lack of zoning is a lack of predictability. This area clearly feels residential and yet there is an application that the county has very little ability to prevent being built and is inconsistent with the neighborhood character. Zoning would allow this to be dealt with differently.

Greg McNally, Planner III, stated there is a specific distance in the Lewis and Clark County Public Works manual, but he does not know the exact distance of the approach based on the intersection of a local road and a state highway.

Mr. Starke gave an overview of the list of criteria given by the state in which an application is reviewed to include: impacts on physical environment and human population; adequate water, wastewater, and solid waste facilities; adequate access; medical, fire and law enforcement availability; and floodplain regulations.

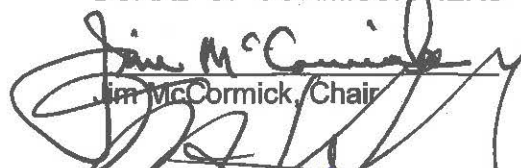
A motion was made by Commissioner Hunthausen to table the item to February 28, 2019 and seconded by Commissioner Good Geise. The motion Passed on a 2-0 vote.

Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

Adjourn

There being no further business, the meeting adjourned at 9:54 am.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Jim McCormick, Chair



Susan Good Geise, Vice Chair



Andy Hunthausen, Member

ATTEST:



Paulette DeHart, Clerk of the Board

