

Missoula City Council Land Use and Planning Committee Minutes

February 19, 2020

10:25 am

City Council Chambers

140 W. Pine Street, Missoula , MT

Members present: Stacie Anderson, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members absent: Mirtha Becerra

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

The meeting was called to order at 10:25 a.m.

1.2 Approval of the Minutes from February 5, 2020

The minutes were approved as submitted.

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There were no public comments.

3. COMMITTEE BUSINESS

3.1 River Road and Reserve Street Residential Storage Warehouse Conditional Use

Kaitin McCafferty of Development Services presented on the River Road and Reserve Street Residential Storage Warehouse Conditional Use. The request comes from Jay and Deborah Getz and Jay Kirby. The residential storage warehouse use requires conditional use approval in its zoning district, which is B3-2.

The presentation shows the location of the property and the zoning map. Ms. McCafferty reviewed the zoning and the Missoula Growth Policy. The zoning does not match with the Growth Policy, but the use is compatible with zoning, which permits existing commercial uses in this area. The project was approved under Missoula's Design Excellence Review. The review includes a set of site and building design guidelines intended to shape development that's consistent with community character. The presentation included an image of the site plan, floor plans, and a rendering of the proposed building.

There will be a right-in, right-out access onto River Road to the north; and an exit-only onto Davis Street from the south side of the lot. MDT denied the approach to Reserve Street, but City Engineering approved the design based on American Association of State Highway and Transportation Officials (AASHTO) sight distances.

Ms. McCafferty reviewed the conditional use criteria, as well as the two conditions of approval placed on the project. The first condition states that the project complies with

zoning and design excellence standards. The second condition pertains to the specific use standards for residential storage warehouses, per Title 20. All lease agreements with the storage facility must include the statement: "No cubicle may be used to store explosives, toxic substances, hazardous materials, or radioactive materials."

Staff recommends the approval of the residential storage warehouse conditional use request.

The committee asked for clarification on the restricted entrance of the right-in, right-out access to River Road. Mary McCrea with Development Services stated that the developer initially requested an approach to Reserve Street, which MDT denied. The only access remaining to the developers was via River Road, but they obtained an easment onto Davis for the exit-only.

Troy Monroe, Assistant City Engineer, stated that he and his team reviewed the site for visibility issues for vehicles on Reserve Street if access to the proposed facility were blocked. Based on AASHTO sight distances this access will be a minimum 50-feet east of the Reserve Street curbline. This distance was reviewed and determined to meet AASHTO sight distances for vehicles exiting from Reserve Street onto eastbound River Road.

Mr. Monroe stated that the City has developed the turning radii for aerial access for the fire department.

Committee stated that the MDT recommended the seventy-five foot approach distance from River Road to access the site, citing concerns that anything less than seventy-five feet would make pulling a trailer into this facility difficult. Mr. Monroe clarified that for this particular site, utilizing the upper portions of the parking lot would satisfy the seventy-five foot requirement.

In regards to the Davis Street exit, the developer Jay Getz stated that utilizing an entrance and exit off Davis would require a redesign of the entire project. The developer was able to obtain an easement for an exit-only; they have no agreement with the neighboring property for an entrance.

Mary McCrea with Development Services clarified that the facility complies with the zoning, but not the Growth Policy. Zoning is a regulation that existed prior to the Growth Policy, which exists as a guideline.

In terms of transportation, Ms. McCrea stated that David Gray with the Metropolitan Planning Organization, verified that the general office would have fifty-three trips per day, and the storage units would have seventy-eight trips per day.

Troy Monroe stated that upon initially looking at this project, they determined that a left turn off River Road is so close to the stop sign that it would change the level of service of River Road at that intersection. Therefore the right-in, right-out access was recommended.

Developer Jay Kirby stated that the developer's desire was to have access from River Road, but due to the engineering requirements, this is not possible at this time.

Mary McCrea stated that if the Committee wanted to see an entrance and exit from North Davis, staff could prepare a condition of approval. As it stands now, it meetings MDT and

Engineering's analysis of this intersection. However, the easement the applicant has obtained from the adjacent property is for exit only so the developer would have to get approval from property owner prior to the public hearing.

The public hearing will be on Monday, February 24th.

Pre-public hearing item

4. ADJOURNMENT

The meeting was adjourned at 10:55 a.m.