

Kaitlin McCafferty

From: Cameron, Glen <gcameron@mt.gov>
Sent: Tuesday, January 21, 2020 11:18 AM
To: Kaitlin McCafferty; Dax Fraser; Gordy Hughes; Adam Sebastian; Scott Hoffman; Chris Odlin; Jane Kelly; Karen Gasvoda; Jim Nugent; 'bschmidt@missoulacounty.us'; Travis Ross; 'caldridge@mountainline.com'; 'jsweten@mountainline.com'; 'vcaristo@mountainline.com'; Donna Gaukler; Nathan McLeod; Marie Anderson; Neil Miner; David Selvage; Ellen Buchanan; Chris Behan; Eran Pehan; Julie Merritt; Sandra Vasecka; Beck, Adriane; 'nholloway@co.missoula.mt.us'; Neighborhood Council - River Road
Cc: Mary McCrea
Subject: RE: Agency Comment Request: Residential Storage Warehouse Conditional Use – River Road and Reserve

Good Morning Kaitlin –

As I do not have comments or concerns regarding the proposed use of Residential Storage units; access to this lot however remains very difficult. Access will not be granted to Reserve St, and the proposed access to River Rd very near the intersection with Reserve St presents a significant safety concern.

Minimum throat distance on River Road from Reserve St to the approach must be at least 75-feet for a right turn ingress as provided in the plan view. The very short throat distance proposed for this site will likely not store one vehicle let alone a vehicle with a trailer (common for storage units sites) before the following vehicle (or possibly the trailer itself) is stopped on Reserve St. Providing adequate storage on River Road for any vehicles waiting to turn into the storage units will provide an extra margin of safety since rear-end type accidents on Reserve St will be a much higher speed collision. In addition, providing parking right up to the driveway approach is a substantial risk that entering vehicles will have to wait for exiting vehicles blocking the entrance as they back out of the stall.

MDT wants to strongly avoid any potential for right turning vehicles or trailer ends from stopping on Reserve St. If the minimum 75-feet throat distance cannot be provided then the approach should not be allowed to River Road.

From the proposed site plan it appears there is now the availability to access Davis Street. Strongly urge main access to Davis Street.

Thank you for the opportunity to comment.
Glen Cameron
MDT – Missoula

From: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>
Sent: Wednesday, January 15, 2020 4:20 PM
To: Dax Fraser <FraserD@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Scott Hoffman <HoffmanS@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; Jane Kelly <KellyJ@ci.missoula.mt.us>; Karen Gasvoda <GasvodaK@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; 'bschmidt@missoulacounty.us' <bschmidt@missoulacounty.us>; Travis Ross <tross@missoulacounty.us>; 'caldridge@mountainline.com' <caldridge@mountainline.com>; 'jsweten@mountainline.com' <jsweten@mountainline.com>; 'vcaristo@mountainline.com' <vcaristo@mountainline.com>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod

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Cc: Mary McCrea <McCreaM@ci.missoula.mt.us>

Subject: [EXTERNAL] Agency Comment Request: Residential Storage Warehouse Conditional Use – River Road and Reserve

Hi all. Please see attached for memo requesting comment for a Residential Storage Warehouse Conditional Use at River Road and Reserve. **Comments are requested by Friday 1/31.** If you don't have any comments, please reply "no comment".

Thanks!

Kaitlin
Planner 1

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