



## DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

### CITY CONDITIONAL USE APPLICATION

#### A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), 2 submittal packets and the appropriate fee shall be submitted.
3. Name of Conditional Use Request: **Three-Story Commercial Building with Office Space/Storage**
4. Name(s) of Applicant: **Jay H Getz & Debbie S Getz**  
Mailing Address: **2204 River Road, Missoula, MT 59801**  
Telephone Number: **406-214-4016**  
Email Address: **jay.getz@outlook.com**
5. Name(s) of all Owners of Record: **Jay H Getz & Debbie S Getz**  
Mailing Address(es): **2204 River Road, Missoula, MT 59801**  
Telephone Number(s): **406-214-4016**  
Email Address(es): **jay.getz@outlook.com**
6. Name and Company of Representative: **NA**  
Mailing Address:  
Telephone Number:  
Email Address:
7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature

Date

Owner's Signature

Date

Representative's Signature

Date

Jay & Deborah Getz  
2204 River Road  
Missoula, MT 59801  
406-214-4016  
Jay.Getz@outlook.com

December 11, 2019

Kaitlin McCafferty  
Development Services  
City of Missoula  
435 Ryman  
Missoula, MT 59802

Dear Development Services,

Thank you for taking the time to review our application. We appreciate your energy and efforts to make our Missoula neighborhoods beautiful, equitable, and moving forward to meet the ever-changing needs of the community.

Due to Missoula's need for high-density living, there is a large demand for centralized storage in Missoula. With this in mind, we are proposing a well-designed 59,247 sq ft three-story storage facility located at the corner of Reserve and River Road. It will include 440 climate-controlled storage units and 3,116 sq ft of office space. As per the Design Excellence Program, the building will use a sustainable site design to utilize the natural accents of local nature while harnessing the power of the sun through rooftop solar panels. The entire property will be landscaped, include a high-quality privacy fence, bike racks, sidewalk, a quiet mechanical security gate with limited daily access, an active video surveillance system, parking, and more. The landscaping will incorporate native trees, shrubs, vines, and perennials. We want our clients to feel like they are at home, safe, and inspired for their next Montana adventure!

The proposed site is located on River Road, adjacent to the arterial road of Reserve Street; which will not have an adverse impact on the neighborhood. Access on River Road is right turn in and right turn out only. In addition, the three-story building will be 33'6" tall; which will not exceed the max height for the zoning district nor the surrounding districts. Our proposed office hours will be Monday thru Friday 9AM-5PM and Saturday 9-Noon. Using current data, we anticipate 26 trips per day to the facility. Due to this low number, impact upon the neighborhood and roads will be low; all while providing a much-needed service to Missoulians. We believe our building will add beauty and function to the empty commercial (B3-2) lot located at the corner of Reserve and River Road.

Thank you, again, for taking the time to review our proposed building, make necessary suggestions, and assess our conditional use application. We are excited to hear back from you about the project, and to know what we can do to move forward. Please contact us any time to ask us questions or to clarify our proposal.

Best regards,

Jay & Deborah Getz

The block contains two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'J' followed by a large loop, representing Jay Getz. The signature on the right is a more fluid, cursive script, representing Deborah Getz.

**B. SUBJECT PROPERTY INFORMATION**

General location of subject property and address (if address has been assigned): S20, T13 N, R19 W, C.O.S. 6394, Parcel 2, Acres 1.05

Legal Description - complete and unabbreviated: Section 20, Township 13 North, Range 19 West Township, Range, Section(s): **13N - 19W - 20**

Subdivision, Lot(s), Block(s): **Cobbin & Dismores Orchard Homes**

Tract(s), COS#: **6394**

Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above): **same**

Geocode: **04-2200-20-2-15-12-0000**

**C. ZONING AND GROWTH POLICY INFORMATION**

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	<b>B3-2</b>	<b>Commercial</b>
Adjacent (South)	<b>RT 10</b>	<b>Residential</b>
Adjacent (East)	<b>B3-2</b>	<b>Commercial</b>
Adjacent (West)	<b>B3-2</b>	<b>Commercial</b>

2. What is the current zoning of the property? **Business Mixed-Use**

3. What is the applicable comprehensive plan and land use designation for the property? **Commercial Business**

4. What is the conditional use requested? **Temperature Controlled Storage and Office Space**

**D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA**

1. **Review Criteria.** Describe how the proposal meets the following review criteria. (Not all review criteria will apply in every case. Only the applicable review criteria need to be met.)

a. Whether the conditional use complies with all applicable standards of the zoning ordinance.  
**We received Design Excellence approval for site plans and elevations.**

b. Whether the conditional use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.  
**The property is located on River Road adjacent to Reserve; so will not have significant adverse impact on the neighborhood.**

c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.  
**The site plan was approved through Design Excellence. The building is three stories tall with a height of 33'6"; which does not exceed the max height for the zoning district and surrounding districts. B3-2's max height is 50 feet and RT10's is 30 feet or 35" with a roof pitch of 8 in 12 or greater.**

d. Whether the conditional use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation.

The hours of operation for the office will be 9AM-5PM Monday through Friday & 9AM-Noon on Saturday. Office will be closed on Sundays. The storage warehouse will have controlled gate access from 5AM-10PM. Outdoor lighting will be controlled using day/night sensors. The lighting permit will be reviewed at building permit and will comply with Missoula Dark Sky Lighting Ordinance; which is a condition of the DER.

- e. Whether the conditional use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

There are three streets near the property: Reserve Street, River Road, & Davis Street. Davis is a local road. River is a functionally classified major collector road. Access on River is right turn in & right turn out from Reserve - which is a principle arterial road. Reserve Street has a bike lane and sidewalk. River Road does not have a bike lane, and we will install a sidewalk with our building permit. Based on current data, we anticipate approximately 26 trips per day.

## 2. Factors to be Considered.

*Section 20.85.070(l) includes factors that City Council may consider in determining whether all applicable review criteria have been satisfied. These are listed below for reference.*

- a. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural.
- b. That the site design properly addresses building orientation, open space, light, sun exposure, views, and protection of natural features.
- c. That buildings, structures, and uses are compatible with adjacent properties and uses in terms of physical design elements, such as volume and mass management, building materials, color, open space design, screening, and other design elements.
- d. That the overall project will be functional, attractive, and safe in terms of pedestrian, bicycle, and vehicular access, parking, loading, and servicing.

## E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- ☒ **A cover letter** describing the purpose of the proposed project, existing site conditions, and a brief description of the proposal.
- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property. **on file**
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **on file**
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries. **on file**
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **on file**
- ☒ **The current plat** of the subject property. **on file**
- ☒ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property. **on file**
- ☒ **Building elevation drawings** of all proposed structures and/or photos of existing structures. **on file**
- ☒ **Floor plans** of all existing and proposed buildings. **on file**





## DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

November 22, 2019

Jay & Deborah Getz  
2204 River Road  
Missoula, MT 59801

### **RE: Design Excellence Review, Reserve Street Storage Facility, Case #2019-MSS-DER-00013**

This letter is to inform you that on Friday, November 22, 2019, Development Services approved the Design Excellence Review application for the Reserve Street Storage Facility project proposed for the parcel legally described as S20, T13 N, R19 W, C.O.S. 6394, PARCEL 2, ACRES 1.05 in Missoula County, MT.

This approval is subject to the following conditions of approval. The conditions are as follows:

- 1) The building must substantially conform to the approved plans. If the applicant changes the design of the building, they must resubmit plans for Design Excellence Review. A Final Zoning Compliance Certificate is required before Certificate of Occupancy. Before issuing the certificate, Development Services will inspect the building for conformance with the information provided in the Design Excellence Review application.
- 2) Final project approval requires that all other applicable city regulations are met, and will be reviewed for at time of building permit submittal.
- 3) The following Design Variations are approved through this Design Excellence Review. Any changes to these variations, or new Design Variations, will require a new Design Excellence Review process.
  - o 20.25.082.E.1.a: Site Design, Street Setback primary street
  - o 20.25.082.E.3.a: Façade Design, Glazed area: commercial
  - o 20.25.082.E.3.c: Façade Design, Blank wall width max
  - o 20.25.082.E.1.f: Parking lot perimeter screening
- 4) Through 20.25.080.A.3.b(7), a variance is granted to reduce the landscape buffer (required by 20.65.040 2.e on the east side of the parcel to make room for fire access without eliminating parking.
- 5) The following Design Manual guidelines are applicable to this project but were unable to be sufficiently reviewed for at this time. They will be reviewed for at time of building permit submittal:
  - o SD 30: Utilize landscaping to frame views to the surrounding mountains and landmarks.
    - i. NOTE: details to come with landscape plan in building permit
  - o SS40: Select furnishings that are fitting with Missoula's character
  - o SD42: Consider how a site can be arranged to complement existing public realm features
    - i. NOTE: details to come with lighting plan in building permit
- 6) Final zoning compliance will be reviewed for at time of building permit submittal, including lighting plan, landscape plan and bench at entrance tint and glare info on windows
- 7) This project requires conditional use approval from City Council. Final project design is subject to any design modifications that may apply from final Council approval
- 8) Approval of a conditional use permit is required before a building permit may be issued.

If you have any questions about this approval, please feel free to contact me at [mccaffertyk@ci.missoula.mt.us](mailto:mccaffertyk@ci.missoula.mt.us).

Best,  
Kaitlin McCafferty  
Planner I  
Development Services  
435 Ryman St  
Missoula, MT 59802



04-2200-20-2-15-12-0000 (Reserve and River) – Aerial Map





04-2200-20-2-15-12-0000 (Reserve and River) – Zoning Map

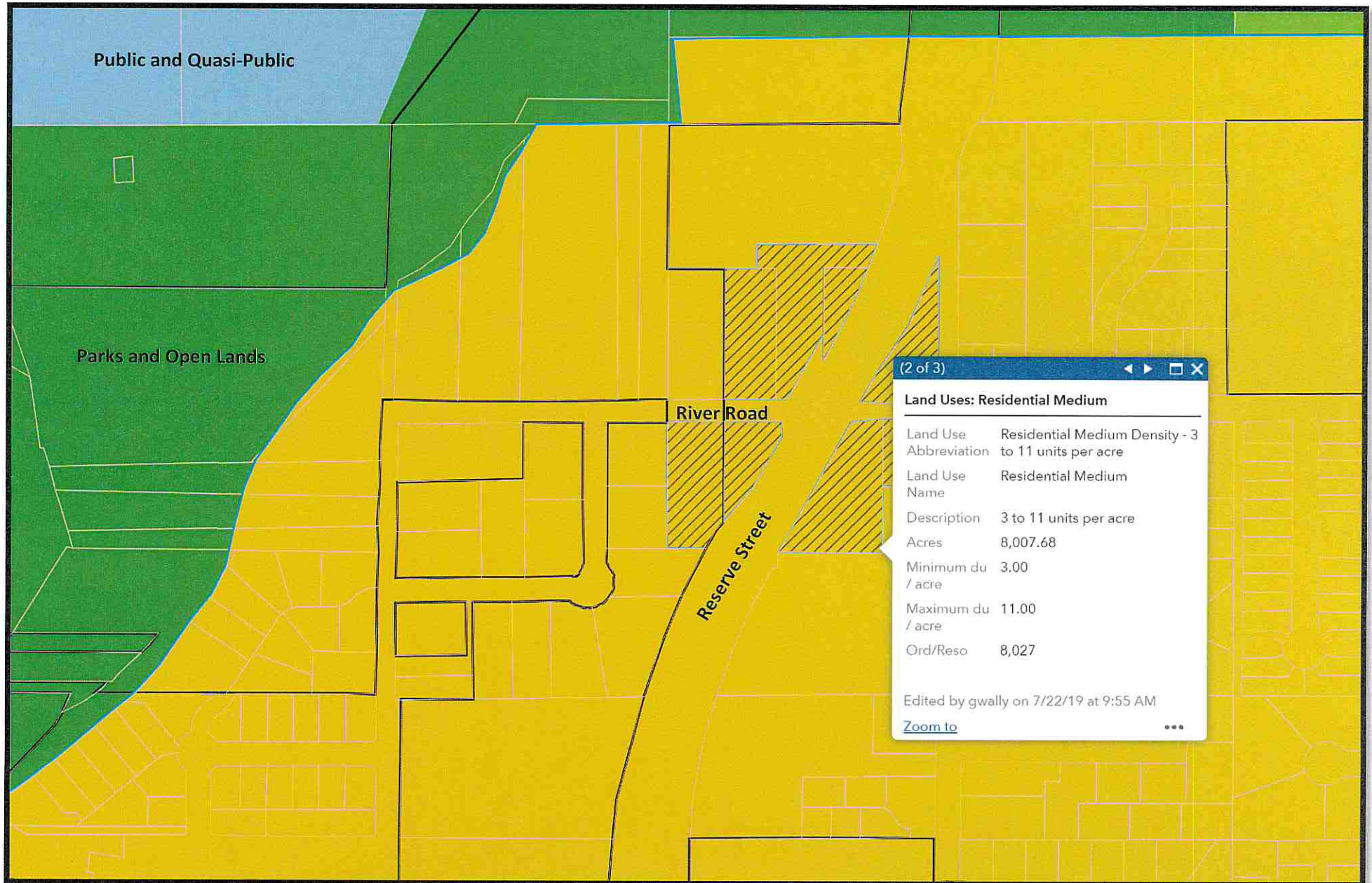




## 04-2200-20-2-15-12-0000 (Reserve and River) – Design Excellence Map

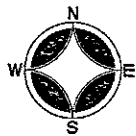


## 04-2200-20-2-15-12-0000 (Reserve and River) – Land Use Map



# CERTIFICATE OF SURVEY

TO SHOW THE RETRACEMENT OF TWO TRACTS OF LAND, LOCATED IN A PORTION OF LOT 33 OF COBBAN & DINSMORE'S ORCHARD HOMES LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 20, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.



GRAPHIC SCALE  
0 30 60 90  
1"=30'

**BASIS OF BEARING**  
G.P.S. DERIVED GEODESIC NORTH

**OWNERS:**

BOOK 193 PAGE 195

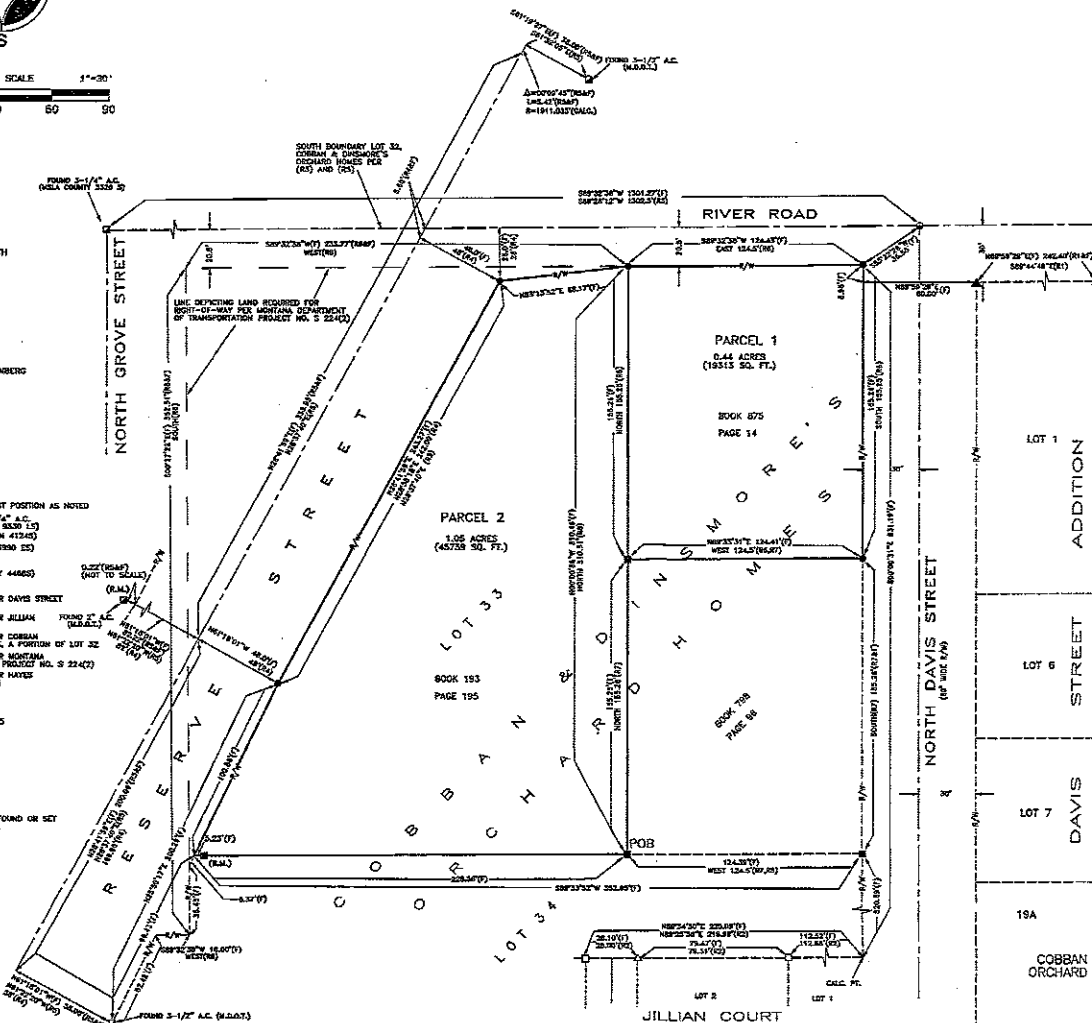
WILLIE HENNINGSON

BOOK 875 PAGE 14

HAROLD K. AND VERNIA A. WITZENBERG

## LEGEND

- = FOUND OR CALCULATED MONUMENT POSITION AS NOTED
- = SET 5/8" DIA. IRON PEG WITH 3/4" A.C. (MONTANA NORTHWEST COMPANY, 5330 T.O.)
- = FOUND 1-1/4" T.P.C. (MONTANA NORTHWEST COMPANY, 5330 T.O.)
- ▲ = FOUND 1-1/4" T.P.C. (LARSON 8980 125)
- = FOUND 1-1/4" A.C. (LUTERILE)
- = FOUND 1-1/4" T.P.C. (MONTANA NORTHWEST COMPANY, 5330 T.O.)
- △ = FOUND 5/8" IRON PEG, NO CAP
- (H) = RECORD ON ADJUTIVE RECORD FOR DAVIS STREET ADDITION (LARSON 8980 125)
- (K) = RECORD ON ADJUTIVE RECORD FOR JILLIAN COURT (MONTANA NORTHWEST COMPANY, 5330 T.O.)
- (K3) = RECORD ON ADJUTIVE RECORD FOR COBBAN & DINSMORE'S ORCHARD HOMES, A PORTION OF LOT 32
- (K4) = RECORD ON ADJUTIVE RECORD FOR MONTANA DEPARTMENT OF TRANSPORTATION PROJECT NO. 2 22(47)
- (K5) = RECORD ON ADJUTIVE RECORD FOR HAYES ADDITION (FOR INCHES 44862)
- (K6) = RECORD PER BOOK 875 PAGE 14
- (K7) = RECORD PER BOOK 798 PAGE 56
- (K8) = RECORD PER BOOK 193 PAGE 195
- (K.M.) = REFERENCE MONUMENT
- (A.C.) = ALUMINUM CAP
- (T.P.C.) = YELLOW PLASTIC CAP
- (M.D.A.T.) = MONTANA DEPARTMENT OF TRANSPORTATION
- (R/W) = RIGHT-OF-WAY
- (P.O.B.) = POINT OF BEGINNING
- (CALC.) = CALCULATED POSITION, NOTHING FOUND OR SET
- = CENTERLINE ROAD RIGHT-OF-WAY



## PERIMETER LEGAL DESCRIPTION

A tract of land located in and being a portion of Lot 33 of Cobban & Dinsmore's Orchard Homes, located in the Northwest One-Quarter (NW1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian, Montana, City of Missoula, Missoula County, Montana, being more particularly described as follows:

Commencing at the southeast corner of Lot 33, Cobban & Dinsmore's Orchard Homes, a subdivision of Missoula County, Montana; thence along the boundary common to Lots 33 and 34 of said Cobban & Dinsmore's Orchard Homes, S89°33'32"E, 124.35 feet to the True Point of Beginning; thence leaving boundary of said Lots 33 and 34 and along the line described in Book 798, Page 56, N89°00'30"W, 155.35 feet; thence N89°33'31"E, 124.41 feet to a point on the west right-of-way of North Davis Street; thence along said west right-of-way of North Davis Street, MUD0°59'W, 155.54 feet to a point of intersection with the south right-of-way of River Road; thence along said right-of-way of River Road, S89°33'34"W, 124.41 feet; thence S89°33'32"E, 228.58 feet to the True Point of Beginning.

Containing 1.49 acres of land, more or less, being subject to all easements or right-of-way as shown, existing or of record.

## LEGAL DESCRIPTIONS

**PARCEL 1, CERTIFICATE OF SURVEY NO. 04394** located in and being a portion of the Northwest one-quarter (NW1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana.

Containing 0.44 acres of land, more or less, being subject to all easements or right-of-way as shown, existing or of record.

**PARCEL 2, CERTIFICATE OF SURVEY NO. 04393** located in and being a portion of the Northwest one-quarter (NW1/4) of Section 20, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana.

Containing 1.05 acres of land, more or less, being subject to all easements or right-of-way as shown, existing or of record.

## SURVEYOR'S CERTIFICATION

I certify that the attached Certificate of Survey represents a survey completed on the date shown herein.



Ken L. Jensen, P.L.S.  
Montana Registration No. 5330  
DATE 12-20-2013

## APPROVED BY:

*Ken L. Jensen, P.L.S.* December 24, 2013  
MISSOULA COUNTY-DEPARTMENT OF PUBLIC WORKS DATE

*James Miller, R.S.* December 24, 2013  
MISSOULA CITY-COUNTY HEALTH DEPARTMENT DATE

## PURPOSE OF SURVEY:

This Certificate of Survey was prepared to show the retracement of two tracts of land located in the Northwest Quarter (NW1/4) of Section 20, T.13N., R.19W., P.M.M. pursuant to 76-3-406 M.C.A.



**MONTANA NORTHWEST COMPANY**  
SURVEYING MAPPING PLANNING CONSULTING  
P.O. BOX 877, MISSOULA, MT 59807 PHONE 406-721-4033 FAX 406-721-4066 MTNWCO.COM  
P.O. BOX 177, ANAHEIM, MT 59711 PHONE 406-539-5025 FAX 406-539-5066 MTNWCO.COM

PREPARED FOR: LORI WOODRUFF MTNW PROJECT 1986-13

CORRECTION: Page 1  
12/20/2013 11:47 AM, Certificate of Survey  
Ken L. Jensen, P.L.S., Montana Registration No. 5330  
SAC BK 723 Pg 1068

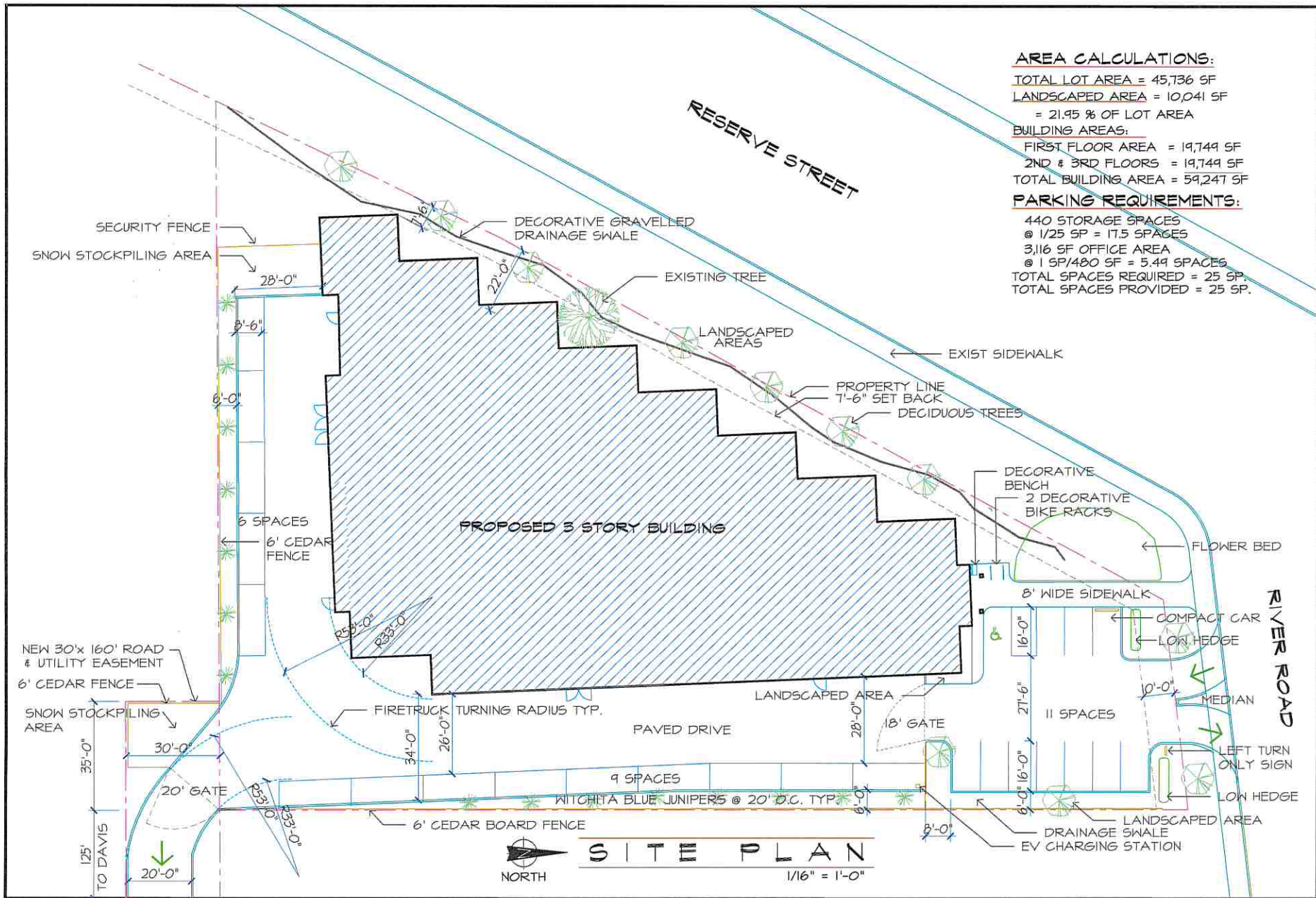
SHEET 1 OF 1  
1/4 SEC. T. R. CITY OF MISSOULA  
20 13N 19W MISSOULA COUNTY, MONTANA  
CERTIFICATE OF SURVEY NO. 04394

159 7525





Frame 0: 2019-11-17 10:33:01 (0.32s)



DATE  
10/24/19



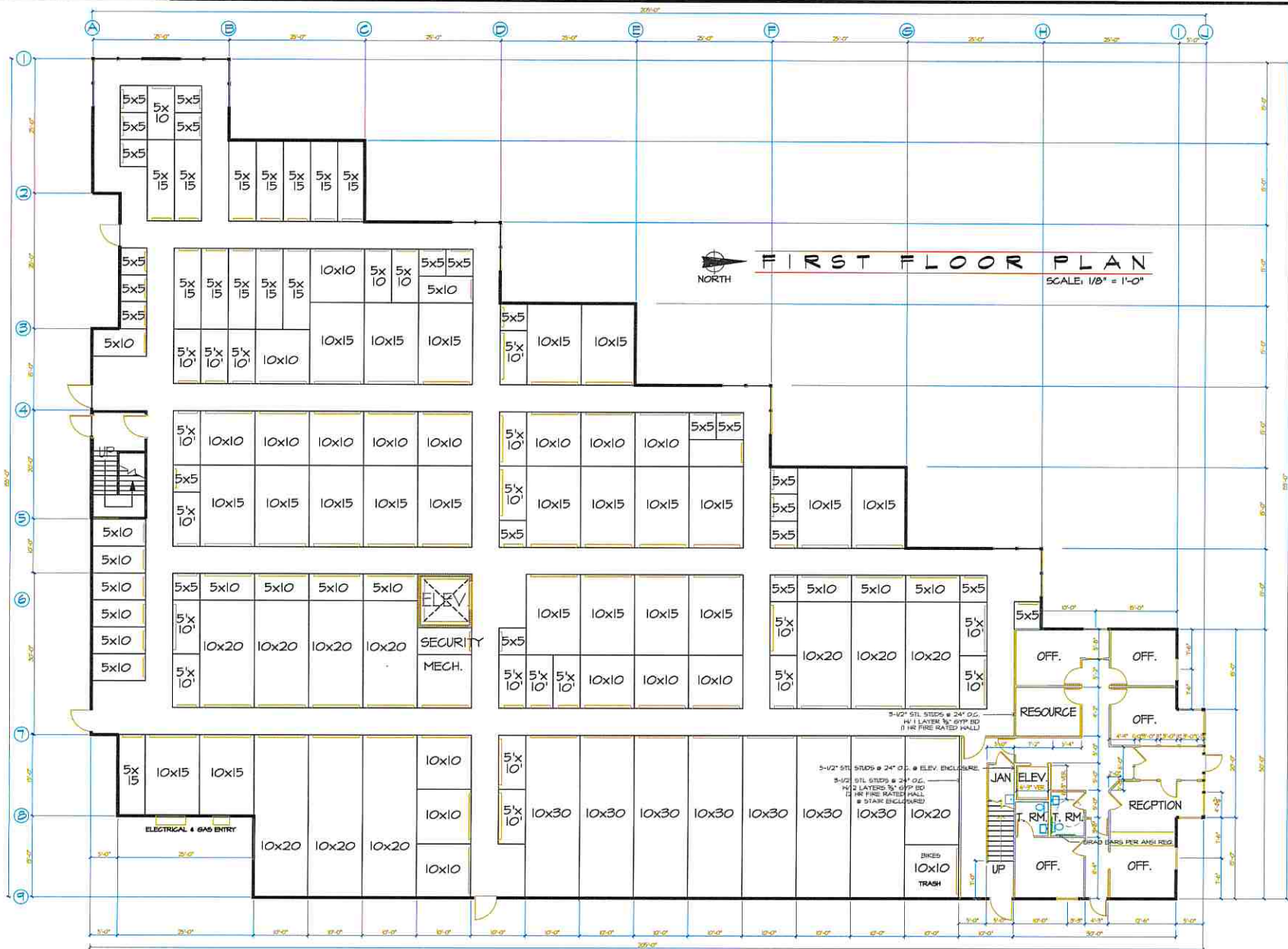
533 PHILLIPS ST  
 MISSOULA, MT 59802  
 406-370-4442

**J KIRBY**  
 ARCHITECTURE  
 MISSOULA, MONTANA

A STORAGE FACILITY PROJECT FOR  
**JAY AND DEBBIE GETZ**  
 MISSOULA, MONTANA







DATE: 10/14/19



633 PHILLIPS ST.  
MISSOULA, MT 59802  
406-310-4442

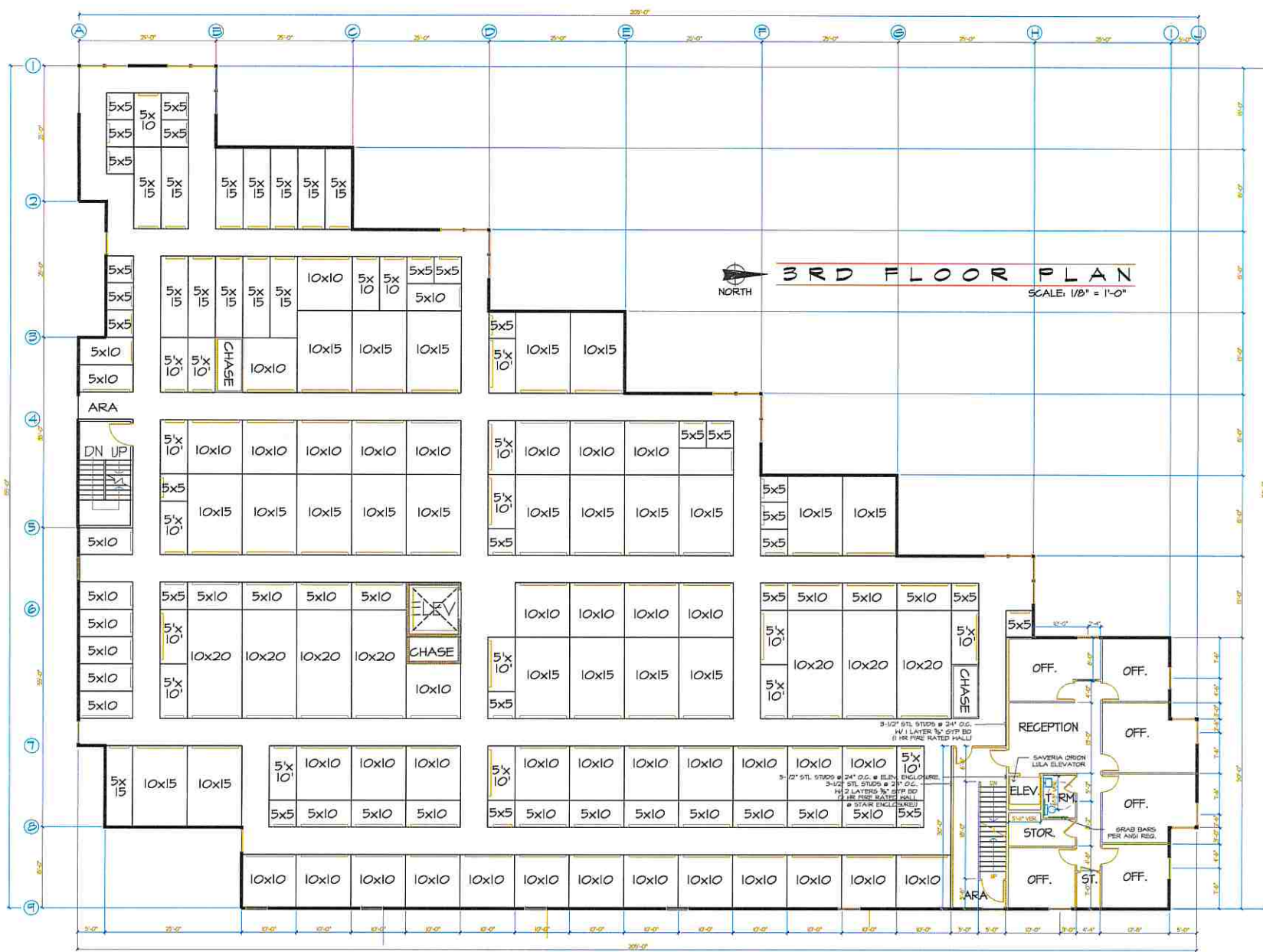
**J. KIRBY**  
ARCHITECTURE  
MISSOULA, MONTANA

A STORAGE FACILITY PROJECT FOR  
**JAY AND DEBBIE SETZ**  
MISSOULA, MONTANA









# 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE  
10/14/19

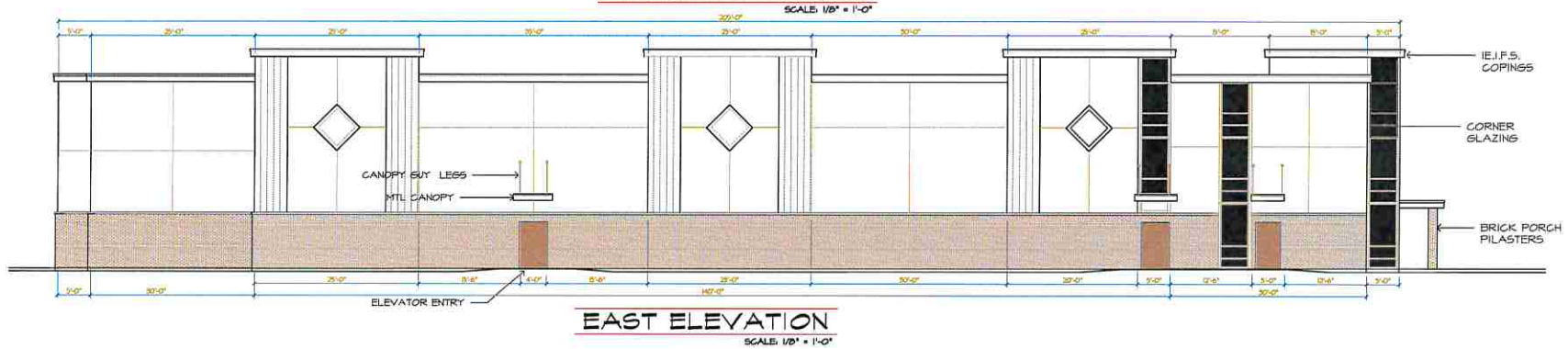
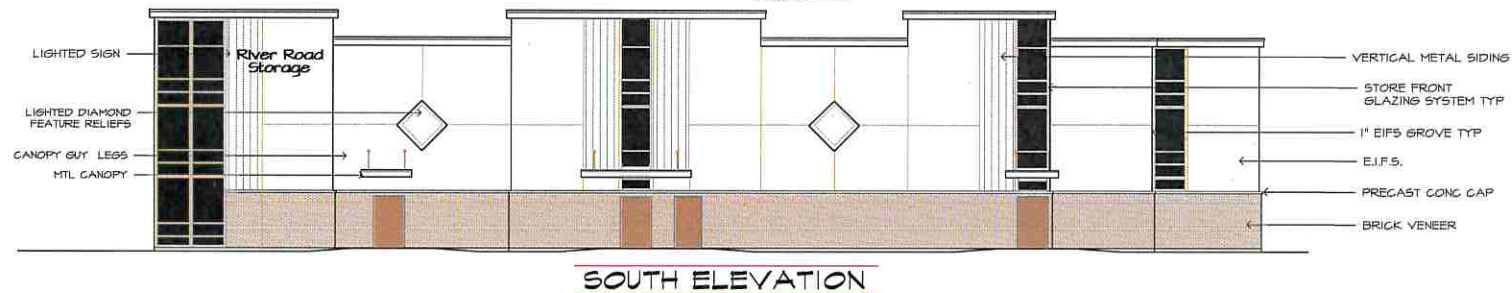
OF MON  
J. KIRBY  
# 1100  
MISSOULA  
MONTANA  
NEED ARCH

533 PHILLIPS ST  
MISSOULA, MT 59802  
406-370-8482

J. KIRBY  
ARCHITECTURE  
MISSOULA, MONTANA

A STORAGE FACILITY PROJECT FOR  
JAY AND DEBBIE GETZ  
MISSOULA, MONTANA

FP-3  
3RD FLOOR PLAN



DATE:  
10/14/19



539 PHILLIPS ST.  
MISSOULA, MT 59802  
406-310-4492

**J. KIRBY**  
ARCHITECTURE  
MISSOULA, MONTANA

A STORAGE FACILITY PROJECT FOR  
**JAY AND DEBBIE GETZ**  
MISSOULA, MONTANA

