



BOARD OF ADJUSTMENT

Meeting Minutes

Date: April 17, 2024, 6:00 PM

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Ryan Schumacher Jonathan Haber Jennifer Schultz Andy Mefford Babak Rastgoufard	Benjamin Yawakie	Heather Powers Analeshia Rodriguez Zach Jones	Jamie Erbacher and Ryan Saltis, WGM Group

Application materials, staff reports, written comment, and meeting video are available for review at Missoula County Planning, Development & Sustainability (PDS). An administrative fee is required for photocopies. Digital agendas and corresponding documents may be found on the main board page: CivicClerk Zoning Board of Adjustment April 17, 2024 ([CivicClerk BOA April 17, 2024](#))

I. CALL TO ORDER [Time stamp – 0:14]

Babak Rastgoufard, Chair, called the meeting to order at 6:01 p.m.

II. ROLL CALL [Time stamp – 0:28]

Analeshia Rodriguez called the role. With 5 members present, a quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:11]

Jonathan Haber moved, and Ryan Schumacher seconded approval of the February 21, 2024, minutes as written. The motion passed by unanimous voice vote.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 1:54]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 2:23]

There were no staff announcements.

VI. PUBLIC HEARINGS

A. 3750 Grant Creek Road: Hexion Setback Variance Request [Time stamp – 2:32]

Case Planner: Zach Jones, Planner I, Planning, Development, & Sustainability



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STAFF PRESENTATION

Zach Jones, Planner I, Planning, Development & Sustainability (PDS), presented a setback variance request from Hexion. The applicant seeks the placement of a concrete equipment pad and air core reactor equipment in the 25-foot setback of the southern property boundary, located at 3670 Grant Creek Road.

The property is zoned as Industrial Center Heavy (ICH). Missoula County Zoning Regulations Section 2.3.N.4.b does not allow placement of structures within 25 feet of the property boundary. It's stated that the equipment pad would be approximately 7 1/2 feet from the property line, warranting the variance due to the setback requirement.

The presentation highlighted the proposed change will not alter the property's current use for heavy industrial manufacturing. Meeting the 25-foot setback requirements would result in hardship as it would require placing the equipment in unsuitable locations such as the roadway or drain field. Granting the variance would also align with the County's Growth Policy and zoning code, as industrial use is consistent with both.

Zach emphasized the zoning district is designed for manufacturing activities with limited impacts to adjacent districts. The proposed installation of the air core reactor aligns with the guiding principle of safeguarding public health and safety. One of the criteria for evaluating the project is ensuring the use won't negatively impact nearby properties or their occupants. Given that the surrounding uses are also industrial and share similar equipment and activities, the project is deemed compatible with the existing neighborhood.

Since the property doesn't border a residential zone but rather other industrial zones, there's no requirement for landscaping, fencing, or screening. Furthermore, the request for the variance isn't driven by monetary factors or economic gain; it's primarily focused on enhancing safety measures.

Staff's Recommendation and Conditions

Staff recommends Approval of the requested variance based on the Findings of Fact and Conclusions of Law presented in the staff report, subject to one condition of approval.

1. All necessary permits administered by agencies other than Planning, Development, and Sustainability shall be obtained by the property owner or designated representative prior to filing the record of zoning variance. These permits may include but are not limited to, building, electrical, mechanical, approach, and sanitation permits.
2. The construction of the air core reactor equipment shall be located substantially as shown on the site plan submitted for the request.



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This concluded the staff report.

See PowerPoint presentation slides.

PUBLIC COMMENT

No public comment

RECCOMENDED MOTION

Andy Mefford made the motion to approve the request, and Jennifer Schultz seconded the motion.

THAT the Board of Adjustment approve the Variance Request to allow the location of an equipment pad and equipment in the setback on the southern property boundary. This approval is based on the findings of facts and conclusions of law found in the staff report and public testimony and is subject to the recommended conditions of approval.

1. All necessary permits administered by agencies other than Planning, Development, and Sustainability shall be obtained by the property owner or designated representative prior to filing the record of zoning variance. These permits may include but are not limited to, building, electrical, mechanical, approach, and sanitation permits.
2. The construction of the air core reactor equipment shall be located substantially as shown on the site plan submitted for the request.

The Board opened up discussion by reviewing specifics in the site plan involving the setback line, location of the drain field and an existing equipment pad. Ryan Saltis, the representative of WGM, provided more detail on the project proposal by highlighting the necessity of the variance. An overview of the unnecessary hardships posed by the site's layout and existing usage was outlined. Additionally, updated plans for the project were mentioned, specifying an increased equipment pad size. Board members raised concerns about a potential encroachment into a water line easement. They noted a more detailed review will need to be addressed during the building permit process. Public comments from adjacent property owners were not received. Questions concerning equipment setbacks from nearby structures on the property and alternative locations for the equipment pad were also addressed.

VOTE

With no further discussion, the board voted by roll call and the motion passed unanimously.



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AYES: (5): Jennifer Schultz, Jonathan Haber, Ryan Schumacher, Andy Mefford, Babak Rastgoufard

NAYS: (0)

ABSENT: Benjamin Yawakie

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS *[Time stamp – 37:17]*

There were no communications or special presentations.

VIII. COMMITTEE REPORTS *[Time stamp – 37:18]*

There were no committee reports.

IX. OLD BUSINESS *[Time stamp – 37:20]*

No old business was reported.

X. NEW BUSINESS *[Time stamp – 37:22]*

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS *[Time stamp – 37:25]*

No comments from Board Members.

XII. ADJOURNMENT *[Time stamp – 37:51]*

The meeting adjourned at 6:53 p.m.

Respectfully submitted,
Analeshia Rodriguez
Administrative Assistant
Planning, Development and Sustainability

(To listen to the meeting in its entirety, click this link: [17 April. 2024 CoBOA MCAT](#))
(Meeting video available upon request through MCAT)

Missoula Board of Adjustment- April 17, 2024- Meeting Recording

0:37:8.610 --> 0:37:14.280

Analeshia Rodriguez

I'm gonna call this meeting to order and the first item on our agenda, it.

0:37:14.330 --> 0:37:14.660

Analeshia Rodriguez

Excuse me?

0:37:14.670 --> 0:37:23.40

Analeshia Rodriguez

And this is the Missoula County Board of Adjustment meeting for Wednesday, April 17th and 1st item on our agenda is the roll call.

0:37:26.0 --> 0:37:28.640

Analeshia Rodriguez

Roll call vote Jennifer Schultz.

0:37:31.570 --> 0:37:32.400

Analeshia Rodriguez

John higher.

0:37:32.980 --> 0:37:33.340

Jon Haber

I'm here.

0:37:37.150 --> 0:37:37.920

Analeshia Rodriguez

Bernie walkie.

0:37:39.870 --> 0:37:40.710

Analeshia Rodriguez

Ben is absent.

0:37:42.470 --> 0:37:53.60

Analeshia Rodriguez

Ryan Schumacher present Andy Medford here avec risk of hard here. Mr.

0:37:53.70 --> 0:37:55.310

Analeshia Rodriguez
Chair, we have Corum.

0:37:56.930 --> 0:37:57.360

Analeshia Rodriguez
Thank you.

0:37:57.410 --> 0:38:00.570

Analeshia Rodriguez
And no, he's an alternate that needs to be elevated, right?

0:38:00.810 --> 0:38:01.180

Analeshia Rodriguez
No.

0:38:01.250 --> 0:38:01.640

Analeshia Rodriguez
Forget.

0:38:01.710 --> 0:38:02.10

Analeshia Rodriguez
Thank you.

0:38:02.800 --> 0:38:03.130

Analeshia Rodriguez
All right.

0:38:03.140 --> 0:38:03.470

Analeshia Rodriguez
Thanks.

0:38:03.960 --> 0:38:10.150

Analeshia Rodriguez
The next item on the agenda is approval of minutes from the February 21st 2024 meeting.

0:38:10.520 --> 0:38:18.430

Analeshia Rodriguez
Are there any corrections, edits or comments on the Minutes or someone like to move that they be adopted as submitted?

0:38:24.70 --> 0:38:27.390

Jon Haber
I'm happy to move that they be adopted as submitted.

0:38:29.200 --> 0:38:29.800

Analeshia Rodriguez

I'll second that.

0:38:31.850 --> 0:38:32.180

Analeshia Rodriguez

OK.

0:38:32.230 --> 0:38:35.530

Analeshia Rodriguez

All those in favor of approving or adopting the Minutes as submitted?

0:38:36.810 --> 0:38:37.530

Analeshia Rodriguez

Aye, aye.

0:38:37.910 --> 0:38:38.160

Jon Haber

Aye.

0:38:39.690 --> 0:38:40.160

Analeshia Rodriguez

Any opposed?

0:38:42.320 --> 0:38:44.70

Analeshia Rodriguez

OK, the Minutes have been approved.

0:38:44.800 --> 0:38:49.490

Analeshia Rodriguez

The next item on the agenda is public comment on any non agenda items.

0:38:49.500 --> 0:38:53.20

Analeshia Rodriguez

So if there's any member of the public here tonight that wishes to speak.

0:38:55.320 --> 0:39:5.550

Analeshia Rodriguez

As to something other than the scheduled public hearing and the scheduled public hearing is the Hexion setbacks variance request.

0:39:6.100 --> 0:39:11.660

Analeshia Rodriguez

If someone is here to speak on something other than that specific topic, now is your time to do so.

0:39:15.760 --> 0:39:18.550

Analeshia Rodriguez

OK, hearing none, the next item is staff announcements.

0:39:18.560 --> 0:39:19.970

Analeshia Rodriguez

Do we have any staff announcements?

0:39:22.770 --> 0:39:22.970

Analeshia Rodriguez

OK.

0:39:23.800 --> 0:39:24.250

Analeshia Rodriguez

Alright.

0:39:24.390 --> 0:39:34.750

Analeshia Rodriguez

Then we'll move on to the public hearing and I understand staff has a report and that's public hearing is the hexagon set back variance request.

0:39:42.850 --> 0:39:44.660

Analeshia Rodriguez

OK, let me share my screen.

0:40:07.640 --> 0:40:15.300

Analeshia Rodriguez

OK, this is the Hexion set back variance request which is located at 3750 Grant Creek Rd.

0:40:17.140 --> 0:40:20.920

Analeshia Rodriguez

I am Zach Jones, planner with planning, development and sustainability.

0:40:31.550 --> 0:40:35.970

Analeshia Rodriguez

So this is just a little overview showing where the site is.

0:40:37.170 --> 0:40:43.620

Analeshia Rodriguez

It is located in this largely industrial area that is east of Reserve St and Grant Creek Rd.

0:40:43.630 --> 0:40:52.410

Analeshia Rodriguez

And then South and West of Interstate 90 to the South of the property, here is the Roseberg property.

0:40:54.550 --> 0:40:59.180

Analeshia Rodriguez

And it is zoned IC H which is industrial center heavy.

0:40:59.660 --> 0:41:6.370

Analeshia Rodriguez

She'll have a zoning map in a couple slides, and this is the subject property highlighted here.

0:41:6.480 --> 0:41:12.850

Analeshia Rodriguez

It's kind of a weird shaped one with the kind of like Peninsula or Panhandle extending to the South.

0:41:19.490 --> 0:41:37.920

Analeshia Rodriguez

And this variance request is to place a concrete pad and what is called the Air core reactor within the set back, which in the ICH district that's 25 feet from all of the property lines and an air core reactor.

0:41:38.30 --> 0:41:42.510

Analeshia Rodriguez

And I'm sure the representative can give more information on that earlier.

0:41:42.830 --> 0:41:50.300

Analeshia Rodriguez

Is a type of electrical equipment that's designed to reduce amperage within Transformers on site.

0:41:52.280 --> 0:42:8.660

Analeshia Rodriguez

So it it is kind of a safety device to my understanding and like I said before, the neighboring property to the South is Roseburg Resources and the property to the West is actually also Hexion.

0:42:14.240 --> 0:42:19.500

Analeshia Rodriguez

And the north is kind of just a vacant uh parcel.

0:42:21.390 --> 0:42:28.300

Analeshia Rodriguez

So it is zoned ICH and every other property immediately surrounding it is also zone.

0:42:28.310 --> 0:42:32.500

Analeshia Rodriguez

That this is what the the zoning looks like there.

0:42:34.490 --> 0:42:43.40

Analeshia Rodriguez

These other ones, labeled M24 are actually in the city of Missoula of Howard Razor Drive.

0:42:49.150 --> 0:42:54.90

Analeshia Rodriguez

And this is showing where the equipment pad actually will be located.

0:42:54.690 --> 0:42:58.800

Analeshia Rodriguez

Umm, it's kind of if you can see my laser pointer.

0:42:58.810 --> 0:43:0.100

Analeshia Rodriguez

It's about right here.

0:43:0.270 --> 0:43:4.10

Analeshia Rodriguez

So this southern property line boundary right there.

0:43:7.520 --> 0:43:9.250

Analeshia Rodriguez

And that's the the corner.

0:43:11.40 --> 0:43:13.840

Analeshia Rodriguez

Umm, where that sort of pan handle extends to the South?

0:43:16.740 --> 0:43:36.900

Analeshia Rodriguez

So as you can see, the closest side of the equipment pad will be about 7 1/2 feet from this property line, and if it were to follow the 25 foot set back, it would have to be farther to the north where there is actually an existing Rd that goes around the property.

0:43:44.130 --> 0:43:49.320

Analeshia Rodriguez

So I'm gonna talk a little bit about the variance criteria that we review these requests for.

0:43:50.150 --> 0:44:2.60

Analeshia Rodriguez

I don't wanna take too much time or go into extreme detail because I know the representative has a presentation as well, so hopefully we can avoid repeating everything.

0:44:2.730 --> 0:44:5.600

Analeshia Rodriguez

So for the first criteria.

0:44:6.130 --> 0:44:11.800

Analeshia Rodriguez

Umm, it's about will this change the use on the property to something that's not permitted?

0:44:12.330 --> 0:44:13.320

Analeshia Rodriguez

That would not be the case.

0:44:13.330 --> 0:44:16.920

Analeshia Rodriguez

So currently the property is used for heavy industrial manufacturing.

0:44:16.930 --> 0:44:24.250

Analeshia Rodriguez

I believe Hexion manufacturers, adhesives and they will continue to do so with this variance.

0:44:30.750 --> 0:44:42.560

Analeshia Rodriguez

2nd is that special conditions exist on the property which could include size, shape, topography or location which do not apply to other lands in the same zoning.

0:44:42.790 --> 0:44:57.890

Analeshia Rodriguez

So it is a pretty irregularly shaped lot and has six sides, and there's a driveway access Rd that kind of goes around the sites perimeter, which is in what would be the 25 foot set back.

0:44:57.940 --> 0:45:15.20

Analeshia Rodriguez

And so it kind of makes it hard to find a location for this equipment to be placed that wouldn't be in the set back in any of the alternate locations would either have to cross railroad tracks are on site or be located in the septic drain field, which you cannot do.

0:45:21.590 --> 0:45:28.450

Analeshia Rodriguez

3rd criteria is that literal enforcement of the provisions of the regulations will result in unnecessary hardship.

0:45:28.460 --> 0:45:52.990

Analeshia Rodriguez

That's not of the applicants on making so like I mentioned before, meeting that set back would require the equipment pad and reactor to be placed in the roadway or drain field or too close to other equipment which also this type of air core reactor or line reactor acquires air circulation to be around it to work properly.

0:46:00.620 --> 0:46:18.360

Analeshia Rodriguez

And then the last criteria which kind of has a bunch of sub things I'll talk about is that the granting of the variance will be in harmony with the general purpose and intent of the regulations of the county growth policy and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

0:46:19.880 --> 0:46:45.850

Analeshia Rodriguez

So this first one is just about if this location is kind of suitable for this property and it is in compliant with the growth policy and zoning code which recommend they both uh, I guess require industrial uses on the property and this equipment is pretty in line with that.

0:46:47.750 --> 0:46:57.680

Analeshia Rodriguez

And it is designed to improve safety at the facility by reducing the amperage within the Transformers, which has to do with how the electricity works on site.

0:46:57.690 --> 0:47:4.550

Analeshia Rodriguez

I'm no engineer or electrician, but that is what this thing is for.

0:47:12.430 --> 0:47:28.40

Analeshia Rodriguez

So like I mentioned before, the zoning district is designed to provide places where manufacturing can occur with limited impacts to adjacent districts and the land use element from 2019 recommends heavy industrial center on this property.

0:47:29.860 --> 0:47:40.520

Analeshia Rodriguez

And one of the guiding principles is to protect public health and safety, which this project is seeking to do by installing this error core reactor.

0:47:47.660 --> 0:47:59.580

Analeshia Rodriguez

So another one of these kind of sub criterias is that the use will not adversely affect nearby properties or their occupants and the surrounding uses are also industrial and have.

0:48:0.930 --> 0:48:11.490

Analeshia Rodriguez

Similar I guess equipment and uses going on so this would fit in well with the existing uses and on the property in the neighborhood.

0:48:13.230 --> 0:48:16.960

Analeshia Rodriguez

And they're not required to do any landscaping, fencing or screening.

0:48:17.870 --> 0:48:22.200

Analeshia Rodriguez

Umm, because it is not bordering a residential zone.

0:48:22.210 --> 0:48:25.410

Analeshia Rodriguez

It's just bordering other industrial IC H zoned areas.

0:48:29.60 --> 0:48:37.110

Analeshia Rodriguez

And the final criteria is that the request for the variance is not based on monetary factors or potential economic gain.

0:48:37.420 --> 0:48:47.570

Analeshia Rodriguez

So like I've said before, this is intended as a safety measure and isn't really for making anything more profitable or for economic gain.

0:48:55.440 --> 0:49:12.960

Analeshia Rodriguez

So with that, we are recommending approval and I there's one condition which is our standard condition, just that necessary permits have to be obtained which would be a land use and zoning compliance permit and building permit.

0:49:16.500 --> 0:49:23.810

Analeshia Rodriguez

And also maybe electrical, mechanical approach permits as well and I don't think there would be a sanitation permit.

0:49:27.580 --> 0:49:38.40

Analeshia Rodriguez

And I have recommended motion displayed and I'm available for any questions and I believe the applicants representative is here and also as a presentation.

0:49:39.940 --> 0:49:40.790

Analeshia Rodriguez

Thank you, Jack.

0:49:40.870 --> 0:49:51.860

Analeshia Rodriguez

Before we go to the applicants representative wanna ask members of the board if they have any questions for staff and I I, I'm gonna start off with one in the meeting packet there were two conditions.

0:49:52.800 --> 0:50:4.20

Analeshia Rodriguez

Uh, the first being the standard and the second being the construction of the Air Corps reactor equipment shall be located substantially, as shown on the site plan submitted for the request.

0:50:4.590 --> 0:50:9.930

Analeshia Rodriguez

Is that a condition that has sick being suggested as part of the motion as well?

0:50:9.940 --> 0:50:13.410

Analeshia Rodriguez

Or yeah, that should be on there.

0:50:15.40 --> 0:50:18.730

Analeshia Rodriguez

That's kind of my mistake and not including it on the PowerPoint.

0:50:18.940 --> 0:50:26.290

Analeshia Rodriguez

So would you like me to put it on there real quick or did you just wanna, umm, sure.

0:50:26.300 --> 0:50:31.410

Analeshia Rodriguez

If it's easy enough that way when we get to making the motion and if someone wants to make it, then they can.

0:50:32.40 --> 0:50:32.440

Analeshia Rodriguez

Sure.

0:50:32.450 --> 0:50:33.470

Analeshia Rodriguez

I we both conditions.

0:50:34.140 --> 0:50:35.550

Analeshia Rodriguez

Do members of appreciate that?

0:50:35.720 --> 0:50:40.350

Analeshia Rodriguez

Do members of the board have any other or do other members of the board have any questions for staff?

0:50:43.90 --> 0:50:43.720

Analeshia Rodriguez

I had one.

0:50:43.730 --> 0:50:48.740

Analeshia Rodriguez

Zach, could you bring up that site plan that detailed site plan and maybe explode it?

0:50:50.400 --> 0:50:51.120

Analeshia Rodriguez

I couldn't read it.

0:50:54.170 --> 0:50:55.100

Analeshia Rodriguez

Next to that, yeah.

0:50:55.110 --> 0:50:59.980

Analeshia Rodriguez

Do you mean like these kind of more zoomed in the existing kind of site conditions or that one?

0:51:0.170 --> 0:51:0.730

Analeshia Rodriguez

Yeah.

0:51:0.810 --> 0:51:2.70

Analeshia Rodriguez

Can you explode?

0:51:2.80 --> 0:51:3.20

Analeshia Rodriguez

What is that there?

0:51:3.30 --> 0:51:6.800

Analeshia Rodriguez

Is that an easement or is that the set that right there 25 foot?

0:51:8.40 --> 0:51:10.770

Analeshia Rodriguez

What is that said that? So?

0:51:10.780 --> 0:51:11.800

Analeshia Rodriguez

That's the set back line.

0:51:14.830 --> 0:51:16.590

Analeshia Rodriguez

That's the 25 foot zoning set back.

0:51:18.110 --> 0:51:20.360

Analeshia Rodriguez

Umm yeah, I think it's denoted right.

0:51:20.530 --> 0:51:33.660

Analeshia Rodriguez

If you scale the the writer pan to the left or I'm not sure which way to describe it that way and then go

down, I just couldn't read the text I was trying to understand if it was a utility easement or if it was a road easement or what.

0:51:33.670 --> 0:51:36.100

Analeshia Rodriguez

That easy now panned down, go down.

0:51:36.550 --> 0:51:42.560

Analeshia Rodriguez

But if it's the setback shown, then that's the point of the zoning variance right there.

0:51:42.710 --> 0:51:43.120

Analeshia Rodriguez

Yeah.

0:51:43.130 --> 0:51:50.240

Analeshia Rodriguez

So that I believe says 25 yard side yard set back per Missoula County.

0:51:50.500 --> 0:51:52.410

Analeshia Rodriguez

That's is H zoning district.

0:51:59.540 --> 0:51:59.940

Analeshia Rodriguez

But yeah.

0:52:1.920 --> 0:52:2.380

Analeshia Rodriguez

Right, John?

0:52:3.50 --> 0:52:6.270

Jon Haber

Yeah, I was hoping to use that same slide to look at something else.

0:52:8.800 --> 0:52:10.930

Analeshia Rodriguez

Kind of trying to multitask and add that other.

0:52:11.650 --> 0:52:16.100

Jon Haber

Sorry, I wanted to two questions that I assumed that would answer.

0:52:16.110 --> 0:52:21.640

Jon Haber

One is where is the drain field which was discussed, but I didn't pick it up in anything.

0:52:21.650 --> 0:52:23.760

Jon Haber

I looked at and the other is.

0:52:23.770 --> 0:52:31.780

Jon Haber

It looks like there's already a pad there that that must have gotten a variance in the past, so we're just putting a second one next to it.

0:52:33.490 --> 0:52:34.110

Jon Haber

Is that correct?

0:52:36.580 --> 0:52:43.790

Analeshia Rodriguez

Yeah, I believe there is an existing equipment pad right next to it, which is pretty similar to what this variance is for.

0:52:44.440 --> 0:52:52.260

Analeshia Rodriguez

I'm not sure if it did get a variance or when it was installed, and if it was even required to have one at that point.

0:52:52.730 --> 0:52:56.410

Jon Haber

Right, it seems relevant to the discussion if there's something already there.

0:52:58.260 --> 0:52:59.810

Jon Haber

That's very similar.

0:53:0.460 --> 0:53:2.270

Jon Haber

You know the addition of a second one really.

0:53:4.80 --> 0:53:6.340

Jon Haber

It does certainly worth discussing.

0:53:7.370 --> 0:53:8.340

Analeshia Rodriguez

Yeah, John, when?

0:53:8.390 --> 0:53:18.960

Analeshia Rodriguez

When Zach zoomed in, it looks like that infrastructure to the West is the gas line infrastructure, and there's some photographs of that.

0:53:18.870 --> 0:53:19.130

Jon Haber

Right.

0:53:19.430 --> 0:53:20.660

Analeshia Rodriguez

The meeting packet and I was.

0:53:22.380 --> 0:53:24.390

Analeshia Rodriguez

Curious where that was relative to the.

0:53:26.550 --> 0:53:33.870

Analeshia Rodriguez

Proposed variance in the parcel and so forth, but I I think you kind of hit the nail on the head when you when you said that this?

0:53:35.730 --> 0:53:43.230

Analeshia Rodriguez

Proposed variances to install a structure immediately adjacent to an existing structure within the set back.

0:53:44.40 --> 0:53:44.480

Jon Haber

Right.

0:53:45.300 --> 0:53:46.810

Jon Haber

And then the drain field location.

0:53:53.100 --> 0:53:55.790

Analeshia Rodriguez

I will have to defer to the representative for that.

0:53:56.680 --> 0:53:57.110

Jon Haber

That's fine.

0:53:55.800 --> 0:53:58.510

Analeshia Rodriguez

I'm not exactly sure where it's actually located.

0:53:59.550 --> 0:54:15.640

Jon Haber

And then I have a general planning question that I don't think is relevant to this decision, but since Roseburg property has been in the news lately and thoughts that the zoning there might be changed, this has there been any?

0:54:15.770 --> 0:54:18.680

Jon Haber

Is there any relevant discussion that about this?

0:54:18.690 --> 0:54:20.40

Jon Haber

It should be related to that.

0:54:20.50 --> 0:54:26.390

Jon Haber

I mean, there are statements in the documentation that says things about uh, it won't affect Roseburg.

0:54:26.400 --> 0:54:29.150

Jon Haber

Where Roseburg is not gonna be operating there.

0:54:29.660 --> 0:54:30.920

Jon Haber

And does that change anything?

0:54:35.50 --> 0:54:35.970

Analeshia Rodriguez

I think currently.

0:54:37.270 --> 0:54:48.340

Analeshia Rodriguez

I wouldn't say it would change anything as there's still the current owner of the property, even if they're not really operating right now.

0:54:48.980 --> 0:54:57.380

Analeshia Rodriguez

And as far as what might happen there in the future, I I'm not sure how that could really be considered by this variance request.

0:54:58.870 --> 0:55:5.780

Jon Haber

I mean it would be possible to take that into consideration, but I don't see that there have been any requirement to do that.

0:55:5.790 --> 0:55:7.620

Jon Haber

But it does seem so.

0:55:7.630 --> 0:55:9.110

Jon Haber

The timing just seems interesting.

0:55:12.650 --> 0:55:13.30

Jon Haber

Thank you.

0:55:20.800 --> 0:55:22.0

Analeshia Rodriguez

Any other questions for staff?

0:55:24.950 --> 0:55:28.400

Analeshia Rodriguez

OK, understand the applicant or it's representative is here.

0:55:28.470 --> 0:55:30.90

Analeshia Rodriguez

Wants to add to the report.

0:55:33.690 --> 0:55:36.150

Analeshia Rodriguez

And if you don't mind just introducing yourself, that'd be great.

0:55:36.770 --> 0:55:38.870

Analeshia Rodriguez

And Heather's bringing you a microphone.

0:55:45.500 --> 0:55:45.750

Analeshia Rodriguez

OK.

0:55:58.460 --> 0:55:59.20

Analeshia Rodriguez

Alright.

0:55:59.70 --> 0:56:0.70

Analeshia Rodriguez

Hello everybody.

0:56:0.520 --> 0:56:2.510

Analeshia Rodriguez

My names Rob Ryan saltas.

0:56:2.520 --> 0:56:9.400

Analeshia Rodriguez

I am representing WGM Group on behalf of Hexion for the set back variance.

0:56:13.230 --> 0:56:13.980

Analeshia Rodriguez

Location.

0:56:14.20 --> 0:56:21.290

Analeshia Rodriguez

I don't think I really got to go into too much detail about that again, just north of Roseburg, South of I-90 east of Reserve St.

0:56:23.960 --> 0:56:26.320

Analeshia Rodriguez

The zoning is IC H Industrial Center heavy.

0:56:30.350 --> 0:56:31.900

Analeshia Rodriguez

Here's a little of what?

0:56:32.20 --> 0:56:37.100

Analeshia Rodriguez

The line reactor looks like these are from the specs, directly from the manufacturer.

0:56:38.710 --> 0:56:47.80

Analeshia Rodriguez

Little bit going into Hexion what they do, they produce specialty chemicals, adhesives and performance materials manufacturing.

0:56:47.820 --> 0:56:57.430

Analeshia Rodriguez

Umm, they provide these products for a diverse range of industries, including construction, furniture, energy, agriculture and automotive.

0:56:59.0 --> 0:57:14.960

Analeshia Rodriguez

They'd like to add this line reactor essentially to reduce the number of amps used for their existing electrical control panels on site, thus making it safer for employees, the public et cetera.

0:57:16.150 --> 0:57:16.570

Analeshia Rodriguez

Umm.

0:57:17.540 --> 0:57:27.130

Analeshia Rodriguez

This prevents overvoltage trips, increases reliability and lifespan of the VFD, improves power factor and reduces nuisance tripping.

0:57:28.80 --> 0:57:29.730

Analeshia Rodriguez

Umm, it's brought to attention.

0:57:29.790 --> 0:57:42.80

Analeshia Rodriguez

Then add that after a arc flash test on property was conducted that the fuses in the Transformers were actually being overused.

0:57:42.930 --> 0:57:52.490

Analeshia Rodriguez

So this electrical line reactor would essentially reduce those amps so that it can be a safer for all.

0:57:55.70 --> 0:58:1.570

Analeshia Rodriguez

Here's a little diagram we have kind of showing you where the set back line is.

0:58:1.580 --> 0:58:33.540

Analeshia Rodriguez

That's that yellow line kind of runs parallel to the property line to the South, and then that red box would be showing the literal enforcement if the line line, reactor and the equipment pad had to be placed past that 25 foot set back line, and then that blue box is kind of the proposed location of where it's planning to go and to answer the question about the drain field, the drain field is uh, right over here.

0:58:33.550 --> 0:58:33.960

Analeshia Rodriguez

I don't know.

0:58:33.970 --> 0:58:36.270

Analeshia Rodriguez

Can you see my cursor? Yeah.

0:58:36.280 --> 0:58:47.250

Analeshia Rodriguez

So it's just the to the east of of that, that road and it kind of goes all the way N I'm about halfway up the the property.

0:58:51.930 --> 0:58:56.560

Analeshia Rodriguez

Talk a little bit about the special conditions that are unique to this property.

0:58:57.290 --> 0:58:59.920

Analeshia Rodriguez

Zach touched on the irregular shape of the parcel.

0:59:0.330 --> 0:59:3.120

Analeshia Rodriguez

They actually own the parcel to the West as well.

0:59:3.930 --> 0:59:8.80

Analeshia Rodriguez

For some reason it was split up, so it's a little irregular.

0:59:8.90 --> 0:59:14.230

Analeshia Rodriguez

Kind of a flag shape lot, I'd say the site layout of the existing buildings and the roadway.

0:59:15.80 --> 0:59:15.590

Analeshia Rodriguez

Uh.

0:59:15.640 --> 0:59:19.970

Analeshia Rodriguez

Circulation kind of prevent it from being placed closer than.

0:59:22.450 --> 0:59:28.970

Analeshia Rodriguez

What is proposed, I guess, to the existing electrical controls within one of the buildings?

0:59:31.960 --> 0:59:42.260

Analeshia Rodriguez

And other options were explored, but they didn't seem practical to cross those railroad tracks that are to the West and to the South of the property.

0:59:44.440 --> 0:59:49.940

Analeshia Rodriguez

Or like I said, be placed in that in that drain field to the eastern corner.

0:59:54.630 --> 0:59:59.350

Analeshia Rodriguez

So there's some unnecessary hardships for this site.

0:59:59.850 --> 1:0:11.270

Analeshia Rodriguez

Uh, and that the set back variance would kind of prevent and those would be preventing and effective design solution on the site.

1:0:11.820 --> 1:0:17.470

Analeshia Rodriguez

It kind of makes sense where they wanna put it based on the existing natural gas pad.

1:0:17.480 --> 1:0:18.170

Analeshia Rodriguez

That's right.

1:0:18.180 --> 1:0:20.560

Analeshia Rodriguez

Next to it, it would kind of go flush with that.

1:0:22.730 --> 1:0:26.440

Analeshia Rodriguez

And then also the Dr aisles is kind of a big one.

1:0:26.820 --> 1:0:29.980

Analeshia Rodriguez

So they have trucks circulating the site daily.

1:0:30.700 --> 1:0:31.200

Analeshia Rodriguez

Umm.

1:0:31.480 --> 1:0:32.490

Analeshia Rodriguez

Trucks loading.

1:0:32.500 --> 1:0:34.60

Analeshia Rodriguez

Unloading equipment.

1:0:34.700 --> 1:0:35.190

Analeshia Rodriguez

Umm.

1:0:35.800 --> 1:0:40.30

Analeshia Rodriguez

Trucks that need to service existing equipment on site as well.

1:0:41.60 --> 1:0:44.360

Analeshia Rodriguez

I'll touch on that and other slide here and show some site pictures.

1:0:44.740 --> 1:0:45.150

Analeshia Rodriguez

Umm.

1:0:45.900 --> 1:0:59.630

Analeshia Rodriguez

And then also just a safety issue, putting it too close to existing equipment and things that can potentially combust or it would just be a safety issue for everybody navigating the site.

1:1:5.400 --> 1:1:8.660

Analeshia Rodriguez

So here's some site pictures that we took when we were out there last fall.

1:1:10.270 --> 1:1:16.860

Analeshia Rodriguez

The top left picture kind of gives you that rough idea of where that existing concrete pad is.

1:1:17.270 --> 1:1:18.630

Analeshia Rodriguez

That's the natural gas pad.

1:1:19.250 --> 1:1:40.50

Analeshia Rodriguez

So that is about 7 feet from that fence, which is on the property line, and then that bottom right pictures the Dr aisle, we're all the trucks circulate as you can see, there's a piece of equipment parked kind of in between storage components on site.

1:1:40.450 --> 1:1:45.50

Analeshia Rodriguez

And then the building is off to the right of that picture actually.

1:1:45.690 --> 1:1:58.860

Analeshia Rodriguez

Umm but this just gives a good idea of how how close it is and how compact everything on site really is, and putting a large pad within this Dr aisle would really.

1:1:59.740 --> 1:2:5.750

Analeshia Rodriguez

Uh, do you want to be able to get through on the road and access Umm Grand Creek Rd?

1:2:5.760 --> 1:2:6.650

Analeshia Rodriguez

I believe it is there.

1:2:10.670 --> 1:2:16.10

Analeshia Rodriguez

So we did have some updates to the plans come in to our office a couple days ago.

1:2:16.470 --> 1:2:25.370

Analeshia Rodriguez

Umm, it is gonna be a little larger than the previously discussed pad that were on Zach slides.

1:2:26.80 --> 1:2:31.910

Analeshia Rodriguez

So it's actually gonna be 27 feet in length and then 15 1/2 feet in width.

1:2:32.0 --> 1:2:35.420

Analeshia Rodriguez

So it does go a little longer and it is wider.

1:2:36.70 --> 1:2:40.990

Analeshia Rodriguez

Umm, this came back from the contractor and the people who would be installing the pad.

1:2:41.700 --> 1:2:42.130

Analeshia Rodriguez

Umm.

1:2:42.960 --> 1:2:52.830

Analeshia Rodriguez

Basically what it came down to was having access to the line reactor and these these switches.

1:2:52.840 --> 1:2:56.560

Analeshia Rodriguez

The switch gears, which are on either side of the line reactor.

1:2:57.370 --> 1:3:12.970

Analeshia Rodriguez

Umm, so they needed a stable and compound pad that's large enough to to handle the equipment and to safely get in there to install it and to maintenance it in the future.

1:3:16.20 --> 1:3:17.510

Analeshia Rodriguez

I think that's all that I have.

1:3:19.640 --> 1:3:23.600

Analeshia Rodriguez

Yeah, do do you guys have any questions for me at all?

1:3:26.170 --> 1:3:31.90

Analeshia Rodriguez

There was a a piece that was umm it, like a vacant lot.

1:3:31.140 --> 1:3:33.190

Analeshia Rodriguez

Is that correct that they do not own?

1:3:34.780 --> 1:3:35.350

Analeshia Rodriguez

Is that correct?

1:3:36.250 --> 1:3:36.740

Analeshia Rodriguez

Yeah.

1:3:36.750 --> 1:3:37.510

Analeshia Rodriguez
To the north.

1:3:37.590 --> 1:3:37.960

Analeshia Rodriguez
OK.

1:3:37.970 --> 1:3:44.420

Analeshia Rodriguez
And then the the parcel just to the to the east of that and to the South is all owned by Roseburg.

1:3:44.430 --> 1:3:47.560

Analeshia Rodriguez
So you see that yellow line towards the top right?

1:3:47.670 --> 1:3:51.420

Analeshia Rodriguez
The picture that's kind of the property line of Roseburg.

1:3:52.520 --> 1:3:54.570

Analeshia Rodriguez
Man, it's fake and property to the north of that.

1:3:55.160 --> 1:3:55.830

Analeshia Rodriguez
OK.

1:3:56.300 --> 1:3:57.50

Analeshia Rodriguez
Thank you. Yep.

1:4:1.160 --> 1:4:3.70

Analeshia Rodriguez
I only had one other question.

1:4:3.80 --> 1:4:21.110

Analeshia Rodriguez
It was sort of a follow up and yours doesn't show it the same as zacht presentation, but that that photo there the other one had a water line in it and I don't see the water line here is that water line, your private service line or is that a water main?

1:4:23.660 --> 1:4:26.60

Analeshia Rodriguez
Umm, don't know.

1:4:26.70 --> 1:4:28.240

Analeshia Rodriguez

Let me see if I have that.

1:4:28.570 --> 1:4:29.740

Analeshia Rodriguez

I don't think I have that.

1:4:30.230 --> 1:4:34.970

Analeshia Rodriguez

Yeah, I don't think it was in your slide is the one Zach had shows a water line.

1:4:36.850 --> 1:4:39.150

Analeshia Rodriguez

So this was actually done by a separate company.

1:4:41.220 --> 1:4:45.40

Analeshia Rodriguez

So that might be why they didn't catch it or show it on these plans.

1:4:47.840 --> 1:4:59.100

Analeshia Rodriguez

I was just wondering if it's encroaching into the water line easement is where I was going with that ultimately, but and I don't know anything about it separate from the water and it's separate from a setback though.

1:4:59.110 --> 1:5:2.320

Analeshia Rodriguez

So yeah, see public works in mobility didn't make any comments.

1:5:2.330 --> 1:5:5.540

Analeshia Rodriguez

So I don't know if it's it could be your service line for your private too.

1:5:5.550 --> 1:5:5.990

Analeshia Rodriguez

I don't know.

1:5:6.0 --> 1:5:6.170

Analeshia Rodriguez

Sure.

1:5:7.740 --> 1:5:7.940

Analeshia Rodriguez

OK.

1:5:9.140 --> 1:5:9.960

Analeshia Rodriguez

Yeah, I didn't.

1:5:10.0 --> 1:5:12.410

Analeshia Rodriguez

I didn't notice that or catch that.

1:5:12.940 --> 1:5:13.690

Analeshia Rodriguez

I know Jamie.

1:5:13.700 --> 1:5:13.990

Analeshia Rodriguez

Did you.

1:5:15.310 --> 1:5:15.670

Analeshia Rodriguez

Yes.

1:5:18.120 --> 1:5:22.670

Analeshia Rodriguez

Well, and I would certainly think there would be some gas lines if that's a gas equipment.

1:5:22.680 --> 1:5:46.600

Analeshia Rodriguez

It looks fairly substantial, so I mean obviously you guys will have to locate some a number of things to safely install, but I was more wondering if this facility by encroaching into the setback somehow my my concern came to are we having an encroachment into an easement of a road or that's why I had the 25 feet and then I see the water line that I'm kind of question is there an encroachment into a water line easement by letting you encroach into the setback?

1:5:46.980 --> 1:5:51.600

Analeshia Rodriguez

Sure, but that drawing is the one that shows the water line.

1:5:54.60 --> 1:5:59.80

Analeshia Rodriguez

Yeah, it's that you can see above that red line, there's a a line Mark W there so.

1:6:3.170 --> 1:6:3.350

Analeshia Rodriguez

Yeah.

1:6:9.340 --> 1:6:9.460

Analeshia Rodriguez

Yeah.

1:6:13.510 --> 1:6:17.520

Analeshia Rodriguez

And and that may be the service line to serve their facility.

1:6:17.710 --> 1:6:20.160

Analeshia Rodriguez

It may be a 10 inch water main.

1:6:20.230 --> 1:6:21.120

Analeshia Rodriguez

I don't know what it is.

1:6:21.590 --> 1:6:22.340

Analeshia Rodriguez

They're looks.

1:6:22.410 --> 1:6:28.440

Analeshia Rodriguez

I don't know if that's a hydrant down there either, but that it's very easy.

1:6:35.620 --> 1:6:37.20

Analeshia Rodriguez

I don't know if you have the site photos.

1:6:37.120 --> 1:6:39.90

Analeshia Rodriguez

I know if that was a hydrant down there or what.

1:6:46.700 --> 1:6:51.610

Analeshia Rodriguez

I could maybe see if the aerial on the property info system might show that.

1:6:58.20 --> 1:7:2.820

Analeshia Rodriguez

And probably what would show it more as the city's water line map, which is another place but.

1:7:7.450 --> 1:7:8.810

Analeshia Rodriguez

It looks like a hydrant to me.

1:7:8.820 --> 1:7:9.900

Analeshia Rodriguez

There's a red hydrant there.

1:7:11.760 --> 1:7:13.170

Analeshia Rodriguez

Guessing it could be a water main.

1:7:17.870 --> 1:7:21.140

Analeshia Rodriguez

But it could be an internal sprinkler system on their facility as well.

1:7:21.150 --> 1:7:27.700

Analeshia Rodriguez

With that type of facility is not uncommon, they've got their own private fire suppression too, and it could be their private hydrant.

1:7:27.710 --> 1:7:28.80

Analeshia Rodriguez

I just.

1:7:28.90 --> 1:7:32.160

Analeshia Rodriguez

I don't know, lacks information I couldn't tell you the answer to it, but.

1:7:42.210 --> 1:7:45.960

Analeshia Rodriguez

Works in mobility had an opportunity to opine, I guess, and they chose not to.

1:7:46.70 --> 1:7:53.190

Analeshia Rodriguez

So yeah, and I guess during the time of building permit and other permits are questions will have to be submitted.

1:7:53.200 --> 1:7:55.150

Analeshia Rodriguez

So moving forward with that, just make sure.

1:8:3.280 --> 1:8:8.160

Analeshia Rodriguez

I'm not sure if this is helpful at all, but that's the recent aerial.

1:8:18.720 --> 1:8:19.610

Analeshia Rodriguez

Yeah, I I don't.

1:8:20.620 --> 1:8:23.560

Analeshia Rodriguez

I don't think it really helps me because it's not gonna show the water lines, but.

1:8:26.300 --> 1:8:28.690

Analeshia Rodriguez

44 during.

1:8:31.80 --> 1:8:32.630

Analeshia Rodriguez

Yeah, that's a good point to raise.

1:8:32.640 --> 1:8:44.310

Analeshia Rodriguez

And again, he said during uh building permits and so forth and site planning, are there any other questions for either the applicant or staff?

1:8:46.400 --> 1:8:48.450

Analeshia Rodriguez

I have a couple of questions before.

1:8:50.890 --> 1:8:52.380

Analeshia Rodriguez

Question one.

1:8:52.630 --> 1:8:58.610

Analeshia Rodriguez

Does the equipment have any required set back from other structures?

1:8:58.620 --> 1:9:3.630

Analeshia Rodriguez

Property lines, combustible combustible materials, and do you know what that is?

1:9:5.20 --> 1:9:6.90

Analeshia Rodriguez

I don't believe it does.

1:9:6.280 --> 1:9:6.670

Analeshia Rodriguez

No.

1:9:7.0 --> 1:9:7.170

Analeshia Rodriguez

OK.

1:9:8.610 --> 1:9:9.30

Analeshia Rodriguez

Umm.

1:9:9.40 --> 1:9:10.740

Analeshia Rodriguez

And then uh.

1:9:15.670 --> 1:9:22.10

Analeshia Rodriguez

I didn't see is there any comment from Roseburg or any of the neighbors on this application?

1:9:23.570 --> 1:9:29.630

Analeshia Rodriguez

I did not receive any public comment or any comment from the adjacent property owners that were notified.

1:9:30.920 --> 1:9:38.750

Analeshia Rodriguez

So no, our clients did reach out to them, but it was kind of a busy time for them with what they were going through at the time.

1:9:38.760 --> 1:9:39.460

Analeshia Rodriguez

So sure.

1:9:41.210 --> 1:9:41.630

Analeshia Rodriguez

Umm.

1:9:42.610 --> 1:9:55.400

Analeshia Rodriguez

And then I guess last question is you know nothing on here shows exactly where the drain field is or exactly how the road works.

1:9:55.470 --> 1:10:11.0

Analeshia Rodriguez

And I guess I'm wondering if, uh, the area at the curve was ever explored that could place the equipment within the property lines or you know within the setbacks.

1:10:13.110 --> 1:10:13.310

Analeshia Rodriguez

Uh.

1:10:13.310 --> 1:10:14.370

Analeshia Rodriguez

So if you zoom in.

1:10:16.440 --> 1:10:18.430

Analeshia Rodriguez

I guess that corner of the. Yeah.

1:10:18.440 --> 1:10:19.540

Analeshia Rodriguez

You know what I'm saying? Yeah.

1:10:21.550 --> 1:10:22.860

Analeshia Rodriguez

No over to the right.

1:10:22.870 --> 1:10:24.590

Analeshia Rodriguez

Where the where that Rd curves.

1:10:26.440 --> 1:10:27.510

Analeshia Rodriguez

Yeah, southeast corner.

1:10:29.450 --> 1:10:30.440

Analeshia Rodriguez

Uh, yeah.

1:10:30.490 --> 1:10:33.610

Analeshia Rodriguez

Just curious and wanting to know your explanation on that.

1:10:34.30 --> 1:10:42.620

Analeshia Rodriguez

Yeah, I think the pad would be too big umm for it to fit right there and it's a little far from the electrical equipment.

1:10:43.50 --> 1:10:48.360

Analeshia Rodriguez

So the electrical equipment is in one of the buildings there, kind of in the middle of the site.

1:10:48.630 --> 1:10:56.350

Analeshia Rodriguez

So it makes more sense to not crossover those other portions of equipment there on the southeast part of the site.

1:10:57.100 --> 1:11:1.380

Analeshia Rodriguez

Umm, it just makes sense to do a Direct Line if that makes sense.

1:11:8.820 --> 1:11:10.390

Analeshia Rodriguez

Yeah, OK.

1:11:12.60 --> 1:11:12.620

Analeshia Rodriguez

Yep.

1:11:13.80 --> 1:11:13.490

Analeshia Rodriguez

Yeah.

1:11:13.500 --> 1:11:13.940

Analeshia Rodriguez

Thanks.

1:11:14.0 --> 1:11:14.520

Analeshia Rodriguez

Just kind of.

1:11:16.860 --> 1:11:20.330

Analeshia Rodriguez

You can kind of tell by the green areas compared to the brown.

1:11:20.340 --> 1:11:22.790

Analeshia Rodriguez

Yeah, I figured it's in that you know, rectangular zone.

1:11:22.800 --> 1:11:36.280

Analeshia Rodriguez

And that's why I was just curious about the, you know, leftover portion of that curve where there looks like there's, you know the grayer color and some equipment maybe in that corner and yeah that was what initiated my question.

1:11:36.290 --> 1:11:37.230

Analeshia Rodriguez

But thank you. Yep.

1:11:46.590 --> 1:11:47.560

Analeshia Rodriguez

Any other questions?

1:11:49.780 --> 1:11:57.300

Analeshia Rodriguez

Are there any members of the public here who wish to comment on the proposed variance request?

1:12:4.400 --> 1:12:10.830

Analeshia Rodriguez

Doesn't look like we have any members of the public wishing to comment either online or in person.

1:12:14.440 --> 1:12:14.810

Analeshia Rodriguez

Any other?

1:12:16.760 --> 1:12:18.150

Analeshia Rodriguez

Comments from members of the board.

1:12:18.160 --> 1:12:20.760

Analeshia Rodriguez

Or would anyone like to make a motion?

1:12:26.730 --> 1:12:35.880

Analeshia Rodriguez

I would move that the Board of Adjustment approved the variance request to allow the location of an equipment pad and equipment in the set back on the southern property boundary.

1:12:36.50 --> 1:12:57.810

Analeshia Rodriguez

This approval is based on the findings of facts and conclusions of law found in the staff report and public testimony, and is subject to the recommended conditions of approval #1 all necessary permits administered by agencies other than planning, development and sustainability shall be obtained by the property owner or designated representative prior to filing the record of zoning variance.

1:12:57.880 --> 1:13:14.210

Analeshia Rodriguez

These permits may include but not our, but are not limited to building electrical, mechanical approach and sanitation, permits and condition 2 the construction of the air core reactor equipment shall be located substantially as shown on the site plan submitted for their request.

1:13:14.500 --> 1:13:19.980

Analeshia Rodriguez

I guess only clarification of that is maybe that updated when cause that packet is a little different.

1:13:22.60 --> 1:13:22.640

Analeshia Rodriguez

And that's it.

1:13:25.530 --> 1:13:25.960

Analeshia Rodriguez

Thank you.

1:13:25.970 --> 1:13:26.490

Analeshia Rodriguez

Is there a second?

1:13:28.740 --> 1:13:29.290

Analeshia Rodriguez

2nd that.

1:13:31.670 --> 1:13:34.850

Analeshia Rodriguez

Any discussion or deliberation by members of the board?

1:13:38.910 --> 1:13:39.170

Analeshia Rodriguez

OK.

1:13:42.30 --> 1:13:43.80

Analeshia Rodriguez

Roll call vote.

1:13:43.770 --> 1:13:44.920

Analeshia Rodriguez

Jennifer Schultz.

1:13:45.370 --> 1:13:47.840

Analeshia Rodriguez

Yes, John Haber.

1:13:48.500 --> 1:13:48.640

Jon Haber

Yes.

1:13:51.130 --> 1:13:52.10

Analeshia Rodriguez

Ryan Schumacher?

1:13:52.880 --> 1:13:58.880

Analeshia Rodriguez

Yes, Andy Mefford, yes, I beg breast or forward, yes.

1:13:59.320 --> 1:14:0.450

Analeshia Rodriguez

And then motion passes.

1:14:0.520 --> 1:14:1.740

Analeshia Rodriguez

The vote passes unanimously.

1:14:3.40 --> 1:14:3.550

Analeshia Rodriguez

Thank you.

1:14:3.730 --> 1:14:4.430

Analeshia Rodriguez

You have your variance.

1:14:8.890 --> 1:14:14.670

Analeshia Rodriguez

Uh, are there any communications and special presentations, committee reports?

1:14:14.800 --> 1:14:18.160

Analeshia Rodriguez

Old business or new business, OK.

1:14:18.220 --> 1:14:19.840

Analeshia Rodriguez

Any comments from board members?

1:14:21.750 --> 1:14:24.740

Analeshia Rodriguez

Do we anticipate in meeting next month, I guess since you didn't have any?

1:14:28.160 --> 1:14:32.590

Analeshia Rodriguez

I am not aware of any projects that would have a hearing next month.

1:14:36.220 --> 1:14:36.340

Analeshia Rodriguez

Yeah.

1:14:43.450 --> 1:14:46.680

Analeshia Rodriguez

Next time, well, hearing nothing else, we could adjourn the meeting.

1:14:46.990 --> 1:14:47.310

Analeshia Rodriguez

Thank you.

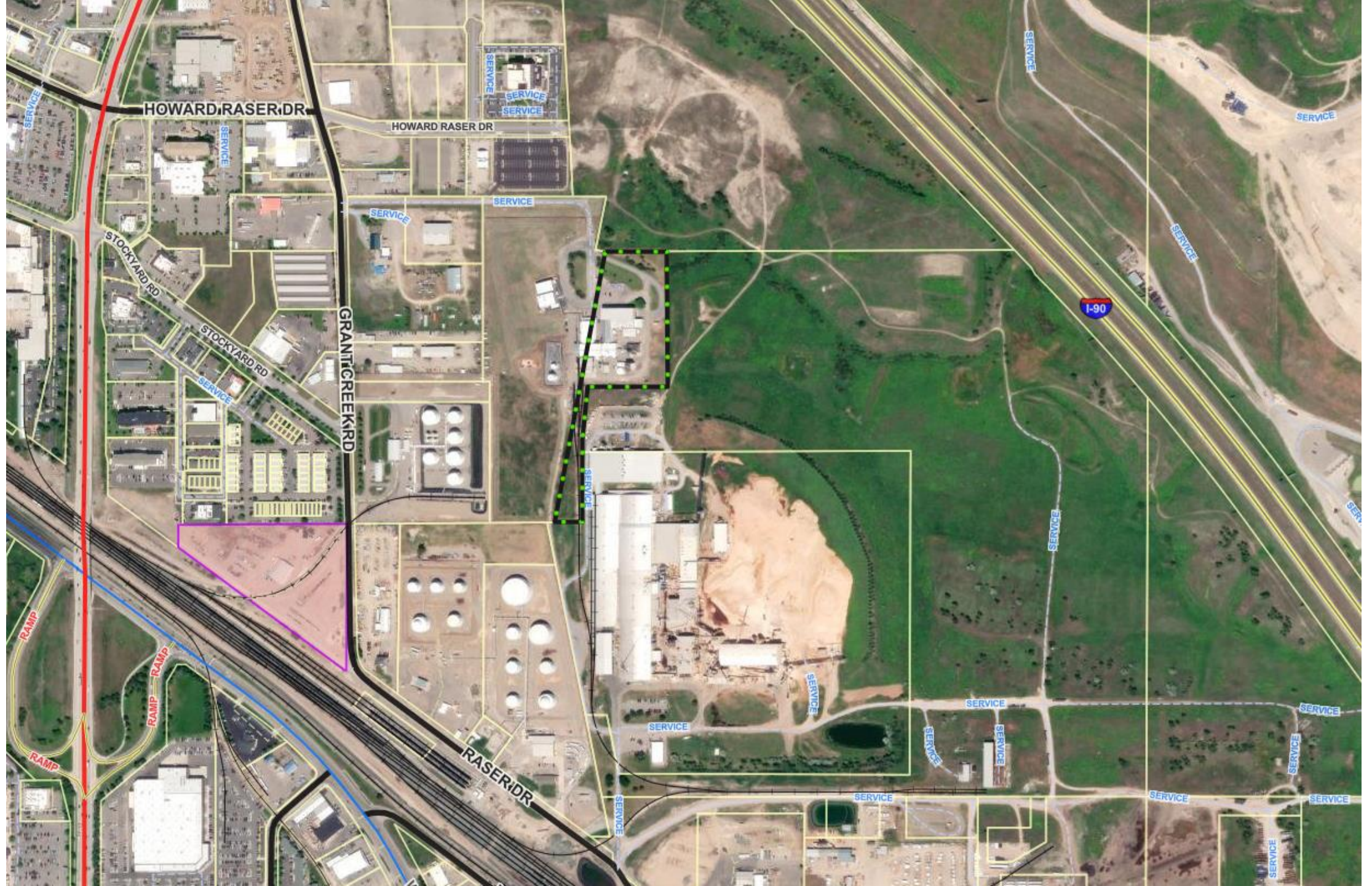


3750 Grant Creek Road

HEXION SETBACK VARIANCE REQUEST

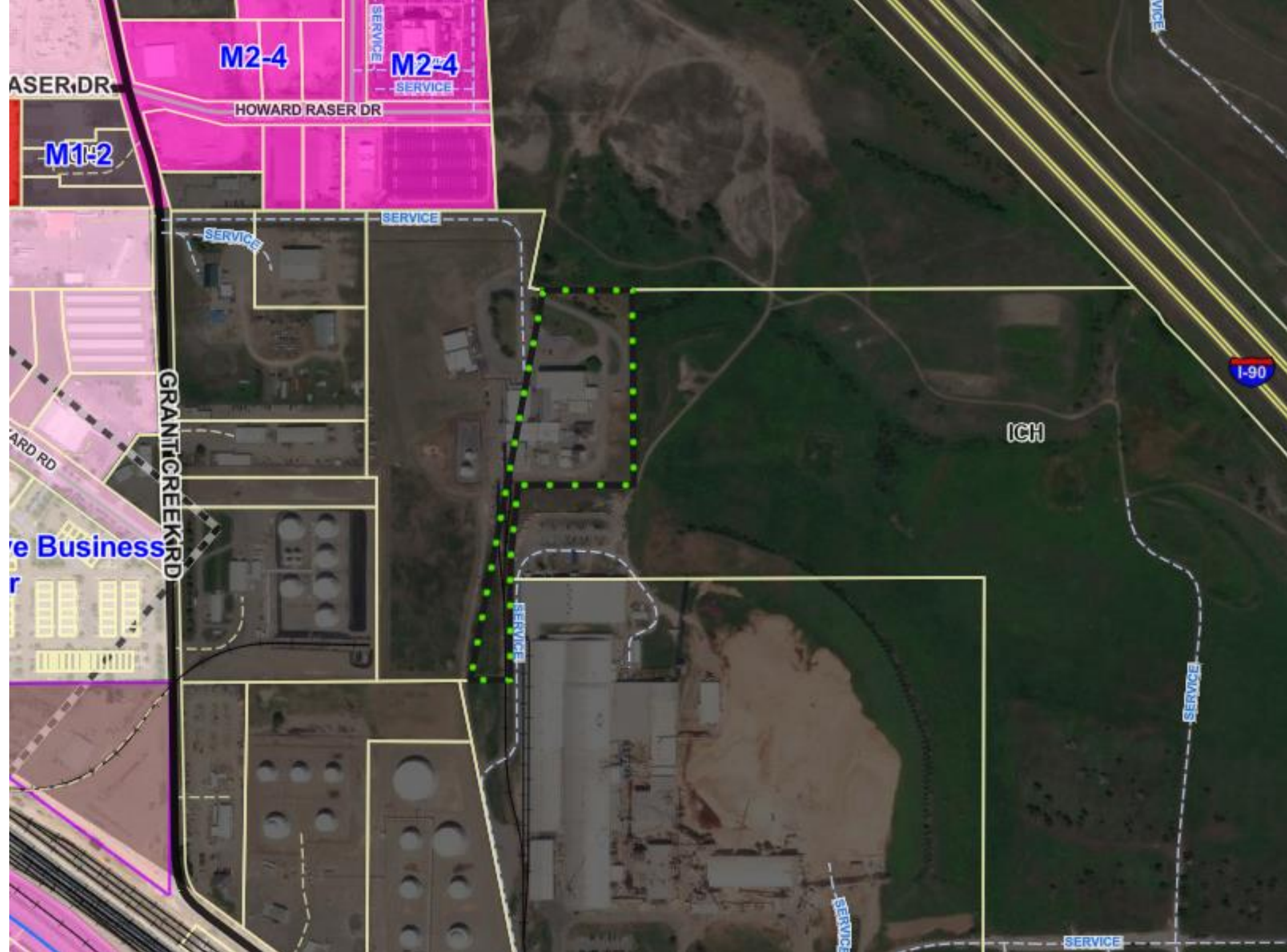
APRIL 17, BOARD OF ADJUSTMENT

PLANNER: ZACH JONES



Variance – Placement of Concrete Pad and Air Core Reactor Equipment within 25' property line setback

- ▶ No Public Comment received
- ▶ Neighboring Property to equipment pad is Roseburg Resources
- ▶ Property is zoned and surrounded by Industrial Center – Heavy (ICH) Zoned Areas



DE 3676

LINE NOT MARKED FOR 2023-09-29 TRIP,
OLD PAINT SHOT, CONFIRMED BY HEDSON
ESCORT

UPPER CROSS ARM, MOUNTED TO
NORTH SIDE OF POLE

12" DIA POLE WITH 3.5" DIA.
UTILITY DROP

LOWER CROSS ARM, MOUNTED TO
SOUTH SIDE OF POLE

SHOT LOWEST WIRE
IN ARRAY

25' SIDE YARD SETBACK PER
MISSOULA COUNTY ICH HEAVY
INDUSTRIAL ZONING DISTRICT

TRACT 2
COS 4820

TRENCH DRAIN

8" DIA

4.5" DIA. PIPE, 3.5" DIA. OCCUPIED
SPACE W/ CONNECTIONS

GAS LINE
INFRASTRUCTURE

RAZOR WIRE ON TOP
OF CHAINLINK FENCE

25' SIDE YARD SETBACK PER
MISSOULA COUNTY ICH HEAVY
INDUSTRIAL ZONING DISTRICT

N89°56'47"W 390.24'
N89°51'00"E 390.24' R1

DE 2625A

CV

35°32'27"W 280.23'
N89°20'14"E 280.28' R1

Variance Criteria

1. The proposed variance will not amount to a change in the use of the property to a use that is not permitted in the zone.
 - ▶ The use of the property is currently heavy industrial manufacturing.
 - ▶ The proposed variance will not affect this, and the overall project it is attached to will maintain the same use of the property.

Variance Criteria

- ▶ 2. Special conditions exist that are unique to the property, such as size, shape, topography, or location, which do not apply to other lands in the same zoning classification.
 - ▶ The property is an irregularly shaped lot with six sides and contains an existing driveway/access road around the site's perimeter, which is where the equipment pad and air core reactor would be required to be placed to meet the 25' setback.
 - ▶ Alternate locations would either have to cross railroad tracks or be located in the septic drainfield serving the property.

Variance Criteria

- ▶ 3. Literal enforcement of the provisions of the regulations will result in unnecessary hardship that is not of the applicant's own making.\
- ▶ Meeting the 25 foot setback requirement would require the equipment pad and line reactor to be placed within the existing roadway, the existing drainfield, or too close to other existing equipment.
- ▶ The type of line reactor proposed requires space for air circulation for proper function.

Variance Criteria

4. Granting the variance will be in harmony with the general purpose and intent of the regulations and the Missoula County Growth Policy and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

a. The location, character, and natural features of the property and surrounding properties.

- ▶ Granting of this variance will improve safety at the facility by reducing the amperage within existing transformers on site. The use at the property is in compliance with the Missoula County Growth policy and County Zoning Code, and the addition of this equipment will not change this.

Variance Criteria

d. The use conforms generally to the objectives of the adopted comprehensive plan (growth policy) and to the purposes of the zoning regulations.

- ▶ The stated purpose of the zoning district is “to provide places where the manufacturing, processing, storage, and distribution of goods and services can occur freely with limited impacts to adjacent districts related to noise, dust, odor and clutter.”
- ▶ The 2019 Land Use Element recommends Heavy Industrial Center on this property. One of the Guiding Principles of the Missoula County Growth Policy is public health and safety. This project seeks to improve public safety by installing the air core reactor, which will reduce amperage in transformers onsite, which decreases the likelihood of accidents.

Variance Criteria

f. The use will not adversely affect nearby properties or their occupants.

- ▶ Surrounding uses include industrial manufacturing facilities and vacant/open space.

g. The site design promotes the (quality) appearance of the proposed use and mitigates adverse impacts, including but not limited to landscaping, fencing, screening, access, parking, pedestrian circulation, signs and lighting.

- ▶ The proposed equipment pad location will not greatly affect the appearance of the site and will blend in well with the existing industrial uses on the property and neighboring properties. No landscaping, fencing or screening is required for this equipment as the neighboring properties are also zoned as ICH.

Variance Criteria

5. The request for the variance is not based on monetary factors or potential economic gain.

- ▶ This request is intended to ensure safety of employees and the public and will not increase profitability.

Staff Recommendation and Conditions

Staff recommends Approval of the requested variance based on the Findings of Fact and Conclusions of Law presented in the staff report, subject to two conditions of approval:

1. All necessary permits administered by agencies other than Planning, Development, and Sustainability shall be obtained by the property owner or designated representative prior to filing the record of zoning variance. These permits may include but are not limited to, building, electrical, mechanical, approach, and sanitation permits.
2. The construction of the air core reactor equipment shall be located substantially as shown on the site plan submitted for the request.

Recommended Motion

- ▶ I move to approve the Variance Request to deviate from section 2.3.N.4.b of the Missoula County Zoning Regulations, as presented in the proposed application, subject to the recommended condition as presented.