

**STAFF REPORT
FOR THE LAKEVIEW MINI STORAGE UNITS**

Date: February 27, 2023

Type of Application: Buildings for Lease or Rent (BLR)

Name of Project: Lakeview Mini Storage Units

Number of Units: 139

Legal Description: Located in Section 27, T8N, R1E,
P.M.M., Broadwater County, Montana

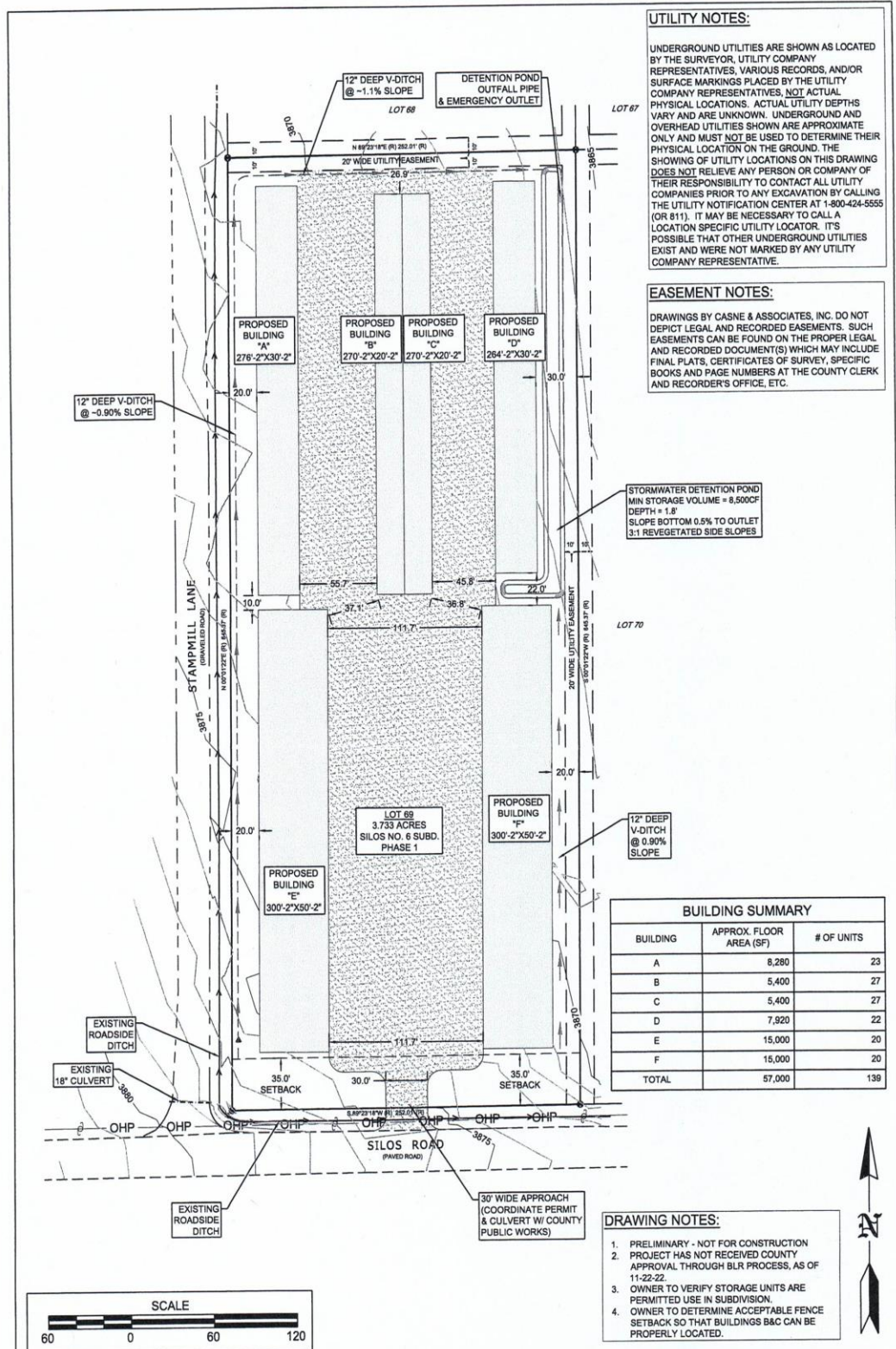
Landowner: Shanaz Samari

Designated Representative: Jason Sorenson

Commission Meeting Date(s): March 3, 2023

Staff Recommendation: Adopt findings of fact and recommend approval, subject to conditions.

Report written and presented by Nichole Brown, Broadwater County Community Development Director



UTILITY NOTES:

UNDERGROUND UTILITIES ARE SHOWN AS LOCATED BY THE SURVEYOR, UTILITY COMPANY REPRESENTATIVES, VARIOUS RECORDS, AND/OR SURFACE MARKINGS PLACED BY THE UTILITY COMPANY REPRESENTATIVES. NOT ACTUAL PHYSICAL LOCATIONS. ACTUAL UTILITY DEPTHS VARY AND ARE UNKNOWN. UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE APPROXIMATE ONLY AND MUST NOT BE USED TO DETERMINE THEIR PHYSICAL LOCATION ON THE GROUND. THE SHOWING OF UTILITY LOCATIONS ON THIS DRAWING DOES NOT RELIEVE ANY PERSON OR COMPANY OF THEIR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION BY CALLING THE UTILITY NOTIFICATION CENTER AT 1-800-424-5555 (OR 811). IT MAY BE NECESSARY TO CALL A LOCATION SPECIFIC UTILITY LOCATOR. IT'S POSSIBLE THAT OTHER UNDERGROUND UTILITIES EXIST AND WERE NOT MARKED BY ANY UTILITY COMPANY REPRESENTATIVE.

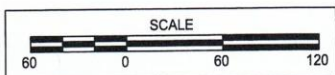
EASEMENT NOTES:

DRAWINGS BY CASNE & ASSOCIATES, INC. DO NOT DEPICT LEGAL AND RECORDED EASEMENTS. SUCH EASEMENTS CAN BE FOUND ON THE PROPER LEGAL AND RECORDED DOCUMENT(S) WHICH MAY INCLUDE FINAL PLATS, CERTIFICATES OF SURVEY, SPECIFIC BOOKS AND PAGE NUMBERS AT THE COUNTY CLERK AND RECORDER'S OFFICE, ETC.

STORMWATER DETENTION POND
MIN STORAGE VOLUME = 8,500CF
DEPTH = 1.8'
SLOPE BOTTOM 0.5% TO OUTLET
3:1 REVEGETATED SIDE SLOPES

BUILDING SUMMARY		
BUILDING	APPROX. FLOOR AREA (SF)	# OF UNITS
A	8,280	23
B	5,400	27
C	5,400	27
D	7,920	22
E	15,000	20
F	15,000	20
TOTAL	57,000	138

- DRAWING NOTES:**
1. PRELIMINARY - NOT FOR CONSTRUCTION
 2. PROJECT HAS NOT RECEIVED COUNTY APPROVAL THROUGH BLR PROCESS, AS OF 11-22-22.
 3. OWNER TO VERIFY STORAGE UNITS ARE PERMITTED USE IN SUBDIVISION.
 4. OWNER TO DETERMINE ACCEPTABLE FENCE SETBACK SO THAT BUILDINGS B&C CAN BE PROPERLY LOCATED.



Project: LAKEVIEW MINI STORAGE SW 1/4, SE 1/4, S27, T8N, R7E, P.M. BROADWATER COUNTY, MONTANA 11/22/2022 SHEET 2 OF 3 As-Shown	Sheet Title: PRELIMINARY SITE PLAN	Casne & Associates, Inc. PO Box 1123 Helena, Montana 59624 (406) 443-1858 ryan@casneinc.com	
	Project: LAKEVIEW MINI STORAGE SW 1/4, SE 1/4, S27, T8N, R7E, P.M. BROADWATER COUNTY, MONTANA 11/22/2022 SHEET 2 OF 3 As-Shown		

\\P0022\Projects\2022\2022 - Lakeview Mini Storage - Broadwater\CAD\WORKING DRAWINGS\WORKING DRAWINGS.DWG 11/23/2022 9:55 AM

INTRODUCTION

This report presents findings of fact and recommended conditions of approval for the project. It is organized in two main sections:

1. Findings of Fact, which includes a general description of the project (Project Summary) and findings based on the applicable review criteria, and
2. Recommended Conditions of Approval, based on the findings of fact and the Broadwater County Buildings for Rent or Lease Regulations (BLR Regulations)

FINDINGS OF FACT

Project Summary

1) Proposal

Shanaz Samari is proposing to rent 139 storage units on an existing 3.7-acre parcel. The property is located at the corner of Silos Road and Stampmill Lane. The property is currently undeveloped.

The owner is proposing to construct six (6) buildings containing the 139 enclosed storage units. Building A will be 8,280 square feet in size with 23 units. Buildings B and C will be 5,400 square feet in size each with 27 units per building. Building D will be 7,920 square feet in size with 22 units. Buildings E and F will be 15,000 square feet in size each with 20 units per building. The total square footage of all buildings proposed totals 57,000 square feet.

Access to the storage unit facility will be via Silos Road, a county road. Prior to construction of the facility a County Road Approach Permit must be approved by the Broadwater County Public Works Director.

2) Project Characteristics

Size:	3.7 acres
Present land use:	Vacant land
Access:	Approach to Silos Road
Utilities:	No current utilities to the property, but power for outdoor lighting is anticipated
Water/Sewer:	None proposed

Adjacent land uses: Residential, commercial and public lands
Zoning: This property is not currently zoned

Covenants: None proposed

3) Findings

This application is being reviewed according to the Application & Review of Building for Lease or Rent (Section 6) of the BLR Regulations. Evaluation of the application's compliance with Section 6 of the BLR Regulations is discussed below, with recommended conclusions summarizing findings based on each evaluation.

a. Compliance with Section 6.A of the BLR Regulations

Section 6.A of the BLR Regulations outlines what is required of an "Application Submittal" for a BLR Application. The application and review fees were submitted to the Broadwater County Community Development Office on October 20, 2022 and additional material was submitted and deemed sufficient on January 18, 2023. All of the required documents have been submitted.

4) Review Process

This application is being reviewed according to the Review Process outlined by Section 6.B of the BLR Regulations. The following is the timeline of the application:

- The applicant's representative submitted the application and fees on October 20, 2022
- A letter of incompleteness, requesting additional information, was mailed to the applicant's representative on November 4, 2022
- The applicant's representative submitted the requested information on January 9, 2023
- The application was deemed complete on January 18, 2023
- The County Commissioners are scheduled to review the application March 3, 2023
- The County Commissioners must send a letter to the landowner of the approval, conditional approval or denial of the application prior to the end of the 60 day review period (April 13, 2023)

5) Relevant Review Criteria

The recommended findings of the reviewer are stated below and are based on the BLR Application materials provided by the applicant's representative and in accordance with the Governing Body Decision (Section 6.C) of the 2014 Broadwater County Building for Lease or Rent (BLR) Regulations.

Per Section 6.C of the BLR Regulations, the governing body may approve or conditionally approve the proposed buildings for lease or rent upon finding:

- a. The proposed buildings for lease or rent, as submitted or conditioned, comply with these regulations and other regulations applicable to the property, and avoid or minimize potential significant impacts on the physical environment and human population in the area affected by the buildings for lease or rent;

The BLR Regulations do not include specific design or performance standards that are applicable to the project, but rely on the review criteria and administrative provisions of the regulations, which the project complies with. For this application, no other regulations are applicable since the land, buildings and units will remain under the ownership of the applicant.

- b. Adequate water, wastewater, and solid waste facilities are available to serve the buildings for rent or lease;

No water, wastewater or solid waste facilities are proposed for this storage unit facility.

- c. Adequate access to the site is provided to serve the buildings for lease or rent;

There is one proposed 30 foot wide access for entering and exiting the property. The access is proposed to be located on Silos Road. The main path of travel is a center access aisle. The center aisle provides access to all units as well as ample area for maneuvering a trailer. An approach has been requested, and approved by the Broadwater County Public Works Director.

- d. Adequate emergency medical, fire protection, and law enforcement services are available to serve buildings for rent or lease;

According to the BLR Application, there are no proposed emergency medical, fire or law enforcement services proposed to serve the buildings. However, in the event of an emergency at this location the Broadwater Ambulance Service, Broadwater County Rural Fire Department and the Broadwater County Sheriff's Office have jurisdiction.

- e. The buildings for lease or rent comply with any applicable flood plain regulations

This property is not located within a designated floodplain. There is an existing drainage that traverses the southern portion of this property. However, according to the BLR application this drainage is insignificant as

it does not convey any measurable offsite water. The depth of the drainage is approximately 12.5". The grading and drainage plan for this property will be created by a Professional Engineer registered in the State of MT to analyze any pre-development runoff versus post-development runoff. The increase in runoff generated by this property will be mitigated by the installation of storm detention ponds. The stormwater detention pond is proposed to be located along the northeast boundary of the property. It will have capacity to detain 8,500 cubic feet of water.

6) RECOMMENDATION

Staff recommends approval of the BLR application for the Lakeview Mini Storage Units, subject to the conditions below. All conditions are based on the findings identified in this report and are recommended to ensure compliance with the BLR Regulations and other applicable laws and regulations.

CONDITIONS

1. The development and use of the property as a storage unit facility providing buildings for lease or rent shall be in substantial compliance with the plans reviewed and approved by the governing body. (*BLRR 6.C*)
2. The approval of the Lakeview Mini Storage Units BLR application is based on the proposal to lease or rent the individual storage units, which shall continue to be owned by the landowner. Any change that results in the current or future landowner or designee selling the individual storage units, as a separately owned unit, is not approved. Residential use of the facility, in any capacity, is expressly prohibited. (*BLRR 6.C*)
3. Installation of the approach to the county road shall be completed in accordance with the approved permit and installation approved by Broadwater County. The approved approach permit shall be submitted to the Broadwater County Community Development Office upon approval. (*BLRR 6.C*)
4. These conditions of approval shall be met within two years from the date of approval (*BLRR 2*)