

July 26, 2022

Agenda #3

Agenda Action Report
Prepared for the
Cascade County Commission

ITEM: Buildings for Lease or Rent (Contract 22-86)
PRESENTED BY: Kienna Owen-Quinata, Planner

GENERAL INFORMATION

APPLICANT/OWNER: Jessica Sollid
P.O. Box 177, Ulm, MT 59485

PROPERTY LOCATION: This storage facility is located on Parcel #2049500 on Lot 030, of Greer Tracts, Section 10, Township 20 North, Range 04 East, P.M.M. Cascade County, MT.

EXISTING ZONING: Commercial (C) District

REQUESTED ACTION: Approval of Buildings for Lease or Rent

EXISTING LAND USE: Vacant Rural

**SURROUNDING ZONE:
AND USE** North: Commercial
South: Malmstrom AFB
East: Malmstrom AFB
West: Commercial/Vacant

BACKGROUND INFORMATION

The Applicant and property owner of record, Jessica Sollid requests approval to build a storage facility which will consist of two (2) 30' x 210' buildings totaling 12,600 sq feet, eight (8) 30' x 220' buildings totaling 52,800 sq feet with 466 storage units overall and one (1) 800 sq feet office building. These buildings are not exempt under the Regulations, and require the approval from the Board of County Commissioners.

FACTS

1. The lot will be accessed from 63rd St S, while road mix gravel between buildings and the rest of the property will provide internal access.
2. The proposed storage units will receive law enforcement services from the Cascade County Sheriff's Office and fire protection services from the Sand Coulee Volunteer Fire Department, and the ambulance service will be Great Falls Emergency Services.
3. The development will have of two (2) 30' x 210' buildings totaling 12,600 sq feet, eight (8) 30' x 220' buildings totaling 52,800 sq feet with 466 storage units overall and one (1) 800 sq feet office building. No proposed buildings will require water and wastewater facilities. However, the office building will utilize water and wastewater facilities.

FACTS (Continued)

4. The proposed storage buildings contain the following units and square-feet:
 - Storage building No. 1 will have 45 Units. The square footage is 6,300 square-feet.
 - Storage building No. 2 will have 45 units. The square footage is 6,300 square-feet.
 - Storage building No. 3 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 4 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 5 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 6 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 7 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 8 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 9 will have 47-units. The square footage is 6,600 square-feet.
 - Storage building No. 10 will have 47-units. The square footage is 6,600 square-feet.
 - The facility will have an 800 square foot office
5. Proposed buildings will meet the C District's setbacks from property lines: 15 feet from the front, 10 feet from the rear, and 6 feet from the sides.
6. Landscaping is required along the west and south property lines per CCZR section 8.18.2.1.
7. The building is not located in the Regulated Flood Hazard Area¹.

FINDINGS

1. The proposed buildings for lease or rent, as submitted or conditioned, complies with the BLR 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.
2. No water, wastewater, and solid waste facilities are needed or will be utilized to serve the building for lease or rent but will be needed for the office building. This will be reviewed during processing of the submitted Location/Conformance Permit.

¹ Based on FEMA FIRM Panel No. 30013C0627E effective March 19, 2013.

3. There is adequate access to the site to serve the buildings for lease or rent.
4. There is adequate emergency medical, fire protection, and law enforcement services available to serve the building for lease or rent.
5. Floodplain Regulations are inapplicable.
6. At the time of this report no comment from CCHD was received, however any water/wastewater concerns will be addressed in the Location/Conformance permitting process.

CONCLUSION

This proposed storage structure meets the requirements of the Cascade County Zoning and BLR Regulations.

RECOMMENDATIONS

Two motions have been provided for the Board's consideration:

1. "I move the Cascade County Board of Commission, after consideration of the Staff Report, that the two (2) 30' x 210' buildings totaling 12,600 sq feet, eight (8) 30' x 220' buildings totaling 52,800 sq feet with 466 storage units overall and one (1) 800 sq feet office located on Parcel #2049500 with Geocode 02-3016-10-1-01-05-000A be **denied**;

or

2. "I move the Cascade County Board of Commission **adopt** the Staff Report and **approve** that the two (2) 30' x 210' buildings totaling 12,600 sq feet, eight (8) 30' x 220' buildings totaling 52,800 sq feet with 466 storage units overall and one (1) 800 sq feet office located on Parcel #2049500 with Geocode 02-3016-10-1-01-05-000A be subject to the following conditions:
 1. The Applicant must obtain any other required Federal, State or County permits and/or approvals and comply with the regulations associated with any other permits and/or approvals.

Attachments:

1. Location Conformance Permit Application
2. Buildings for Lease or Rent Application
3. Site Plan
4. Vicinity & Zoning Map
5. Survey
6. Notice
7. Commissioner Approval
8. Correspondence from MS4

cc: Jessica Sollid