



Anaconda – Deer Lodge County Board of Adjustment Agenda
Thursday, May 28th, 2019 @ 4 p.m.
Anaconda Local Development Building
1st Floor Conference Room

Due to COVID-19 and social distancing guidelines, we are urging members of the public with interest in any of the below variances to please call in to Conference Call Phone.

Dial-In Number: 425-436-6372

Access Code: 254398

Please turn off or silence all cell phones and electronic devices.

Everyone is respectfully asked to follow these few Board Rules of Procedure:

- To address the Board, please approach the podium and state your name & address for the record.
- Please speak loud enough for the entire room to hear your comments.
- Please address all comments to the Board as you are not in a debate with other presenters or members of the audience.
- Please be respectful to other speakers, presenters and members of the audience.
- No sidebar conversations will be allowed. Private conversations and whispering in the audience during the meeting is very disruptive so please step out of the room for any such conversations.

I. **Call to Order:** Chairman, Bill Johnson

II. **Introductions:** Chairman, Bill Johnson

- Introduction of newest member of the board, Judy Barber
- Introduction of Carl Hamming, ADLC Planning Director
- Review of Board of Adjustment (BOA) Process for Applicants

III. **Approval of Minutes from Last Meeting:** December 5th, 2019

IV. **Public Hearings**

1. **PUBLIC HEARING** on a request by James Davison of 601 E. Commercial for a variance (V20-001) to allow relief from [Appendix A, Division 2](#) Regulation A.1 of the Development Permit System (DPS) which prohibits fencing within or bounding a required front setback from exceeding 4 feet in height. Applicant proposes to erect a six (6) foot solid panel fence on the north portion of the lot; legally described as “ANACONDA ORIGINAL TOWNSITE, S03, T04 N, R11 W, BLOCK 30, Lot 10-12.” The area is within the Goosetown Neighborhood Conservation Development District (GNCD).

Staff Report: Gayla Hess, Planner 1

Applicant Statement

Board Comments and Question

Public Comment

At this time the Board of Adjustment can take action to approve or deny Variance V20-001.



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2. **PUBLIC HEARING** on a request by Daniel Counter of 5 North Preston for a variance (V20-002) to allow relief from [Sec. 24-275](#)(2) of the Development Permit System (DPS) which limits maximum structural height of 28 feet for structures within the Opportunity Development District (ODD). Applicant proposes to build a forty (40) foot pole for a windmill. Property is legally described as “OPPORTUNITY ORIGINAL TOWNSITE, S10, T04 N, R10 W, Lot 57, ACRES 0.75, N2W150 FT.”

Staff Report: Gayla Hess, Planner 1

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve or deny Variance 20-002.

3. **PUBLIC HEARING** on a request by Tamara Martin of 500 E. Commercial for a variance (V20-003) to allow relief from [Sec. 24-104](#) of the Development Permit System (DPS) setbacks for an accessory structure within the Goosetown Neighborhood Conservation District (GNCD) which requires a minimum 2.5 foot side yard and five (5) feet of minimum rear yard. Applicant proposes to place a metal garage at the back of the property to be within a foot or less of the side and rear property lines. Property is legally described as “ANACONDA ORIGINAL TOWNSITE, S03, T04 N, R11 W, BLOCK 2, LOT 13A, COS 186A.”

Staff Report: Gayla Hess, Planner 1

Applicant Statement

Board Comments and Questions

Public Comment

At this time, the Board of Adjustment can take action to approve or deny Variance V20-003.

V. **New Business:** None

VI. **Miscellaneous**



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- Matters from the Staff
- Matters from the Board

VII. Public Comment

This is the time for members of the public to comment on items not on the agenda that fall within the Board of Adjustment jurisdiction.

VIII. Next Meeting Date: TBD

IX. Adjournment: Chairman, Bill Johnson