Anaconda-Deer Lodge County
Planning Department

PLANNING BOARD MINUTES

Monday, June 8th, 2020

ALDC Third Floor Conference Room

Meeting called by Rose Nyman, Chairperson

Type of meeting Public Hearing / Monthly Meeting

Minutes taken by Carlye Hansen

Members Present: Rose Nyman, Chairperson; John Lombardi, Vice-Chair; Frank Fitzpatrick; Mary Kae Eldridge; Bob Wren; Craig Sweet; Art Villasenor

Members Present: Annette Smith, excused

Staff: Gayla Hess, Planner I; Carlye Hansen, Planning Department Secretary

Guests Present: See sign-in sheet. Sone were signed in via Carlye Hansen, Planning Department Secretary as they phoned in via conference call

AGENDA TOPICS

Call to Order

Meeting was called to order at 6:01 pm by Rose Nyman, Chairperson, with Roll Call done by Carlye Hansen, Planning Department Secretary.

Introductions

Rose introduced the new Planning Director for ADLC, Carl Hamming, and she asked the Board to go around and introduce themselves, and then asked Mr. Hamming for a brief history of himself and the work he has done.

Approval of Minutes

March 23rd, 2020

Motion was made by Art Villasenor to approve the minutes from March 23rd, 2020; seconded by Frank Fitzpatrick. Motion passes 7-0.

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Anaconda-Deer Lodge County
Planning Department

Public Hearing

PUBLIC HEARING on a request by Town Pump of Anaconda, Inc. who is proposing an official development district map amendment to designate one single lot of residential property in the Medium Density Residential Development District (MDRD) as Highway Commercial Development District (HCDD). The subject property is located along the south side of West Park Street, east of Willow Street, at 807 West Park, and is legally described as Anaconda Original Townsite, S03, T04 N, R11 W, Block 46, Lot 3, E2 LT 3. It is being proposed for inclusion within the HCDD.

Staff Report
Gayla Hess, Planner I, reviewed and presented the staff report put together by her office. There are recommendations for approval being asked for by the Planning Department. *(please see attached)*

Applicant Report
Jeremy Salle, DOWL, 65 East Broadway, Butte, MT 59701
Mr. Salle congratulated Gayla on expanding on what the plans are for Town Pump. He stated:

- 30' wide residential lot and Town Pump plans to expand the existing convenience store by 20'.
- The wrap around driveway will be extended to the East for the carwash.
- There is currently a 4' high CMU wall that is being proposed between the residential lot and Town Pump with a 2' vinyl fence on top. This was hoping to make it look a little nicer rather than a 6' high block wall, and a CMU wall would give better noise deflection for the residential lot. Being 6' high would also be helpful in deflecting any type of headlights, etc.
- An approach permit has been sent to MDT and approved to move the driveway east along Park Street.
- There will be some additional storm drainage measures taken and there will be a new sewer service that will need to be installed to accommodate the addition.
- Landscaping will be extended and relocated.

Questions or Comment from the Staff:
Craig Sweet, Board Member, inquired about the house being demolished and whether or not this is in a historic district. He is a little confused as there is the Historic Downtown Anaconda District, and then there is the Butte/Anaconda Historic Preservation District. Gayla Hess responded by stating that we are in the Butte/Anaconda National Historic

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Landmark District. The property in question is included within the boundaries of the district and sometimes applicants just check "no" but this does not necessarily indicate that this is correct. There are three local neighborhoods in which Mr. Sweet is referring to, the Commercial Historic Neighborhood, West Side Historic Neighborhood, and the East Side Historic Neighborhood. Frank Fitzpatrick, Board Member, inquired why the Historic Board was not consulted before starting this process. Gayla discussed that the Historic Board is not always clued in at the beginning. They do have the opportunity to have discussions on demolition permits to maybe work with applicants on possible mitigation strategies should we lose a contributing resource to the community, but the board ordinance is not very strong so this is not a mandated part of the process, but it is something that we do try to incorporate into the demolition process and review. Rose asked it this has go through the State Historic Preservation Office. Gayla stated that they too have been clued into this application and it does not necessarily need to go before them, based on her understanding, since the applicant is one from a private organization, but she will be discussing this with the State Historic Preservation Office. Rose stated that all she has seen has been the inventory that was taken years ago and was just curious about this topic.

Craig wanted to know from Jeremy Salle how the discussion went regarding the wall with the vinyl top and was this something negotiated by the developer and the residential land owner? Dan Sampson, Town Pump, Inc., discussed the conversation actually went through CEO Everett, and that he went to them when the project was proposed with concerns, as the neighbors brought up some concerns about mitigation, etc. The original proposal was to relocate the existing block wall in its entirety, and there were concerns about what could be done to make this look nicer and look more like it belongs in a residential area rather than an industrial type setting. Through Mr. Everett's discussions with the neighbor, this was more preferable as a solid wall.

Bob Wren, Board Member, just verified that this was going to be a split face decorative on the CMU on the homeowner side. He also inquired whether they were planning on redoing the grading of the entire area and how they are handling the drainage. Dan Sampson, stated that there will be regrading of the driveway and the addition of some additional dry wells to address some of the storm water runoff. He doesn't know if there is anything left to highlight.

Jeremy Salle, confirmed what Dan Sampson stated e discussed the drainage being diverted away from Park Street and will be drained into a drywell. He also stated that there will be some regrading and rebuilding at the front of the store to make it ADA compliant. He then went on to explain the dry well process.

Craig wanted to get back to the issue of the vinyl on top of the block fence. He knows one of the neighbors wasn't sure how this came about and he is wondering if there was any other discussion of vegetation instead of 4' high vinyl screen. Jeremy discussed that there really isn't the room to accommodate this. He thinks there could certainly be some vegetation on the residential side of the wall, but doesn't feel that there would be room on the commercial side.

Craig questioned Lonnie Zimmerman, residential home owner to the east, who was present via telephone, as to how he would feel about having some vegetation on his property, at the Town Pump's expense, to help with screening and buffering the wall. Dottie Zimmerman responded, as Lonnie was out of the room. Dottie didn't feel there would be an issue with this. Their biggest issue is the vinyl and how you would protect this with her three grandchildren living next door.

Bob asked if she would be acceptable to a 6' high block wall fence with a decorative on their side. He asked if this would suit the Zimmerman's needs better. She states that she would feel better in regards to this and Dan said that they were not opposed to going that route if that is their preference. She states that she would prefer that over a vinyl fence. Dan they are willing to do whatever their preference is in regards to the fence.

Frank Fitzpatrick, Board Member, confirmed that the Town Pump was going to remain strictly retail space, no machines or casinos. This was confirmed.

Art Villasenor, Board Member, stated that he got on-line and his main concern was with the vinyl fencing and the aesthetics, but with kids in the neighborhood, it would be a continual battle and fight and then there would be the battle of who would pay for any of this if it got damaged He feels that it should just be a 6' block wall and call it done. He hasn't heard any other concerns from any of the other residents, so he thinks that this would be agreeable and Dan stated that they are agreeable to this.

Craig stated that he took a walk and wandered around this area. He noted that the Zimmerman's have recently poured a concrete pad next to the alley and it appears the property line will be right up to the edge of the concrete pad and Dottie stated that she hoped that this would be the case. Craig asked if there would be any lighting along the wall or the driveway. Dan stated that there was not any planned lighting along that wall. The thought was from a security standpoint to put some down facing wall lights on the building and keep those with a cutoff so the light doesn't splash over to the adjacent

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property. Art asked about security cameras and this was confirmed that there will be security cameras.

Rose stated that it was noted in the packet that this project includes a casino and Dan was unsure where that came from and again, assured them that there will be no casino at this location.

Craig stated that he is very discouraged at the whole idea of fencing and vinyl was run through CEO Everett rather than the Planning Department. He doesn't feel that this should have happened at this stage of the project. Mr. Everett has his opportunity when this comes up for final approval if he wants to make changes, etc. He wanted to make a recommendation that a 4-ft masonry wall is put in with additional vegetation planted on the homeowner's side with trees spaced appropriately and selected appropriately by the ADLC Tree Board, in lieu of putting in the vinyl fence or the 6-ft wall. Bob wanted to again ask Dottie in regards to this.

Public Comment
Mike Grayson, Attorney-at-Law, 112 East Commercial, Anaconda, MT 59711
Mike Grayson is here for the second public hearing, but did state that he recalls when the carwash and building were built back in the 90s. He wanted to know if the carwash will be staying in the same place and whether or not the carwash is still on its own well. It was stated by Dan that it is still on its own well. Mike stated there were many issues with this back in the 90s as there was an ordinance stating no wells within the city. At this point, Mike was not able to be heard, as he was on the other side of the room and the microphone was unable to pick him up due to outside conversations.

Dan Sampson, Town Pump, Inc., 600 South Main Street, Butte, MT 59701
Dan wanted to address the comment made by Craig in regards to the adjacent landowner contacting the chief executive regarding the project and he stated that it was then turned over to the planning department and his understanding was that there was only a brief conversation between the Zimmerman's and CEO Everett.

Blake Hempstead, 803 West Park Street, Anaconda, MT 59711
Gayla then read a public comment received today by Blake Hempstead, whose family is living in the home adjacent to the Town Pump and is the subject of the better part of this evening's conversation. *(please see attached)*

Craig Sweet, Board Member, still wanted to make the additional condition that rather than a wall, that there be something that has foliage around it. He used several examples

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throughout town and he states that Anaconda is starting to look more commercial in nature and he feels that the proposal that he is making to make a 4-foot wall with a row of trees to provide buffers to the buildings, that this will soften and mitigates the problem that the town will be facing over and over again as the town grows. At this time, it was noted that Dottie does not want this, they are wanting the solid 6-ft wall and that is all, and this was confirmed by Frank. Art Villasenor, Board Member, commented that he was glad that the homeowners were present and that ultimately we need to base the decisions on what the residents prefer if this fits into the entire scope of issues. He feels that the CEO will play the middle man every now and again, which he feels is also his job as well. After hearing from Dottie, it is clear that she and her family wants the 6-ft wall and that Town Pump has agreed to forego the vinyl and just make this a 6-ft masonry wall.

There was a very extensive conversation in regards to this map amendment and the Town Pump project in general.

Motion was made by Art Villasenor, to recommend to the Commission, the approval of a development district map amendment to designate one single of residential property in the Medium Density Residential Development District (MDRD) as Highway Commercial Development District (HCDD). This also includes the expansion of the West End Town Pump Convenience Store with the following Proposed Conditions of Approval:

1. *The petitioner abides by all representations, testimony, and materials submitted during the application and hearing processes, to the extent those items were not negated by the Planning Board, as well as they are not inconsistent with the spirit or letter of explicit conditions to the Development District Map Amendment.*
2. *Residential house at 807 W. Park Street must be demolished/relocated prior to map amendment taking effect.*
3. *Petitioner secures all necessary permits prior to map amendment taking effect. Permits include, but are not limited to: a demo permit, ADP, and building permit.*
4. *ADLC recommends that the petitioner aggregate lots for simplicity and tax purposes, but is not required by this approval.*
5. *Pay any remaining fees, including public hearing notice, notice to adjacent landowners, or any consulting fees.*
6. *There is to be a 6-ft concrete wall separating the residence East of the Town Pump and Town Pump, itself, for separation from the commercial buildings and to secure the residential property.*

This was seconded by Bob Wren. Motion passes 7-0.

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Public Hearing

PUBLIC HEARING on a request for proposed changes to Chapter 24 of the Anaconda-Deer Lodge County, MT Code of Ordinances; known as the Development Permit System (DPS Regulations). Proposed amendments relate to changes to the ADLC Superfund program arising from the 2020 Settlement Agreement between Atlantic Richfield and ADLC. Proposed DPS ordinance amendments are available for viewing in the ADLC Planning Department Office or at https://www.adlc.us/187/Planning

Applicant Report

There was a significant conversation in regards to this public hearing. There was much conversation by Mike Grayson, Attorney-At-Law, and Shane Ellingson, WET, in regards to the amendments being made to Chapter 24 of the DPS Regulations. There was a lot of history given in regards to the Superfund Agreement that was passed by the Commission recently. Mr. Grayson went over this history in detail. This goes back 30 years to 1992. Right now the DPS proposed amendments are very difficult to read. This is on the Planning Website and there is a link to Exhibit 3 on the Reimbursement Funding Agreement which is a 762-page document. He went through it and printed just the pages that were red-lined that were the proposed changes involving Chapter 24 of the DPS System. Eventually ARCO will be delisting Anaconda-Deer Lodge County as a Superfund site. He states that he encourages all the members to go through the changes and he had assumed that there would be no vote this evening as there is no super urgent rush that the Board needs to decide this at this time. If the Board decides to vote on this, then he will leave it to the Planning Board's own procedures and discretion. The other thing is that he would be willing to discuss any of the redline entries and again, he would urge them to wait until he finalizes some more of this and only deal with the issues at hand. There are not a lot of dramatic, big changes that he can see, but there are always folks on one side or the other. He states that the Planning Board can tweak this any way they want and they can go back to ARCO and state that they don't like certain areas of the document.

Comments and Questions from the Board

Bob Wren noted several grammatical and numerical errors within the document.

Frank Lombardi asked about the issue of soils control. Shane Ellingson discussed the soils handling in detail. Frank states that he sees this document as the one that has been scrubbed and he thinks that we have a definite interest in reviewing this from the Board's side of the table to be sure that it is everything we want and nothing introduced that we do not want. Mr. Grayson states that this is a compromised version as a result of their

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discussions with ARCO. Shane stated that we had to make compromises on commercial, but they fought long and hard to get the residential much more protective than it was.

Again, there was a very extensive conversation in regards to the proposed changes to Chapter 24 of the Anaconda-Deer Lodge County, MT Code of Ordnances

Public Comments

Mike Grayson, Attorney-at-Law, 112 East Commercial, Anaconda, MT 59711
Mr. Grayson states that he is a proponent of this DPS amendment and is very much in favor of this at this time. He states that it will need to go before the Commission along with a Public Hearing at that time also.

Janice Hagan-Delaney, 918 East Park Avenue, Anaconda, MT 59711
Janice is hoping that this would not be voted on tonight as it sounds like there are many different components. She tried to bring this up on her phone and she is coming up with something altogether different. She would hope that they would wait until there is a red line overview. She also feels that that wells that are currently in the city should be permanently grandfathered in.

The conversation then became quite confusing as Janice was not looking at Chapter 24, but was trying to look at the entire document (762 pages). Mike stated that everything else has already been approved by the Commission other than Chapter 24, which we are discussing tonight.

At this point, it became quite difficult to hear Janice, and it was determined that she would come up and get a copy of Chapter 24 from the Planning Department, as obviously, she has wrong information in front of her and cannot bring up anything else on her phone. It was discussed that a document this size cannot be brought up properly on a smart phone.

At this time, there was discussion with Shane Ellingson in regards to wells after some questions by John Lombardi.

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Motion was made by Art Villasenor, to recommend to the Commission, for a second public hearing, on a request to accept the proposed changes to Chapter 24 of the Anaconda-Deer Lodge County, MT Code of Ordinances; known as the Development Permit System (DPS Regulations). Proposed amendments relate to changes to the ADLC Superfund Program arising from the 2020 Settlement Agreement between Atlantic Richfield and ADLC; seconded by Bob Wren. Motion passes 7-0.

New Business

Recommendation of the Planning Board to the Board of Commissioners to appoint Colleen Riley as the 9th member of the ALDC Planning Board *(please see attached)*

Motion is made by Bob Wren to recommend to the Commission the appointment of Colleen Riley to the Planning Board; seconded by Frank Fitzpatrick. Motion passes 7-0.

Miscellaneous

Matters from the Staff:

Carl just wanted to thank Mike and Shane for presenting this evening and explaining what we are trying to do in regards to the DPS amendments and just wants to reiterate on what they touched on earlier. In regards to landscaping and parking or things that may have a little bit more controversy, he would like to get as much public input as possible. He states that we are going to have more ground swelling from the Board and the Planning Department as a whole on the DPS amendments and we are developing a lot of this on our own and will then seek input and take time to review these documents along the way and work through ultimate recommendations for Commission adoption. He wants to let everyone know that the door is always open to anyone if they want to tackle items, what we may need to improve on, or items that may be deficient. He states that he is new here and is still learning what works well here and what can be tweaked a bit, and what should be the priority of the Board here.

Matters from the Staff:

Craig also wanted to reiterate what he had stated before, that when folks have issues with things within a community, rather than running to the appropriate department head, they run immediately to their local politician, things are then discussed and some things get settled or resolved, but then it comes up in a public hearing and then the board is

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blindsided as well as the departments and staff involved. He thinks that there should not be any discussions unless they are out in the open and involve the departments that should have a say in this "at the table". He doesn't want the backchannel in which folks are going around a department for decision making.

Rose has discovered that the sign ordinance did not make the codification. She brought it up with the commission and Commissioner Hart agreed to take a stab at it and it was then handed off to the Code Enforcement Officer, Joe Ungaretti, who flat out told her that he wouldn't be able to get to it until January of this year. She is wondering if anyone knows of the status. Carl stated that he and Gayla have had some conversations in regards to revisiting the need for this ordinance and he states that this is something that should be addressed and with the blessing of the Planning Board, something that we should undertake sooner than later. Rose states that it needs to be addressed immediately. CEO Everett wants this to be a tourist town and she feels that signage is a huge part of tourism.

Rose Nyman stated that at the last Commission meeting, in reviewing claims, there was a $500 invoice for an appraisal of 220 Chestnut for Neighborhood Stabilization and it was billed to the Planning Department, so she was wondering if the department could give a brief update of that claim. Carl believes that this is done through the Code Enforcement Office. He has no more details on what that is about or if there is a mislabeling of the address. Craig stated that as he understood it, someone is looking at doing some housing. This refers to the Neighborhood Stabilization Program. Carl states that he will look into this. Gayla also stated the County and Local Development Corporation have recently received the Neighborhood Stabilization Funds from the Homeward Program and she is not aware of all the details, but it does sound as if a few new properties are of interest and that is why these appraisals are occurring. There is now an agreement with Local Development for these appraisal invoices.

Public Comment

None

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Next Meeting Date

TBD

Adjournment

Motion was made to adjourn the meeting by Art Villasenor; seconded by Craig Sweet. Motion passes 7-0.

Meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Carlye Hansen

Carlye Hansen, Planning Department Secretary

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ANACONDA-DEER LODGE COUNTY PLANNING DEPARTMENT
AMENDMENT TO DEVELOPMENT DISTRICT MAP
PLANNING BOARD MEETING
08 June 2020

The Planning Department received a request from Town Pump and DOWL to change the development district designation of a residential property adjacent to the Town Pump located at 821 W. Park Ave. to that of a commercial development district.

The Planning Board shall conduct a hearing on the proposed map amendment and determine whether the amendment is consistent with the Growth Policy, the DPS Regulations, and the requirements of Superfund, and ultimately, recommend that the Commission approve or disapprove the map amendment request per Sec. 24-40(5).

BACKGROUND

A. Petitioner:

Applicant: Town Pump of Anaconda
Technical Assistance: DOWL

B. Size and Location:

Location: 807 W. Park Ave

Legal Description: ANACONDA ORIGINAL TOWNSITE, S03, T04 N, R11 W, BLOCK 46, LOT 3, E2 LT 3

Size: 3,500 square feet (25 x 140 feet)

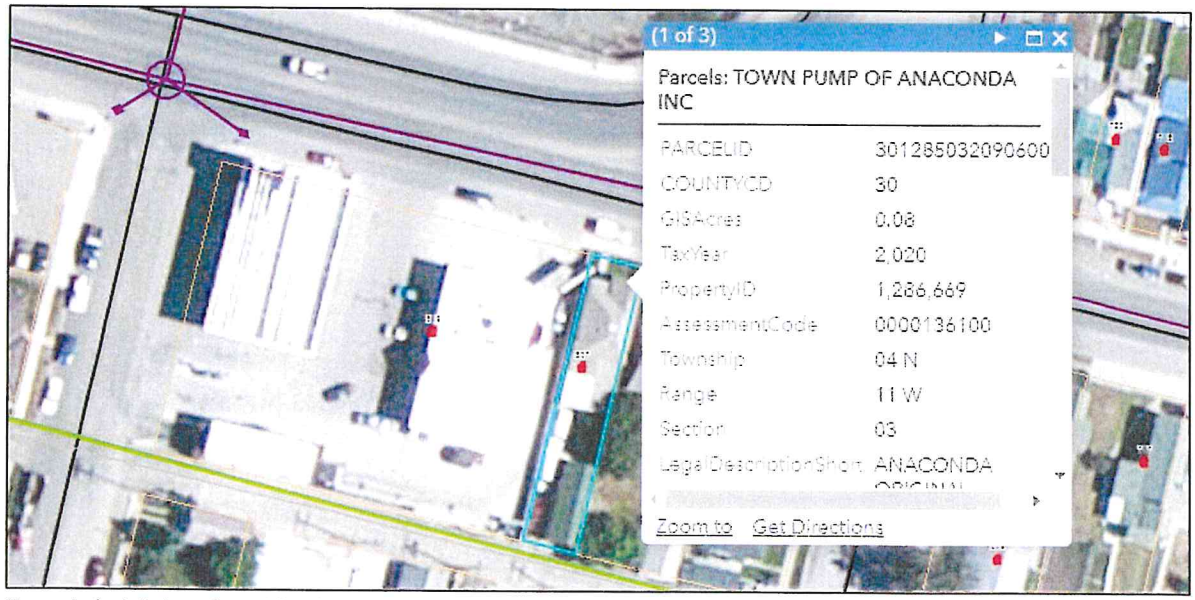

Figure 1: Aerial photo from ADLC Emergency Services map with subject property highlighted in blue

C. Nature of Request:

Applicant requests to change the development district map. The proposed map amendment would switch the designation from residential to commercial to incorporate the property within the Highway Commercial Development District (HCDD), the development district that currently encompasses the Town Pump property. The residential property is currently within the Medium Density Residential District (MDRD)[1] and is a contributing property to the Butte-Anaconda National Historic Landmark (NHL) District. As illustrated in Figure 2, the existing Town Pump operations are immediately to the west within the HCDD.

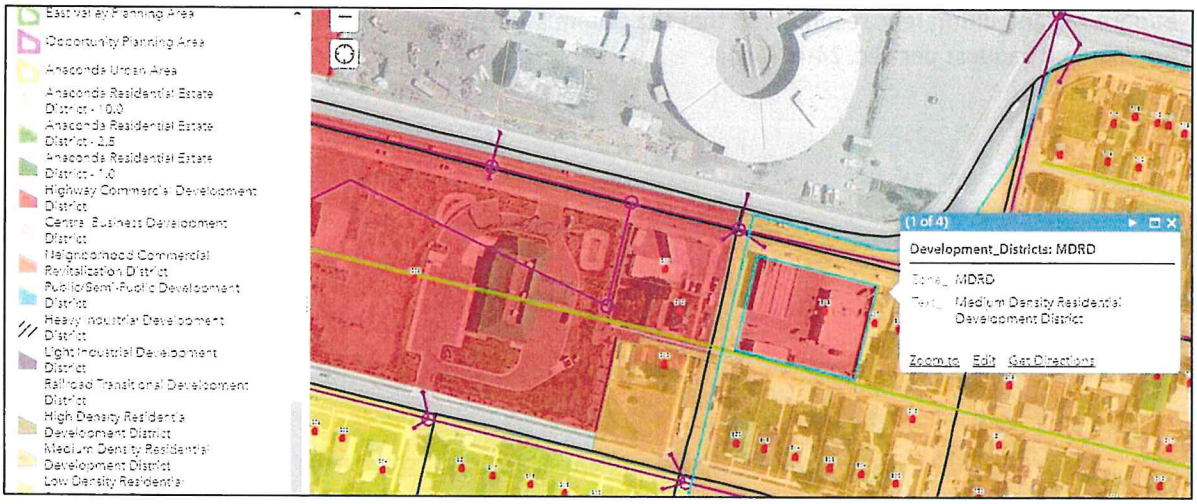

Figure 2: ADLC Emergency Services map showing Development District boundaries; MDRD orange and HCD in red

D. Existing and Proposed Land Use and Zoning:

A single-family residence and a garage are located at 807 W. Park. MDRD parcel is located within the Anaconda Fire District.

Town Pump proposes to change development district to HCDD, to expand the existing convenience store by 1,480 square feet, to relocate car wash access and concrete wall further to the east.

E. Surround Land Uses:

North: Railroad Transition Development District (RRTD)
South: Residential (MDRD)
East: Residential (MDRD)
West: Commercial/Retail (Highway Commercial Development District (HCDD))

[1] Property is not located within the MDRD Institutional Overlay

Figure 3: Aerial of surrounding area; development district boundaries displayed

REVIEW

F. Growth Policy Designations:

The 2019 Growth Policy designates this area as within the west side commercial corridor.[2]

Chapter 4 Policy #2 "Encourage redevelopment, revitalization and infill development in appropriate areas in order to achieve efficient development patterns and to take best advantage of existing infrastructure."

The proposed Town Pump expansion would be commercial infill and expansion at the cost of pre-existing residentially zoned land.

G. DPS Regulations

Per Sec. 24-131 of the DPS, the purpose and intent of the HCDD is for "the development of a wide variety of **Retail** and **Commercial** uses in suitable locations along arterial and collector roadways." Proposed expansion of the adjacent retail facility would align with the HCDD purpose and intent, and project plans adhere to principal structure setbacks.

Development district standards apply to subject lot. HCDD and MDRD specify land development regulation standards which consider fire, public safety, and suitable uses for areas. The proposed expansion of Town Pump's business would be a permitted use within the HCDD.

[2] Page 4-14 in Land Use

H. Superfund requirements

Superfund requirements for commercial and residential development projects are addressed through the Administrative Development Permit (ADP) process. Development district designation would not change superfund or permit requirements.

I. Pursuant to MCA 76-2-304, the following criteria and guidelines are offered for consideration pertaining to zoning regulations:

1. Zoning regulations must be:
    a. made in accordance with growth policy
    b. designed to:
        i. secure safety from fire and other dangers
        ii. promote public health, public safety, and the general welfare;
        iii. facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements
2. Municipal governing body shall consider:
    a. reasonable provision of adequate light and air
    b. the effect on motorized and nonmotorized transportation systems
    c. promotion of compatible urban growth
    d. the character of the district and its peculiar suitability for particular uses
    e. conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area

J. Comments from Nearby Property Owners (received by 06/02/2020):

None.

K. Discussion

As the properties currently exist, the stark transition from commercial to residential already exists on the east side of the Town Pump property. Town Pump has agreed to erect a privacy wall on the proposed eastern edge of the HCDD that would look similar to what currently exists between 807 W. Park and the Town Pump.

Figure 4: Existing privacy wall; photo taken facing east

The proposed expansion of Town Pump would further the protrusion of the HCDD into the residential neighborhoods to the east, but Town Pump is just one of many commercial enterprises that currently exist intermixed with adjacent residential properties. The proposed expansion of Town Pump would enable safer maneuverability and ingress/egress onto Park Ave. as well as enable a local business to follow a national trend of fuel stations expanding their retail offerings via a convenience store.

Proposed Conditions of Approval

1. The petitioner abides by all representations, testimony, and materials submitted during the application and hearing processes, to the extent those items were not negated by the Planning Board, as well as they are not inconsistent with the spirit or letter of explicit conditions to the Development District Map Amendment.
2. Residential house at 807 W. Park St. must be demoed/relocated prior to map amendment taking effect.
3. Petitioner secure all necessary permits prior to map amendment taking effect. Permits include, but are not limited to; a demo permit, ADP, and building permit.
4. ADLC recommends that the petitioner aggregate lots for simplicity and tax purposes but is not required by this approval.
5. Pay any remaining fees, including public hearing notice, notice to adjacent landowners, or any consulting fees.

Attachments:

(1) Application
(2) ADP application
(3) Demo permit application
(4) MDRD AND HCDD STANDARDS
(5) State Historic Preservation Office review sheet for 807 W. Park
(6) Superfund response email (02/13/2020)
(7) Email notice (05/22/2020) and comment (05/26/2020)

Gayla Hess

From: ROSE NYMAN <rose.nyman1@gmail.com>
Sent: Monday, June 08, 2020 1:52 PM
To: Carlye Hansen; John Lombardi; Sweet, Craig; FRANK FITZPATRICK; Bob wren; Art Villasenor Jr; Smith, Annette; Gayla Hess; Carl Hamming
Subject: Fwd: Town pump addition

---------- Forwarded message ---------
From: **blake hempstead** <brhempstead@yahoo.com>
Date: Mon, Jun 8, 2020 at 1:23 PM
Subject: Town pump addition
To: ROSE NYMAN <rose.nyman1@gmail.com>, <rnyman@adlc.us>, Melissa Hempstead <mhempstead98@yahoo.com>, Dottie Zimmerman <dzimmerman@gofirstam.com>

Rose, please forward this to the rest of the planning department for a visual on what I'm about to describe. This is just one instance of town pump not taking care of their existing properties. Every winter since they purchased the house next to ours we've had to remove the snow and the ice buildup from town pump and in front of this property. Currently,We've had to spray weed and feed two times to control the infestation of weeds from their property onto ours. I've already showed you how a lot of their runoff from the car wash comes down Park Avenue in front of our house and drains into the residential corner, leaving ice jams that are impossible to drive through or park on when it gets cold out. That ice also builds up on the sidewalk and we always have to chip away in order to be able to shovel.I want to be clear I have no problem living next to town pump, their lighting actually provides us a little bit of security and their employees are generally respectful of parking and cleanliness around the building. However, the initial proposal was to put a vinyl fence in between a commercial property and our residential property which I don't believe alleviates the sound and a secure enough border from their expanded lot. I think if town pump wants to expand their business footprint into a residential area, the citizens of Anaconda-Deer Lodge County, Montana than just promises. I believe as a planning board and oversight of these types of building expansions, Town Pump needs to put in writing plans on snow removal and fixing the existing zoning issues with water drainage and expanded traffic in and out of that parking lot. As their neighbor with an expanded lot I'm positive that our border would be nothing more than a place to store the snow instead of removing it from the property which would leave us with a large amount of residual water and drainage possibly even twoMuch to contain. Please excuse the typo graphical errors as I am speaking into this as text being on the road and possibly unable to attend the meeting tonight due to work. Please feel free to read my comments in to the record if that's the case. Thank you Rose.

e To Be
d/Salvag
497-696
Regular
Diesel

May 19, 2020

To Whom It May Concern:

I would like to be considered to fill the vacancy on the Anaconda Deer Lodge County Planning Board. It is my desire to assist the Anaconda Deer Lodge County Leadership team of Commissioners and the Chief Executive in maintaining a high standard of excellence for our community. I can be reached at colleenm.riley@outlook.com or by cell 801-633-2229 if you have any questions.

Thank you for your consideration.

Sincerely,

Colleen M. Riley

1906 Ogden Street

Anaconda, MT 59711