

**Anaconda-Deer Lodge County
Planning Board
January 26, 2015 – 6:00 p.m.
ADLC Third Floor Courtroom**

I. Roll Call:

Members in attendance: Chair Adam Vauthier, Mary Kae Massey, Audrey Aspholm, Annette Smith, Mary Murphy, Rick Hamilton, Jason McDonald, Vince Labbe

Members Absent: Jay Slocum

Others Attending: Doug Clark – Planning Director, Kaitlin Leary – Planner I, Paula Arneson – Planning Secretary

Guests: Mary Lynn McKenna, Copper Village Art Museum

II. Call to order: Chair Adam Vauthier

III. Roll Call: A Quorum is present.

IV. Introductions of board members. Three new board members are in attendance for their first meeting.

V. Election of officers: Audrey Aspholm made the motion to keep the current slate of officers. Annette Smith seconded the motion. Motion carried unanimously. Adam

VI. Approval of Minutes: Mary Kae Massey made a motion to approve the November 17, 2015 Planning Board minutes. Annette Smith seconded the motion. Motion carried unanimously.

VII. Public Hearing – MDP 15-01. Copper Village Museum and Arts Center for the a request to allow the placement of a paneled mural on the eastern façade of the Copper Village Museum and Arts center at 401 E Commercial Avenue.

Review of Staff Report: Kaitlin Leary – Planner I

- The CVMAC is requesting a 20' x 20' mural on the eastern façade of the building.
- Copper Village is working with Roger Wyant who will design four historical scenes of subjects such as travel, entertainment, workers, etc.
- See staff report for mural samples that Roger Wyant has done in the past.
- The Artist's previous work of historical content is displayed at the South West Montana Community Federal Credit Union.

- A Major Development Permit is required for a mural when more than 10% of the visible wall area is covered.
- The local Historic Resources Board found that proposed paneled mural would not significantly disturb the historic nature of the Copper Village Museum and Arts Center.
- The State Historical Preservation Office (SHPO) was also involved in the mural review per the ADLC's Memorandum of Understanding for the Central Business District Redevelopment Plan.
- SHPO responded that the proposal was *not problematic in terms of the building's National Register qualities*.
- The proposed project area is the east side of the existing building and is within the central business development district.

Findings:

- The ADLC Growth Policy does not specifically address signage.
- The CVMAC building is on the National Register list.
- The proposed project is consistent with the historic character and design of the surrounding neighborhood.
- No neighborhood impacts are expected.
- All-weather materials code will be met with weather proof/outdoor paint/materials.
- Pete Brown recommended that stucco adherence be weather tight and International Building Code states that 3/8" diameter anchor bolts must be embedded at least 5".
- Neighbors were notified by mail. No comments were received.
- The project does not trigger the interim institutional controls plans.
- No project lighting is anticipated at this time but a plan will be submitted if needed in the future.

Conditions:

- Staff recommends four conditions: 1. metal anchors in accordance with IBC, 2. anchor points will be weather-tight, 3. future lighting will be submitted for staff review. 4. the MDP shall comply with the standards identified and referenced in the ADLC DPS and Code of Ordinances, including Basic Health and Safety Performance Standards and the Interim Institutional Controls Program.

Questions from board members:

- Confirmation will be done on the length of anchor bolts if there is a Styrofoam base on the east side when the building was renovated.
- Add another 2" to the 5" penetration of the anchor bolts. Pete Brown will be consulted.
- The drain pipe will be used as a split (place in between murals) so as not to disturb the flow of the pictures.

Developer:

- The pictures will represent some of Anaconda's history that is not already in place throughout Anaconda.

Public Hearing Opened:

- Rose Nyman: The east wall of the CVMAC building is a blank canvas and needs something to improve the welcoming feeling in that area especially with Friendship Park adjacent to the building. Ms. Nyman is pleased to hear the mural proposal is not a wildlife theme. Another subject matter could be the "red-light district".

Three additional calls were made for public comment. Hearing none, the **Public Hearing was closed.**

Audrey Aspholm recommends approval of MDP 15-01 with the four conditions listed in the staff report. Mary Kae Massey seconded the motion. Motion carried unanimously.

VII. Miscellaneous Matters / Public Comments

Matters from the board: Regarding the Planning Board Agenda's - Public comment should be included after the motion to approve the minutes, and again after a motion is made for the election of officers.

Matters from the staff:

Shopko Update:

- Shopko has developers find sites that may be suitable for their various business models.
- The four methods of obtaining County land are by negotiated sale, auction, developers' packet or a sealed bid.
- The east yards have always been handled through a developers' packet that looks at the best use of the property.
- The land developers for Shopko did not want to use the developers' packet as a as they were concerned they could not provide the required information within the given time-frame.
- Because the bid process was used, ADLC was then required to publically notice a call for bids on the land.
- There were no other bids.

- The eight (8) acre purchase was agreed upon by the land developer with an option for another four (4) acres.
- The land in the east yards has to now be subdivided so there is an actual parcel to sell.
- A draft of the MDP for the subdivided parcel will be presented to the board for review.
- The MDP and subdivision process can run concurrently.
- MDOT will have to approval an encroachment permit off of Highway 1 for an access Shopko has requested for the entrance to property.

Sewer extension Project: Phase I is complete to Theatre Lane.

- Twenty-six (26) residents have service lines. The ADP fee of \$25 will be waived, but the permit must be submitted.
- Residents will also have to apply for an MDOT encroachment permit. There will be no fee charge by DOT but paperwork must be submitted.
- Staff will be verifying that the service lines meet code when connecting to the main line.
- Phase II will be into the West Valley Subdivision.
- There will be approximately 200 homes connected in Phase II.
- Service lines will be in the alley except Fairview *north* and *south*.
- Residents must be tentatively connected by 2017.
- ADLC is working on obtaining a CDBG grant for low to moderate income residents.
- Line work and decommissioning septic tanks is estimated at three to four thousand dollars for each residence.
- Natural Resources funding is available in the form of low interest loans.
- The West Valley sewer line project of 2015 will be going to bid soon.

The Washoe Park Project will also be going to bid as well. The Natural Resource Damage funding is being used to fund the project.

- The project will total \$1.3 million. Areas such as the park entrance, duck pond, boardwalk and children's fishing pond at Haffers Dam have been selected for funding. The entire master plan design would have cost over \$20 million to complete.
- Formal "board" training will be researched for new board members.
- March and April are better months for board members. March will be the target for training.
- The DPS amendments should be ready for review in February.
- The parkettes will be reviewed per project as they occur.
- The downtown plan can be incorporated into the next Growth Policy update.

Public comment:

Rose Nyman: Clarification: Tax bills will include the sewer fees and if applicable an additional user fee that repays the resident's loan.

- Payments sent with the water bill may be more plausible if the “cloud” can be utilized with Black Mountain.

Next meeting: February 09, 2015

Adjourn: A motion was made and seconded to adjourn. Motion carried.

Respectfully Submitted,

Paula R. Arneson

Paula R. Arneson, Planning Department Secretary

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