

All Board of Adjustment Meetings are recorded.

CITY OF CUSTER CITY
BOARD OF ADJUSTMENT AGENDA
May 20th, 2019 - City Hall Council Chambers
Immediately following the meeting of the City Council
(City Council Meeting to begin at 5:30pm)

1. Call to Order - Roll Call:
2. Approve Agenda: May 20th, 2019
3. Approve Minutes: None
4. Declaration of Conflict of Interest:
5. Public Hearings:
 - a. Public Hearing – Setback Variance Request, Custer County, 1039 Montgomery (1073 Montgomery), Tract Clinic
 - b.
6. ~~Old Business~~
 - a. —
7. ~~New Business:~~
 - a. —
8. ~~Discussion Items:~~
 - a.
9. Public Comments (3-minute max. per person, with total communication period to not exceed 15 minutes):
10. Adjournment

ADA Compliance: The City of Custer City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Finance Office 24 hours prior to the meeting so that appropriate services are available.



Planning Department
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Staff Report

Request: Setback Variance CMC 17.32.060
Applicant: Custer County – Custer County Search and Rescue
Fee Paid: \$200.00
Location: Tract Clinic, Custer City – 1073 Montgomery Street 1039 Montgomery Street
Date: May 16, 2019
Board of Adjustment Meeting: May 20, 2019
Prepared by Tim Hartmann, Planning Administrator

GENERAL

Custer County staff and officials have been in contact with City staff and Mayor Herman concerning a request to construct a shop addition on the County's recently acquired Search and Rescue(S&R) base. An approximately 3200 square foot structure currently exist on the property. Such structure being composed of two parts, the original structure plus an addition to the east. To accommodate Custer County Search and Rescues operations and equipment, they desire and plan to demo the east addition and, in its place and extending to the south, construct a garage/shop addition to house S&R response equipment.

Montgomery street fronting the property to the South is a 120' Public Right-of-Way.

Tract Clinic is within the City and is currently zoned Medical.

VARIANCE

The variance request is to allow a variance from Custer Municipal Code 17.32.060. CMC requires a front setback of 30 from the front property line. The applicant has requested a 30' variance to allow for a 0 setback from the property line. The structure and all appendages would remain within the private property and would not be constructed to project into the Public Right of Way. S&R leaders and County officials have found that the design as presented would allow them the equipment storage needed and open there building envelope within the lot while avoiding a rocky back slope to the north of the building. It should also be noted that the City does retain a significant Right of Way in front of the proposed structure should any public improvements be needed within the Right of Way.

PUBLIC HEARING

A Public Hearing was also held with the Planning Commission at their April 23rd meeting.

PREVIOUS ACTION BY THE PLANNING COMMISSION

Planning Commission did review this variance request at their April 23rd, 2019 meeting. Some discussion was held mainly pertaining to the proposed structure and use, topography of the parcel, and the adjacent Montgomery Street Right of Way. After the discussion, Commissioner Johnson moved, with a second by Commissioner Uhrich to recommend approval of the variance request. Johnsons motion carried unanimously.

SUMMARY AND RECOMMENDED ACTION BY PLANNING COMMISSION

After staff review and significant discussion with City and County officials staff feels granting of this variance is appropriate. Such recommendation is given in consideration of the topography, the significant right of way adjacent to the property, the fact that the structure will not encroach into the public right of way, and the significant value to the City that is provided by having our emergency responders close to one another and near major travel corridors. For these reasons staff recommends approval by the Board of Adjustment of the setback variance.



Custer County Search & Rescue
Site Plan

4 - Bay Shop

Paving



