



PLANNING BOARD AGENDA

June 17, 2024 – 10AM | Council Chambers, City Hall

1. **Call meeting to order** | Pledge of Allegiance.
2. **Approval of Minutes: Approve all minutes together.**
 - a. Regular Meeting Minutes: April 15, 2024 and May 20, 2024
3. **Public Comment Non-Agenda Items** – Members of the audience may comment on any non-agenda item. State Statute prohibits the City Council from discussing any introduced item. The Council limits each person to three minutes to ensure there is sufficient time for all comments. The Council respects all comments and will have staff follow up any questions.
4. **Public Hearing:(s)**
 - a. 401 Milwaukee Rezoning – Jordan
Action item: Vote on a Recommendation to the City Council
5. **Continued Business:** - The Board accepts public comment at the end of each item.
 - a. None
6. **New Business:**
 - a. None
7. **Staff or Committee Comments:**
8. **Announcement of the next meeting:**
 - a. Regular Meeting: July 15, 2024 at 10am
9. **Adjournment**

Planning Board Mission Statement:

The Planning Board works to protect the health, safety, and welfare of the community of Deer Lodge in a responsible and equitable way. It accomplishes this through the gathering of local input, the desire for community vibrancy, and the knowledge that our decision-making today supports the future of the community.

Note: A plan with no action remains nothing more than a plan!

**Planning Board for the City of Deer Lodge meets in the Council Chambers.
300 Main Street, Deer Lodge, MT 59722**

For Further Information Contact

CAO | Jordan Green
jgreen@cityofdeerlodgemt.gov | 406.846.2238

CITY OF DEER LODGE

PLANNING BOARD MINUTES

April 15, 2024 – 10AM | Council Chambers, City Hall.

Members Present:	Dick Bauman, Amber Brown, Rick Buck, Kathy Bair, Amanda Cooley
Member Absent:	Dan Sager, Vacant Seat,
Mayor:	James Jess
CAO:	Jordan Green
Council Member:	Rob Kersch
Staff:	Trent Freeman, Police Chief Smith
Guests:	Representatives of Beaumont Place and Pinter Meadows Subdivisions, Owners and Developers,

1. Call Meeting to Order | Pledge of Allegiance

Chairperson Brown called the meeting to order at 10:00AM, all recited the Pledge of Allegiance

2. Approval of Minutes

- a. Regular Meeting: March 18, 2024

Member Bauman motioned to approve as presented. Member Cooley seconded the motion. 5 Ayes, 0 Nos, 2 Absent. Motion passed.

3. Public Comment Non-Agenda Items:

- a. None

4. Public Hearings:

- a. Beaumont Place Addition Preliminary Plat Application
Action item: Vote on a Recommendation to the City Council

The Beaumont Place Edition subdivision was discussed, with Jordan Green explaining the details of the proposed development, including road infrastructure and public comments received. Concerns were raised about potential impacts on agricultural operations and compliance with water rights requirements.

Infrastructure and floodplain considerations were also discussed, with Green emphasizing the importance of careful design and engineering to prevent flooding. The potential impact of the subdivision on the community was debated, with speakers expressing concerns about emergency services, local roads, school districts, and stormwater runoff. Green acknowledged the concerns and recommended approval with conditions, while Member Bauman suggested an open house meeting.

Preliminary plat approval for major subdivision.

- The planning board discusses a preliminary plat application for a major subdivision in a 44-acre tract of land.
- Jordan Green provides an overview of the infrastructure for the Pintler Meadows subdivision, including roads, water, sewer, and stormwater systems.
- The subdivision is designed in conjunction with the Aspen Lane development, and both will adhere to city engineering standards.

Subdivision infrastructure, including water, sanitary sewer, and stormwater systems.

- Jordan Green explains the road system for the Beaumont Place subdivision.
- Water, sanitary sewer, and stormwater systems are planned for the subdivision, with approved submittals required by Montana Department of Environmental Quality.
- Jordan Green discusses stormwater systems, including detention ponds and pipes, and concerns about depth and grade.
- Floodplain considerations, including delineated floodplain and floodway, and impact on Johnson Creek.

Floodplain development and stormwater management.

- Jordan Green explains the floodplain and floodway design standards for the development.
- Open space dedication is required for the creation of parks and stormwater detention ponds.
- Jordan Green recommends approving the preliminary plat subject to conditions, including final engineering plans and stormwater detention pond design.
- Public speaker suggests modifying the stormwater detention pond design to ensure complete drainage within 72 hours of a storm event.

Subdivision infrastructure requirements and waivers.

- The City Public Works Department requires the applicant to construct all infrastructure prior to final plat approval.
- The applicant must install water meters approved by the City Public Works Department for all water service lines.
- Jordan Green outlines requirements for subdivision development, including obtaining permits and waiving protest rights for special improvement districts.
- Green emphasizes the importance of working with the City Planning Board to establish zoning districts and uses for the property.

Conditions for approval of subdivision development.

- Jordan Green discusses additional SID waivers for park infrastructure, roads, and utility systems.
- Ditches along highway must be maintained in perpetuity.
- Jordan Green explains subdivision review criteria and potential impacts on city infrastructure.

Subdivision impact on agriculture, water, law enforcement, and traffic.

- Jordan Green discusses potential impact of subdivision on agricultural operations.
- Subdivision will comply with water rights requirements and connect to municipal water and sewer systems.
- The City will provide law enforcement and fire protection to the subdivision, increasing costs for the subdivider and taxpayers.

Stormwater management and impact on local properties.

- Jordan Green discusses the impact of Aspen Lane subdivision on local schools, estimating 330 additional students.
- Questions arise about potential surface runoff problems and drainage plan for the subdivision.
- Jordan Green explains the stormwater system for the proposed subdivision, addressing concerns about runoff and impacts on adjacent properties.
- The stormwater system will minimize runoff and adverse impacts, retaining water on site to prevent it from flowing into existing areas of town.

Subdivision's potential impact on wildlife and water quality.

- Jordan Green discusses vegetation map and potential impacts on water quality and quantity.
- Weed management plan proposed to prevent encroachment of noxious weeds and erosion.
- Subdivision does not pose significant wildlife habitat concerns, despite potential impacts from human activity and pets.

Subdivision compliance with local regulations.

- Jordan Green highlights compliance with local design standards and zoning regulations.
- Public Works Department and other agencies have no concerns with the proposed subdivision.
- Jordan Green explains that agencies were contacted through the process but not all responded.
- Concerns about notification of adjacent property owners are raised.

Stormwater management and floodplain design for a subdivision development.

- Developer seeks clarification on stormwater exemption in zoning regulations.
- Public Speaker explains the purpose of the project as making sure there's long-term protection and consideration.
- Jordan Green reviews the design considerations and recommends adding the floodplain information to the legend.

Development projects in a Montana town, concerns about impact on residents and services.

- Suzanne Sopko expresses concerns about public hearing timing and impact on residents.
- Jordan mentions letters/emails from residents who couldn't attend public hearing, but their concerns won't be heard.
- Public Speaker expresses concerns about the impact of new development on existing residents, including flooding and property value issues and questions the lack of information sharing and discussion with adjacent homeowners, feeling disregarded by the city's decision-making process.

Development impacts on small town's infrastructure and residents.

- Walter Boese concerns about overdevelopment in his town.
- Residents express concerns about increased taxes for police and fire department funding.

New housing development in Deer Lodge, Montana.

- Brianna Mullins expresses concerns about new housing development in Deer Lodge, Montana.
- Public Speaker expresses concerns about new development, including water metering and trash pickup.
- Jordan Green explains that the city is already in the process of looking at another truck for trash pickup.

Deer Lodge city growth and development concerns.

- Citizens express frustration with lack of communication from city officials regarding major subdivisions.
- Public Speaker highlights inconsistencies in US Fish and Wildlife Service's reports on wildlife and water tests in the area.
- Resident expresses concern about Beaumont addition's impact on water, sewer, and road maintenance in Deer Lodge.

Illegal ditches and stormwater management.

- Public Speaker wants to know where flood irrigation ditches are on Johnson Creek property.
- Public Speaker explains stormwater drainage plan, including storage of water on property.
- Developer clarifies that stormwater ditches are illegal and must be filled in.

Potential impact of subdivision on groundwater and nearby properties.

- Public Speaker expresses concerns about development affecting underground water and wetland area.
- Public Speaker expresses concern about impact of underground water on neighboring areas.
- Public Speaker explains Geotech report shows properties within subdivision cannot have basements due to higher groundwater area.

Groundwater monitoring and development in a subdivision.

- Public Speaker explains that groundwater monitoring is currently underway and will continue throughout the process.
- Test holes have been dug in various locations, including near Johnson Ditch, to monitor groundwater levels.
- Public Speaker explains that the developer cannot sell a single lot without final plat approval.
- Jordan Green mentions that if the developer doesn't build the roads, the homeowners' association can cash in the bond and have a higher committee contractor do the work.
- Concerns about floodwaters affecting nearby pond due to groundwater flow.

Development project in town, concerns about wetlands and public input.

- Public Speaker expresses concern about lack of information and transparency in wetland development projects and raises concerns about lack of transparency in development plans.
- Residents express concerns about drilling wells in their town.

Street naming, detention ponds, and construction noise.

- Public Speaker suggests alternative street names for subdivision to avoid confusion.
- Public Speaker suggests naming streets to reflect their historical context
- Jordan Green reads additional comments from Register, including concerns about detention ponds and construction hours

Local development, infrastructure, and property taxes in Deer Lodge, Montana.

- Public Speaker expresses concerns about water issues in the proposed subdivision development, suggests holding another Planning Board meeting to allow residents to have their say.
- Public Speaker requests housing assistance, while Public Speaker emphasizes the importance of affordable housing.
- Mayor Jess addresses concerns about police and fire funding, citing property taxes as the primary source of revenue.
- Public Speaker discusses town growth, infrastructure, and community benefits.
- Public Speaker raises concern about Ryerson Ave entrance and maintenance.

Development project in small town, concerns about communication and impact on community.

- Anthony Savalla agrees with Peggy Kerr, wants better communication on housing concerns.
- Public Speaker expresses concern about single contract issuance.
- Public Speaker requests sit-down meeting to address questions.

New housing development in Deer Lodge, Montana.

- Public Speaker, the seller of the property is excited for the project to move forward despite her illness.
- Public Speaker suggests scheduling a public hearing before City Council to address concerns.
- Resident writes in support of the development, citing completed requirements and enforceable rules.

Subdivision development with concerns about timelines and public input.

- Public Speaker emphasizes the developer's commitment to following all rules and regulations.
- Public Speaker offers to attend a separate meeting to answer questions and provide information.
- Public Speaker suggests holding an open house to provide information and answer questions about the proposal.
- Member Bauman recommends holding an open house at the Community Center to facilitate one-on-one discussions.

PUBLIC HEARING OPENED AT: 10:50am

PUBLIC HEARING CLOSED AT: 11:59am

Member Buck motioned a recommendation to City Council to approve the Beaumont Place Preliminary Plat Major Subdivision application along with the staff report recommendation and conditions as presented. Member Bauman seconded the motion. 5 Ayes, 0 Nos, 2 Absent. Motion passed.

b. Pintler Meadows Subdivision Preliminary Plat Application

Action item: Vote on a Recommendation to the City Council

The conversation centered around the potential impact of a proposed subdivision on local infrastructure and services, including increased costs for water and sewer maintenance, the need for additional staffing at the school district, and potential impacts on Johnson Creek and the surrounding environment. Jordan Green emphasized that there will be no anticipated impact on Johnson Creek, while representative discussed the review of subdivision plans in Billings and Deer Lodge, Montana. The representative discussed the development of a state-owned property, the importance of hiring a property manager, and the potential impact of a state employee housing subsidy program on state taxes.

Subdivision development with 56 living units.

- Jordan Green reviews preliminary plat map for Pintler Meadows subdivision, containing 56 living units for state employees.
- Project is accessed through Aspen lane, with egress through Beaumont place development, and is located west of Beaumont place and east of Jacey park ball fields.
- Jordan Green discusses preliminary plat submission and determination letters for a proposed subdivision.
- Water infrastructure, including eight-inch lines and hydrants, is engineered cohesively throughout the parcel.

Wetland and open space dedication in subdivision plan.

- Jordan Green discusses wetland considerations for a proposed subdivision with a senior environmental engineer.
- Jordan Green discusses the Pintler Meadows subdivision preliminary plat application with the Planning Board.
- Staff recommend approval with conditions, including engineering plans submission and stormwater detention pond design.

Subdivision development impacts on infrastructure, services, and schools.

- The applicant must work with city staff to determine the method of garbage collection, which must be approved by the City Public Works Department.
- The applicant must provide a lighting plan for the subdivision to the city for review and approval prior to final plat approval.
- Jordan Green discusses subdivision review criteria, focusing on land use impacts.
- The applicant will pay for water and sewer system maintenance costs, which are undetermined at the time.
- The subdivision will increase police and fire protection costs, but the city will provide these services.

Development impacts on stormwater, vegetation, and groundwater.

- City officials discuss potential impacts of subdivision on stormwater runoff.
- No impact on Johnson Creek drainage or groundwater due to development.

Subdivision development in Deer Lodge, Montana, including environmental impact assessment and maintenance plans.

- Jordan Green discusses weed control measures and potential hazards in subdivision development.
- Jordan Green discusses subdivision compliance with local regulations and comments from agencies.

Affordable housing development for state employees with pets.

- Representative discusses the State Board of Investments' role in developing a new property, mentioning the importance of hiring a property manager and having design standards in place for maintenance.
- Member Cooley raises concerns about the lack of covenants in the subdivision, suggesting that the board consider including provisions in the rental agreements to preserve the character of the community and address potential nuisance issues.
- Representative explains why Montana has many parking restrictions: Montanans own more cars than any other state.
- Member Cooley asks for clarification on the type of homes being built and if pictures are available.

Subdivision development in Montana, including parks and green spaces.

- The target audience for the proposed single-family rental property: state employees earning \$39,000-\$50,000 per year with no spouse or dependents.
- Planning director for Cobb County confirms annexation petition is the method for extending services to the property, despite public hearing not being required.
- Jordan Green explains that half of the property has always been in the city, while the other half is only recently annexed.
- Representative discusses the connectivity of parks and green spaces in the development, including the possibility of deeding over yard space to the city.
- Representative explains the design of the green space and park areas in the development, emphasizing minimal use of city water.
- Clarification on the street access in the development, and Jordan Green provides additional information on the easement.

Affordable housing development.

- Public Speaker seeks clarification on trail alignment near Aspen Lane and Hunters Landing.
- Public Speaker expresses concern about the impact of state subsidies on property taxes.
- Jordan Green mentions potential solutions, including Payment in Lieu of Taxes plans and advocating for a bill in the state legislature.

State employee housing program with eligibility requirements and loan options.

- Representative explains that the project is two bed, two bath starter apartments to help state employees save for a home.
- Public Speaker asks about the bathroom configuration and how it will work for people with roommates.
- Representative explains the process of using a holding fund for down payment assistance for state employees.
- Public Speaker expresses concerns about underwriting guidelines for the proposed down payment assistance program.

Infrastructure costs and local contractors for development project.

- Representative explains infrastructure costs and selection of contractor for development project.
- Representative discusses contract with Nick Anderson for commercial real estate maintenance and construction.
- Public Speaker asks about garbage disposal and pickup, and if it will be included in city rates.

Infrastructure development and its impact on adjacent properties.

- Representative suggests hiring a cleaning service to maintain rental properties, considering tenants' work-life balance.
- Rob Kersch commends Jordan for compiling infrastructure information, emphasizing the city's transparency in the process.
- Public Speaker criticizes Rob for lacking a backbone and not responding professionally to concerns.
- Public Speaker expresses concerns about the impact of the development on their property's water supply and maintenance.
- Public Speaker asks for responses to their questions about the development's potential effects on their property, but none are provided.

Affordable housing development in Montana.

- Representative clarifies \$12 million in state funding for housing and community development.
- Resident expresses concern about light pollution and public access to parking areas.

Land use, zoning, and property taxes in a small town.

- Public Speaker expresses frustration over loss of land for storage due to land swap.
- Representative inquires about largest landowner in Deer Lodge and potential alternative properties.
- Representative emphasizes no noise or disruptive activities will be tolerated in the neighborhood.
- Public Speaker suggests including property inspections in leases to maintain property quality.

Affordable housing development in Deer Lodge, Montana.

- Planning board supports zoning policies to avoid sprawl and protect agriculture.
- Representative identified affordable housing need in Deer Lodge and acted on it.
- Public Speaker expresses frustration with lack of PowerPoint presentation to city council.

PUBLIC HEARING OPENED AT 1:03pm

PUBLIC HEARING CLOSED AT 1:37pm

Member Bauman motioned a recommendation to City Council to approve the Pintler Meadows Subdivision Preliminary Plat Major Subdivision application along with the staff report recommendations and conditions as presented. Member Cooley seconded the motion. 5 Ayes, 0 Nos, 2 Absent. Motion passed.

5. Continued Business The Board accepts public comment at the end of each item.

- a. None

6. New Business:

- a. None

7. Staff or Committee Comments

- a. None

8. Announcement of the next meeting:

- a. Regular Meeting: May 20, 2024 at 10AM.

9. Adjournment:

- a. The meeting was adjourned at 1:37pm.

Prepared by: Cyndi Thompson, City Clerk

Amber Brown, Chairperson

Date

PLANNING BOARD MINUTES

May 20, 2024 – 10AM | Council Chambers, City Hall.

Members Present:	Amber Brown, Dick Bauman, Rick Buck, Kirk Hayes, Dan Sager
Member Absent:	Kathy Bair, Amanda Cooley
Mayor:	Absent
CAO:	Jordan Green
Council Member:	None
Staff:	Cyndi Thompson, Ava Hoffman
Guests:	See Sign in Sheet

1. Call Meeting to Order | Pledge of Allegiance

Chairperson Brown called the meeting to order at 10:00AM, all recited the Pledge of Allegiance

2. Approval of Minutes

- a. Regular Meeting: Deferred till next meeting.

3. Public Comment Non-Agenda Items:

- a. None

4. Public Hearings:

- a. None

5. Continued Business The Board accepts public comment at the end of each item.

- a. None

6. New Business:

- a. Beaumont Place Zoning Discussion – Jordan
The conversation centered around zoning regulations and development in the residential area. Discussed the potential for mixed-use development, the need for zoning code revisions, and the importance of addressing non-conforming uses.

Member Bauman suggests restricting location of sheds within the development. Jordan Green explains that anything over 200 square feet requires a building permit and must follow zoning regulations and the HOA have covenants for residents to follow.

Member Sager asked about restrictions of street parking, campers, trailers, etc. Jordan stated that it's very possible you can find that in the HOA Covenants, but we can speak with Dan Villa on this.

Jordan stated, thinking about apartments or only conditional uses and apartments are integral component of the B-1 District, how would we want to zone that. Chairman Brown suggested doing T-1 for Townhomes. Jordan will look up some sample zoning codes and see what can be found and speak with Lynn.

No Motion, Discussion only.

b. Pintler Meadows Zoning Discussion – Jordan

Jordan Green suggests multifamily development for new project due and a lot layout document was provided to the committee. Discusses open space dedication with city council, reaching an agreement for \$18,000 plus \$25,000 for police and fire. Online open space litigation was considered as an option to address future potential costs and maintenance. Jordan Green discusses infrastructure development timelines and DEQ timelines with Chairman Brown.

No Motion, Discussion only.

7. Staff or Committee Comments

- a. Chairman Brown, I've been reached out to on buildings zoning area. And I just didn't know if maybe it would be worth our time at some point to go through each of those zoning areas and really look at what is currently being used for and maybe make some formal changes for future.

8. Announcement of the next meeting:

- a. Regular Meeting: June 17, 2024 at 10AM.

9. Adjournment:

- a. The meeting was adjourned at 11:15am.

Prepared by: Cyndi Thompson, City Clerk

Amber Brown, Chairperson

Date

REZONING STAFF REPORT

Jordan Green – June 17, 2024

Introduction –

Mike and Andrea Dunlop, representing DAM Properties, LLC, submitted a Rezoning Application on May 14, 2024 to request a rezoning of the properties at 401 Milwaukee Ave and 409 4th St from the R-3, Residential, High Density District to the B-1, Central Business District to accommodate the use of the property for their business: Cowpoke Ranch Supply. 401 Milwaukee Ave currently houses the old Pioneer Federal Savings and Loan building, and 409 4th St is a parking lot directly to the north of the bank structure. The properties were historically considered grandfathered, nonconforming uses in the R-3 District; therefore, a rezoning to accommodate a new commercial use is required. The applicants also intend to build a storage structure to the north of the existing building. The property is located in the Original Addition of Deer Lodge, Section 33, Township 07 North, Range 09 West. The properties are surrounded by residential uses to the north, east, and south, and commercial use to the west. The properties are directly adjacent to the current B-1, Central Business District. The properties are identified on the map attached to this staff report.

Analysis of Application –

The analysis of this rezoning followed the requirements specified in Chapter 28 of the City of Deer Lodge Zoning Ordinance. The requirements and staff comments used in this analysis follow.

The zoning amendment is made in accordance with the Growth Policy

City Administration: City Administration feels that this rezoning is in accordance with the Growth Policy as it provides increased economic opportunity for a local small business. The Growth Policy speaks primarily on the need to incentivize small businesses to locate in the downtown historic district, which is the requested zoning district. Furthermore, the B-1, Central Business Zoning code states that “room should be provided in appropriate areas for logical and planned expansion of the present district.” As the properties in question are adjacent to the B-1 District, and would house a small business, this rezoning request is made in accordance with both the Growth Policy and the intent of the B-1, Central Business District.

The zoning amendment is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

City Administration: There is no expected impact on the provision of transportation networks, water, sewerage, schools, parks, and other public requirements from the proposed rezoning. As the proposed use will remain commercial, same as the grandfathered, non-conforming use, there is no additional impact expected on the above systems.

The zoning amendment considers the effect on motorized and non-motorized transportation systems

City Administration: There is no anticipated impact on non-motorized transportation systems. The previous use, a bank, brought daily traffic during regular work hours to the property. The current Cowpoke Ranch supply business location in Deer Lodge operates during similar hours, with the small increase of 6 hours on Saturday.

The zoning amendment considers the promotion of compatible urban growth

City Administration: The site has historically been used as a commercial use, and therefore is compatible with the requested zoning district. Furthermore, as previously mentioned, the B-1 District is intended to expand as necessary to accommodate additional commercial uses. Compatible urban growth is generally predicated on two principles: that non-compatible uses be separated by district, and that commercial uses generally function best in a downtown core. This requested rezoning satisfies both principles of compatible urban development.

The zoning amendment is designed to promote public health, public safety, and the general welfare

City Administration: There is no impact on public health, public safety, and the general welfare expected from this proposed rezoning. However, the operation of a business, even one with no customers, has the potential to impact neighbors. Therefore, the applicants should make reasonable efforts to restrict noise, activity, and traffic from business uses during non-work hours. Furthermore, it is recommended that the applicants shield the adjacent property to the north from view so as to not create unnecessary impacts.

The zoning amendment considers the reasonable provision of adequate light and air

City Administration: There is no expected impact on the provision of adequate light and air on adjacent properties due to the proposed rezoning.

The zoning amendment conserves the value of buildings and encourages the most appropriate use of the land throughout the jurisdictional area


City Administration: The rezoning will have little to no impact on the value of adjacent buildings. It encourages an appropriate use of the land in the City as it keeps continuity of land use from a grandfathered, nonconforming use to a conforming use.

The zoning amendment considers the character of the district and its peculiar suitability for particular uses

City Administration: The existing Cowpoke Ranch Supply business operates in the B-1 District, which is the requested zone for this property. As that business has existed in this zoning district for many years, the character of the district and the suitability of the district will not be impacted by this rezoning.

Recommendation –

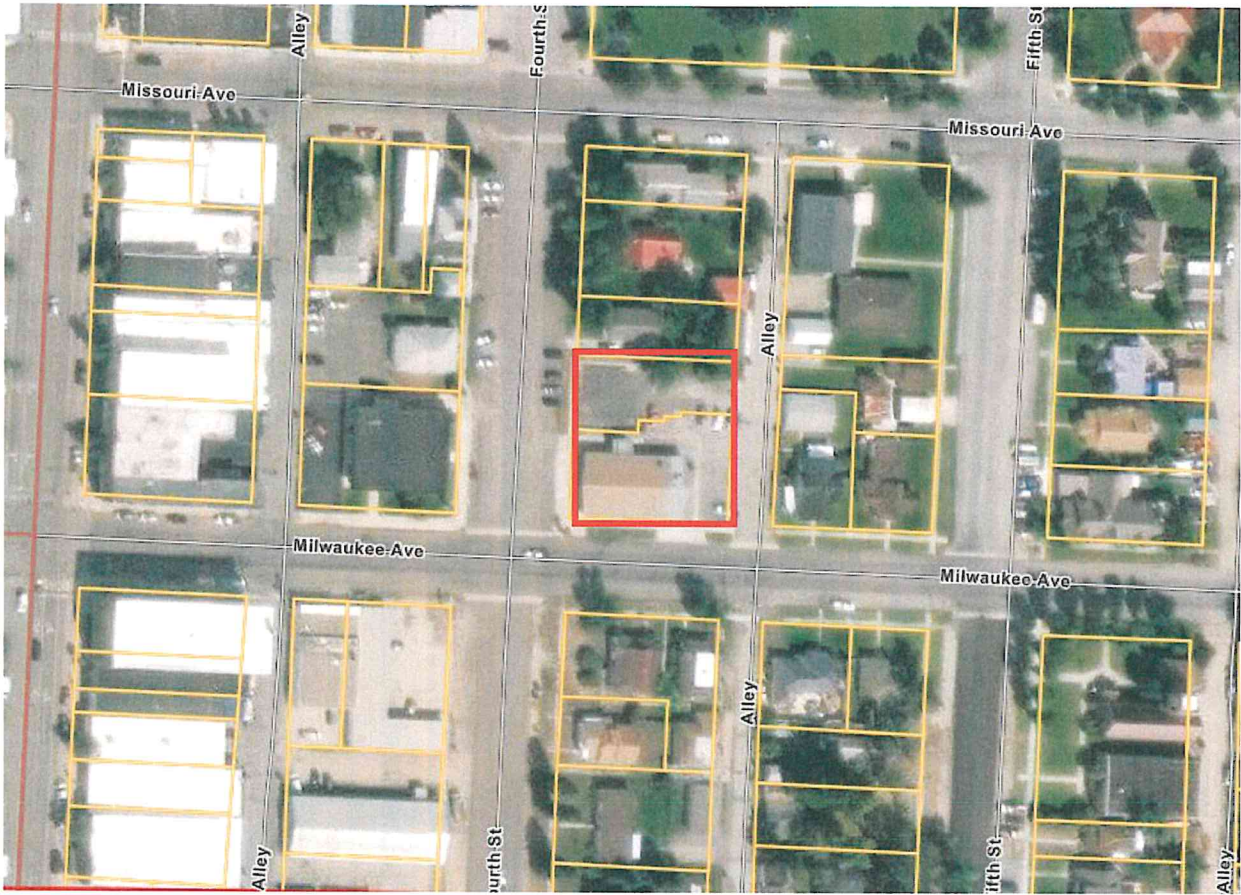
Based on the above requirements, City Administration recommends the Planning Board recommend to City Council the rezoning of the subject properties from the R-3 Residential, High Density District to the B-1, Central Business District to accommodate use of the properties as the future location of Cowpoke Ranch Supply.



Chief Administrator/ City Planner

6/14/24

Date



Attachment: Property Location

City of Deer Lodge

300 Main Street | Deer Lodge, MT | 59722 | 406.846.2238 | 406.846.3925 (f) | cityofdeerlodge.com

REZONE APPLICATION

The City of Deer Lodge considers an Application complete when all required (or requested) information is submitted.

Chapter #28, Section #1(3)(b) of the Zoning Ordinance requires the issuance of a notarized statement by at least one of the property owners of the property within the area proposed to be changed attesting to the truth and correctness of all facts and information presented with the application.

Please submit the completed Application, all supporting documents, and the appropriate fee to the Deer Lodge City Hall - 300 Main Street, Deer Lodge, MT 59722.

Applicant(s): DAM Properties LLC Mike + Andrea Dunlop

Address: 1005 Starburst Lane, Steamboat, MT 59870

Email: andrea.cowpoke@gmail.com Telephone #: 406.381.1404

Property Address: 401 Milwaukee Ave - 409 Fourth Street Deer Lodge

Assessor Code(s): 85600 - 12700 Geocode(s): 28-1678-33-4-06-01-0000
28-1678-33-4-06-10-0000

Authorized Agent Information: _____

Address: 520 Main Street Deer Lodge

Email: yuume@cmprmontana.com Telephone #: 406.846.2100

Property Owner Signature: Andrea Dunlop Date: 5-14-24

Legal Description of Property (Subdivision / Addition and Blocks & Lots): _____

Original Add (Deer Lodge) S33, T08N, R09W, Block 17, E80'S 15' OF W50'
Lot 8 + All lots 9-10; S33, T08N, R09W, S16.2' Lot 6, All lot 7 and 7A, Portion
lot 8 Amended Plat #5 W54.8' of N15.1' + W20.1' of E76.2' of N4.3'
Tracts / COS: _____

Zoning District: R-3 Residential, High Density Overlay District: _____

Use of Structure or Property? Previous Pioneer Federal Building, Vacant lot - Previous Dental Office

Adjacent Zoning & Land Uses: North: Adjacent are 2 homes - 1 previous commercial - residential building
next block is R-2 Courthouse

East: R-3 - 1 home across alley + Lutheran Church

South: R-3 - Duplex Apartments

West: B-1 - Central Business District, across the street to
1st Security Bank + 1 home.

What is the Requested Zoning for the Property? Commercial - Business District

What is Intended Use for the Property? Commercial Business - Cowpoke Ranch Supply

Authorized Agent Signature: Yume Hanson Clearwater Properties Date: 5/14/2024
Broker

Cyndi Thompson

From: Ron Snow <sendronsmail@gmail.com>
Sent: Saturday, May 25, 2024 3:01 PM
To: Jordan Green
Subject: Comment on request to Rezone the old Pioneer Federal Savings and Loan and adjacent lot
Attachments: Rezoning PIO Fed.jpg

You don't often get email from sendronsmail@gmail.com. [Learn why this is important](#)

Mr Green,

Please take note, that I am in favor of rezoning of the old Pioneer Federals Savings and Loan- and the adjacent empty lot- from the R-3 High Density Residential District to the B-1, Central Business District, as has been requested by Mike and Andrea Dunlop, representing DAM Properties, LLC. I saw this noticed posted on the City of Deer Lodge, Facebook page. See attached.

My current work schedule does not allow me to attend the Public Hearing on the matter, scheduled for Monday, June 17, at 10AM in the Deer Lodge City Council Chambers. Please note my comment for the record.

This property has been used for commercial business operations for many, many decades. It is my understanding it was a dentist officer prior to becoming the Pioneer Federal Savings and Loan facility.

There are multiple businesses within a one block radius of this location. The approval of the B-1 Central Business District zoning, will allow the continuation of a business currently operating on Main Street in Deer Lodge that must relocate.

This business provides many goods and services to the community, and is a positive employer in the community.

As a reminder, while first and foremost, I am a longtime resident of the City of Deer Lodge and wish only what is best for the city overall, I also serve on the board of directors of Pioneer Federal Savings and Loan, in Deer Lodge and Dillon.

Sincerely,
Ron Snow
406 Mitchell Street
Deer Lodge, MT 59722
(406) 422-2786



Cowpoke Ranch Supply

618 Main Street

Deer Lodge, MT 59722

406-846-9227

To Whom It May Concern,

Cowpoke Ranch Supply is a feed store that supplies pet food, feed, fencing and much more. We have been in the community since 2019 and currently have six local employees. Our hours are from 9-5:30 Monday through Friday and 10-4 on Saturdays.

It is our hope that we can change the zoning for the old Pioneer Bank Building and the lot next door to commercial instead of residential. We would like to re-locate Cowpoke Ranch Supply and think it would be a great place for the store. We currently lease a building on Main Street and are hoping to find a permanent location. Our current location is too small, and the owner wants to sell it this fall. Our lease ends in August. In addition to using the main bank building, we would like to build a small storage building in the empty lot to store pallets of feed. We would be putting up a chain link fence to keep items safe. The building and lot will help us continue to grow and be part of the community.

Thank you for your help, we look forward to your response.

Mike and Andrea Dunlop

DAM Properties, LLC