



PLANNING BOARD AGENDA

March 18, 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: February 12, 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. Uses in the B-1 Central Business District – Jordan
 - Vote on recommendation of B-1 uses to City Council - Jordan
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: April 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

PLANNING BOARD MINUTES

February 12, 2024 – 10AM | Council Chambers, City Hall.

Members Present:	Dick Bauman, Amber Brown, Rick Buck, Greg Larkins, Amanda Cooley, Dan Sager
Member Absent:	Kathy Bair
Mayor:	Absent
CAO:	Jordan Green
Council Member:	Greg Larkins
Staff:	Cyndi Thompson
Guests:	None

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. August 28, 2023
- b. September 5, 2023
- c. October 16, 2023
- d. November 20, 2023
- e. December 4, 2023
- f. December 18, 2023
- g. January 16, 2024

Member Bauman motioned to approve all minutes as presented. Member Sager seconded the motion. 6 Ayes, 0 Nos, 1 Absent. Motion passed.

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. Review Goals

The 5 year goals that were established from the last committee were provided. Reviewed last committee goals and made the following changes. Mission Statement was reviewed by the committee, no changes were made.

PREVIOUS GOALS:

Council President Bauman (January 2023 minutes)

Member Bauman discussed stating the New Growth Policy should be thoroughly read and reviewed by each Council Member especially any new members so they can all understand the guiding document for the City.

- Create adequate housing to meet the demand currently in the City.
- Provide greater opportunities for Infill Development.
- Continue to make changes to Title 11 Zoning to accommodate community needs and desires.
- Pursue Industrial Park for new Enterprise.
- Support and Incentivize Historic Preservation.

NEW GOALS:

- Create adequate housing to meet the demand currently in the City.
- Provide greater opportunities for Infill Development.
- Continue to make changes to Title 11 Zoning to accommodate community needs and desires.
- Pursue Industrial Park for new Enterprise.
- Support and Incentivize Historic Preservation.

Member Bauman motioned to approve the goals agreed upon and the Mission Statement as written. Member Larkins seconded the motion. 6 Ayes, 0 Nos, 1 Absent. Motion passed.

- b. Uses in the B-1: Central Business District – Jordan

Reviewed uses in the B-1 District we currently have in place and what the Board wishes to see in the future.

B-1 Central Business District 11.01.200.020:

(B) Civic uses. A category related to fulfilling the needs of day-to-day community life, congregation and social interaction.

Items added:

- Daycare, as Permitted
- Laundromat, as Permitted
- Theaters and Entertainment Venues, as Conditional Use.

(e) Office uses. A category of businesses that involves the transaction of affairs of a profession, service, industry or government.

Items added:

- Banks, as Permitted.
- Business and Professional offices, as Permitted.
- Medical and dental clinics, as Permitted.
- Uses requiring more than 5,000 square feet of gross floor area, as Conditional use.
- Uses with drive-thru windows and/or service windows, as Conditional use.
- Veterinary and animal services, as Conditional use.

(F) Residential and Lodging. A category that includes several residential and lodging types.

Items added:

- Bed and breakfast under Hotel/Inn, already set as Conditional use.
- First floor residential, as Conditional use.
- Second/third floor residential, as Permitted.

(G) Retail uses. A category involving the sale of goods or merchandise to the public for personal or household consumption.

Items added:

- Antique stores and pawn shops, as Permitted.
- Convenience Stores, as Permitted.
- Retail, as permitted.
- Thrift Stores, as Permitted.

Member Bauman motioned to approve language and move to a Public Hearing. Member Buck seconded the motion. 6 Ayes, 0 Nos, 1 Absent. Motion passed.

7. Staff or Committee Comments

- a. Chairman Brown asked Jordan for any updates on Hotel DL.

8. Announcement of the next meeting:

- a. Regular Meeting: March 18, 2024 at 10 AM.

9. Adjournment:

- a. The meeting was adjourned at 11:04 AM.

Prepared by: Cyndi Thompson, City Clerk

Amber Brown, Chairperson

Date

B-1 - CENTRAL BUSINESS DISTRICT

§ 11.01.200.010 INTENT.

The intent of this District is to provide a central area for the community's business, government, service and cultural activities. Uses within this District should be appropriate to such a focal center with inappropriate uses being excluded. Room should be provided in appropriate areas for logical and planned expansion of the present district.

(Prior Code, § 11.01.200.010) (Ord. 2019-1, passed 4-1-2019; Ord. 2021-15, passed 12-20-2021)

§ 11.01.200.020 USES.

(A) Accessory uses. A category not permitted to serve as the principal use. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

Major home occupation	Conditional use
Outdoor seating	Permitted

(B) Civic uses. A category related to fulfilling the needs of day-to-day community life, congregation and social interaction. ~~Retail space shall be in the front of the building and shall occupy a minimum of 25% of the gross floor area.~~

Assembly	Permitted
<u>Daycare</u>	<u>Permitted</u>
Fire/police	Permitted
Houses of worship	Permitted
<u>Laundromat</u>	<u>Permitted</u>
Library/museum	Permitted
Post office	Permitted
Schools	Permitted
<u>Theaters and entertainment venues</u>	<u>Conditional use</u>
Uses requiring more than 5,000 square feet of gross floor area	Conditional use

(C) Craftsman. A category involving small scale manufacturing, production, assembly and/ or repair with little to no noxious by-products that includes a showroom or small retail outlet.

Brewery/distillery	Permitted
Contractor shop/yard	Conditional use
Fabrication	Permitted
Galleries	Permitted
Marijuana testing laboratories (issuance of a zoning permit required)	Conditional use
Uses requiring more than 5,000 square feet of gross floor area	Conditional use
Woodworking	Permitted

(D) Infrastructure uses. A category for the provision of public and private infrastructure to support other uses. Infrastructure uses typically do not include a principal building.

Park/playground	Conditional use
Public/private utility and services	Conditional use
Surface parking as a principal use	Conditional use
Telecommunications towers and antennas	Conditional use

(E) Office uses. A category of businesses that involve the transaction of affairs of a profession, service, industry or government.

<u>Banks</u>	<u>Permitted</u>
<u>Business and professional offices</u>	<u>Permitted</u>
<u>Medical and dental clinics</u>	<u>Permitted</u>
<u>Uses requiring more than 5,000 square feet of gross floor area</u>	<u>Conditional use</u>
<u>Uses with drive-thru windows and/or service windows</u>	<u>Conditional use</u>
<u>Veterinary and animal services</u>	<u>Conditional use</u>

(F) Residential and Lodging. A category that includes several residential and lodging types.

~~Residential and lodging: a category that include several residence types~~

~~Hotel/inn~~

~~Conditional use~~

First floor residential

Conditional use

Second/third floor residential

Permitted

Residential care

Conditional use

Hotel/inn/bed and breakfasts

Conditional use

Uses requiring more than 5,000 square feet of gross floor area

Conditional use

~~Uses with drive-thru windows and/or service windows~~

~~Conditional use~~

(GF) Retail uses. A category involving the sale of goods or merchandise to the public for personal or household consumption.

Antique stores and pawn shops

Permitted

Convenience stores

Permitted

Liquor stores

Conditional use

Retail

Permitted

Taverns and eateries (less than 5,000 square feet of gross floor area)

Permitted

Thrift stores

Permitted

Uses with drive-thru windows and/or service windows

Conditional use

Uses requiring more than 5,000 square feet of gross floor area

Conditional use

Uses typically found and associated with downtown

Permitted

Adult-use and medical marijuana dispensaries (a total maximum of two dispensaries will be permitted. Issuance of a zoning permit required)

Conditional use

(Prior Code, § 11.01.200.020) (Ord. 2019-1, passed 4-1-2019; Ord. 2021-15, passed 12-20-2021; Ord. 2022-7, passed 1-3-2023, effective 2-4-2023; Ord. 2023-9, passed 6-20-2023, effective 7-21-2023)

§ 11.01.200.030 OUTDOOR RETAIL AND STORAGE.

Subject to the following restrictions:

- (A) Items shall not obstruct ingress and egress to a building, obstruct fire lanes or interfere with vehicular circulation;
- (B) The maximum area of display cannot exceed 60% of the lot size;
- (C) Items shall not exceed a height of 20 feet;
- (D) Storage and display of hazardous materials is prohibited;
- (E) The site shall be kept in a condition that is not a hazard to the public health or safety as applied by the following measures:
 - (1) Free from the accumulation of garbage, rubbish and/or debris;
 - (2) Maintain trees, lawns or shrubs in a trim and neat appearance;
 - (3) Elimination of any noxious weeds or vegetation; and
 - (4) No storage of inoperable or dismantled vehicles, vehicle parts, or components of trailers, boats, and/or equipment regardless of whether licensed or registered.

(Prior Code, § 11.01.200.030) (Ord. 2019-1, passed 4-1-2019; Ord. 2021-15, passed 12-20-2021)

§ 11.01.200.040 LOT AREA AND WIDTH.

No minimum lot area or width is prescribed.

(Prior Code, § 11.01.200.040) (Ord. 2021-15, passed 12-20-2021)

§ 11.01.200.050 LOT COVERAGE.

Buildings may cover the entire lot; provided other requirements are met.

(Prior Code, § 11.01.200.050) (Ord. 2021-15, passed 12-20-2021)

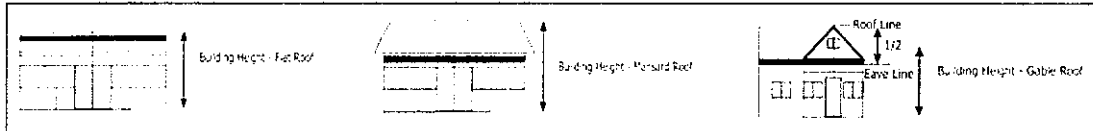
§ 11.01.200.060 PROPERTY LINE SETBACKS.

No minimum setbacks are prescribed, except a 15-foot front setback shall be required on all streets except on Main Street.

(Prior Code, § 11.01.200.060) (Ord. 2021-15, passed 12-20-2021)

§ 11.01.200.070 BUILDING HEIGHT.

Maximum building height in this District shall not be any higher than the existing buildings.



(Prior Code, § 11.01.200.070) (Ord. 2021-15, passed 12-20-2021)

§ 11.01.200.080 OFF-STREET PARKING.

No off-street parking is prescribed for this District.

(Prior Code, § 11.01.200.080) (Ord. 2021-15, passed 12-20-2021)

§ 11.01.200.090 OFF-STREET LOADING.

No off-street loading is prescribed for this District.

(Prior Code, § 11.01.200.090) (Ord. 2021-15, passed 12-20-2021)