

MAYOR
Joe Purcell

POLICE CHIEF
Paul M. George Jr.



PUBLIC WORKS DIRECTOR
Michael Hurff Jr.

FINANCE OFFICER/CITY CLERK
Andrew Lehr

The City of Hardin is inviting you to a scheduled Zoom meeting.

Council Meeting
of Tuesday, January 16, 2024

Held by virtual meeting and the Public is invited to attend in person.

Topic: City of Hardin Council Meeting – 01/16/2024

Start Time: 6:30 p.m. Mountain Time

Council Meeting – 6:30 p.m.

The meeting will open at 6:15 p.m.

If you will be logging into the Council meeting by:

Computer: Please identify yourself by submitting your first and last name by using the “Chat” function.

Phone: Please identify yourself by stating your First and Last Name.

City of Hardin is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/9897104479>

Meeting ID: 989 710 4479

One tap mobile
+17193594580,,9897104479# US
+12532050468,,9897104479# US

Dial by your location
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US

Meeting ID: 989 710 4479

Find your local number: <https://us02web.zoom.us/j/9897104479>

AGENDA

The City of Hardin
406 N. Cheyenne Avenue
Hardin, MT 59034

January 16, 2024

MEETING CALLED TO ORDER AT 6:30 P.M.
PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor: _____
Alderspersons: Steven Hopes _____ Clayton Greer _____ Chris Sharpe _____
Rock Massine _____ Jeremy Krebs _____ Antonio Espinoza _____

CONSENT AGENDA:
Council Meeting 1/02/2024 Resolutions or Ordinances 1/02/2024
Claims

PUBLIC COMMENT:

MAYOR:

COMMITTEE REPORTS:

- Personnel Committee/City Policy: Mayor
- Sewer & Water: Massine
- Law Enforcement: Greer
- Streets & Alleys: Espinoza
- Parks & Playgrounds: Krebs
- Finance/Landfill: Greer
- Resolutions and Ordinances: Sharpe

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATION:

- City-County Planning Board Minutes

UNFINISHED BUSINESS:

NEW BUSINESS:

- City-County Planning Board Recommendation – Beery Conditional Use
- Call for Bids – SCBA’s – Big Sky Fire \$99,893.80
- Auction Items
- Fireworks

STAFF REPORTS

- Public Works:
- Finance:
- Police:
- Legal:
 - County Jail
- Economic Development:

RESOLUTIONS & ORDINANCES:

ANNOUNCEMENTS:

Business Licenses and Pet Licenses are due by February 1, 2024

City of Hardin Job Openings: Full time positions: Police Officers, School Resource Officer, Building Inspector/Code Enforcement Apprentice and General Laborer or Maintenance Worker I-Maintenance Worker V. Positions are open until filled.

Meeting adjourned at _____ P.M.

Additions to the Agenda can be voted on by Council to add to the Agenda for the next Council meeting.
Agenda items will need to be submitted by Wednesday noon before a Tuesday Council meeting.

City of Hardin

Resolutions or Ordinances Committee Meeting

January 2, 2024

The Resolutions or Ordinances Committee Meeting began at 6:00 p.m. In attendance was Committee members Chris Sharpe, Steven Hopes, and Antonio Espinoza and Council Members Clayton Greer, Rock Massine, and Jeremy Krebs, Mayor Joe Purcell, Finance Officer/City Clerk Andrew Lehr, City Attorney Jordan Knudsen, Deputy City Clerk Angela Zimmer, and Police Chief Paul George.

Also present physically and by virtual meeting: Members of the public

Public Comment: N/A

Sharpe reported there has been concerns voiced of people parking on their grass. Knudsen noted City Code 9-6-8 prohibits parking on boulevards and curbs and 10-2-6 prohibits driving on sidewalks, there is not a code prohibiting parking on grass of private property. It was voiced the definition of driveway needed to be clearly defined for future developments. Hopes noted three things that could define a driveway are using gravel, pavement, or concrete. Espinoza pointed out it would need to be specific. There was discussion of vacant lots that are currently being used to store vehicles, trailers, etc. and of the maximum width of a driveway and what defines a driveway. The consensus of the committee is to redefine the word driveway as having one-inch (1") minus gravel with a minimum of three inches (3") depth, a width no less than twelve feet (12'), and no longer than thirty feet (30') without requesting a variance, and language will be added that parking will only be allowed on a driveway and not grass.

Sharpe noted there is not a City Code for road width for new Commercial and Residential developments. (Chief George entered the meeting) An example of street improvements for subdivisions within the city limits from the City of Billings was reviewed. Consensus of the committee is to recommend a Seventy-foot (70') right-of-way with a back to back curb width of forty-four feet (44') to fifty feet (50') for Commercial and a Sixty-foot (60') right-of-way with a back to back curb width of forty-two feet (42') for Residential.

Sharpe noted Greer had previously recommended a change to garage dimensions during the last meeting. Greer pointed out current code is 1,000 sq. foot maximum for a garage. He suggested for the code to be changed to twelve hundred square feet (1,200 sq. ft.). Krebs noted a standard garage is around thirty foot by thirty-six foot (30 ft. x 36 ft.). The consensus of the committee was to amend the code to 1,200 sq. foot and if an individual seeks a larger garage, they can come to Council for a variance.

There was no further discussion.

The meeting ended at 7:02 p.m.

Chris Sharpe, Committee Chairman

ATTEST:

Angela Zimmer, Deputy City Clerk

DRAFT

**THE COMMON COUNCIL
CITY of HARDIN, MONTANA**

COUNCIL MEETING: The Regular Council Meeting for January 2, 2024 was called to order at 7:03 p.m. Mayor Joe Purcell presiding by reciting the Pledge of Allegiance.

The following Aldermen were present: Steven Hopes, Clayton Greer, Chris Sharpe, Rock Massine, Espinoza and Jeremy Krebs.

Also present: Finance Officer/City Clerk Andrew Lehr, Public Works Director Michael Hurff, Jr., Deputy City Clerk Angela Zimmer, City Attorney Jordan Knudsen and Police Chief Paul George, Jr.

Also present physically and by Virtual Meeting: Members of the public.

MINUTES OF THE PREVIOUS MEETINGS & CLAIMS: Hopes made the motion to approve the Council minutes as written for December 19, 2023. Motion seconded by Greer. On a voice vote the motion was unanimously approved.

Greer made a motion to approve the claims for January 2, 2024.

	CLAIM No.	Monthly Total
December, 2023	30535, 30538-30554	\$ 494,772.14
January, 2024	30515-30534, 30536-30537	\$ 2,430.12
Claims Total (Expenditures)		\$ 497,202.26
December Payroll		\$ 211,887.36
Total Submitted		\$ 709,089.62

Espinoza seconded. On a voice vote, the motion was unanimously approved.

PUBLIC COMMENT:

Laurie Tschetter asked about her neighbor that has vehicles parked all over his lawn. She notified Council that larger Montana cities have received letters from NorthWestern Energy regarding smart meters. Mayor Purcell noted he will reach out to larger cities for more information.

MAYOR:

Mayor Purcell wished everyone a Happy New Year and thanked the City staff for their hard work and dedication adding there are several projects planned for 2024 and 2025.

Personnel Policy/City Policy:

Mayor Purcell reported the City has job openings for Police Officers, Maintenance Worker I, Building Inspector/Code Enforcement Apprentice, and a School Resource Officer (SRO).

Sewer & Water:

Law Enforcement:

Hopes reported a Community Watch meeting is anticipated to be held in February.

Streets & Alleys:

Parks & Playgrounds:

Lehr reported he and Hurff continue to work on the grant application for the South Park Project.

Finance/Landfill:

Resolutions & Ordinances:

Sharpe reported the consensus of the committee is to redefine the word driveway as having one-inch (1") minus gravel with a minimum of three inches (3") depth, and a width no less than twelve feet (12'), and no longer than thirty feet (30').

Sharpe reported the committee discussed creating a code for road width for new Commercial and Residential developments. The consensus of the committee is to recommend a Seventy-foot (70') right-of-way with a back to back curb width of forty-four feet (44') to fifty feet (50') for Commercial and Sixty-foot (60') right-of-way with a back to back curb width of forty-two feet (42') for Commercial.

Sharpe reported the consensus of the committee was to amend the code for garage dimensions to 1,200 sq. foot and if an individual seeks a larger garage, they can come to Council and request a variance.

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS:

The City received the December 2023 newsletter from the Montana Department of Transportation.

UNFINISHED BUSINESS:

NEW BUSINESS:

Mayor Purcell asked Council if they were interested in to making any changes to the Committees they currently serve on. Hopes voiced he would like to be on the Streets & Alleys Committee and Greer voiced he will move to the Law Enforcement Committee. Krebs motioned to approve the change in appointments. Hopes seconded. On a voice vote the motion was unanimously approved.

Hurff reviewed the preliminary estimate, received from S Bar S, for a new sand shed in the amount of \$55,715. He added that he has reached out to Leroy Melville to design the footing and Jeff Schindler for pricing of a concrete slab. Hurff noted that he was told that if there is a fifteen percent variation in cost, they would have to rebid the project. Massine motioned to approve the estimate. Espinoza seconded. On a voice vote the motion was unanimously approved.

Lehr reported the has submitted the 2023 Annual Financial Report to the State and provided a review of the report. Massine motioned to accept the report. Hopes seconded. On a voice vote the motion was unanimously approved.

STAFF REPORTS:

Public Works:

Hurff reported there were vehicles purchased for the streets and water departments; he has compiled a list of items to be auctioned; there was a curb stop that was repaired through the program; and the radiant heat has been installed in the shop.

Hurff reported he has been in contact with the contractor for Love's RV Park regarding backfill and curb repairs. Hurff noted that he and Connie Yerger have been in contact with the state regarding the approach to Love's RV Park. Hurff read a letter that was provided by Yerger that he received from Zach Kirkemo, with the Montana Department of Transportation.

Finance:

Police:

Police Chief George reviewed calls for service and noted there were not any major incidents over the holidays. He noted interviews will be scheduled for officer positions.

Legal:

Knudsen reported there was a meeting with the County to discuss the Farm to Market agreement. He noted it went back to the original proposed agreement and they walked away with the decision not to touch the current agreement; there were multiple suggestions of what a contract would look like when it expires in three years with reference to Railway.

Knudsen reported there is a meeting with the County this Thursday at 2:00 p.m. to discuss issues at the jail. He noted there has been incidents that are not acceptable.

Economic Development:

Tina Toyne reported she is waiting to hear if they will receive the Community Development Block Grant (CDBG) that was applied for a housing needs assessment; they were accepted into the Federal Railroad Administration Corridor ID Program placing them on a pathway to service development; and eight states, that include hundreds of local communities and two-dozen tribal governments, will be invited to the January board meeting for the Big Sky Passenger Rail Authority (BSPRA) to join together to develop the route. Toyne noted she continues to work with the Montana Business Attraction and there is a meeting in mid-January with Local Initiative Support Corporation (LISC), representatives of Housing Urban Development (HUD), to refine their next steps. Toyne reported she has contacted the owners of the laundromat, on Center Avenue, and this location is their next project; there was not a timeline provided.

RESOLUTIONS & ORDINANCES:

ANNOUNCEMENTS:

Mayor Purcell announced the following:

December Anniversaries: Bryan Wilson, 2 years; Christmas Tree pick-up is scheduled from January 2nd to January 5th; Call for Bids for the City and the Hardin Volunteer Fire Department for SCBA's are due by 3:00 p.m. on January 9, 2024; City Offices will be closed on Monday, January 15, 2023 for Martin Luther King Day; and 2024 Business and Pet Licenses are due by February 1, 2024.

Mayor Purcell announced the following job openings: Full-time positions – Police Officers, School Resource Officer (SRO), Building Inspector/Code Enforcement Apprentice, and Maintenance Worker I. All positions are open until filled.

Greer motioned to adjourn the meeting at 7:38 p.m. Hopes seconded. On a voice vote the motion was unanimously approved.

Joe Purcell, Mayor

ATTEST:

Andrew Lehr, Finance Officer/City Clerk

City of Hardin

Submitted for Approval

January 16, 2024

Month	CLAIM No.	Monthly Total
November, 2023	30595	\$ 87.84
December, 2023	30555-30556, 30558-30563, 30565-30570, 30572, 30574-30577, 30580-30590	82,152.99
January, 2024	30571, 30573, 30578-30579, 30591-30592, 30594, 30596-30598	40,045.70
TOTAL Submitted		\$ 122,286.53

Claims or Expenditures over \$5,000 per Resolution #2189

Vendor	Purpose	Check #	Amount
JORDAN W KNUDSEN	Legal Services	39935	8,000.00
DAVE WEER	Mileage, meals for Montana LE Academy	39931	5,919.14
CRASH CHAMPIONS	Repairs to '14 Chevy Tahoe hail damage	39955	6,104.10
TRANSFERS TO BOND TRUSTEE			
US BANK NATIONAL ASSOC	December taxes transferred to trustee	39957	27,108.02
EXEMPT from Resolution 2189:			
NORTHWESTERN ENERGY	Electric Utilities	39954	21,293.74
Approved Previously November 7, 2023			
WAGNERS HEATING & AIR CONDITIONING I	Radiant heat system for shop	39949	13,500.00

CITY OF HARDIN
Claims Report

For the Accounting Period: November, 2023

Vendor	Claim #	Check	Amount
BIG SKY LINEN & UNIFORM INC	CL 30595	-99737	87.84

CITY OF HARDIN**Claims Report****For the Accounting Period: December, 2023**

Vendor	Claim #	Check	Amount
FIRST INTERSTATE BANK	CL 30555	39932	2,560.19
PAUL M GEORGE JR	CL 30556	39939	145.98
360° OFFICE SOLUTIONS INC	CL 30558	39922	1,246.61
BIG SKY LINEN & UNIFORM INC	CL 30559	39928	22.34
BILL'S AUTO PARTS	CL 30560	39929	1,208.70
CenturyLink	CL 30561	39930	1,506.63
IBS, INC.	CL 30562	39934	671.74
JORDAN W KNUDSEN	CL 30563	39935	8,000.00
LYNN'S SUPERFOODS	CL 30565	39953	42.42
MONTANA LAW ENFORCEMENT	CL 30566	39937	1,500.00
RDO EQUIPMENT	CL 30567	39940	385.24
TOWN & COUNTRY SUPPLY ASSN	CL 30568	39946	90.00
TRACTOR & EQUIPMENT CO	CL 30569	39947	1,179.92
APG YELLOWSTONE NEWS GROUP	CL 30570	39924	545.49
STAHLY ENGINEERING & ASSOCIATES INC	CL 30572	39944	4,675.89
MT DEPT OF JUSTICE	CL 30574	39938	1,518.44
DAVE WEER	CL 30575	39931	5,919.14
ST Vincent Occupational Healthcare	CL 30576	39943	60.00
SIGN PRO - BILLINGS	CL 30577	39942	207.00
SARPI ELECTRIC	CL 30580	39941	75.00
BIG HORN HOSPITAL ASSOCIATION	CL 30581	39927	50.00
VERIZON WIRELESS	CL 30582	-99739	605.60
WAGNERS HEATING & AIR CONDITIONING LLC	CL 30583	39949	13,500.00
MONTANA LAW ENFORCEMENT	CL 30584	39937	562.00
FIRST INTERSTATE BANK (MASTERCARD)	CL 30585	-99738	4,429.58
BIG HORN COUNTY ELECTRIC	CL 30586	39926	4,905.04
UTILITIES UNDERGROUND LOC. CTR.	CL 30587	39948	43.96
THE ORIGINAL BRIEFS	CL 30588	39945	1,698.80
MILLENNIUM ELECTRIC	CL 30589	39936	3,503.54
NORTHWESTERN ENERGY	CL 30590	39954	21,293.74
			82,152.99

CITY OF HARDIN**Claims Report****For the Accounting Period: January, 2024**

Vendor	Claim #	Check	Amount
AMERICAN WELDING & GAS INC	CL 30571	39923	102.07
MT DEPT OF JUSTICE	CL 30573	39938	1,518.44
HAWKINS, INC	CL 30578	39933	2,794.82
BEARTOOTH R C & D INC	CL 30579	39925	1,713.90
* CASH	CL 30591	39950	125.89
KENNETH J KUNTZ JR	CL 30592	39952	53.98
BRYAN WILSON	CL 30594	39951	14.48
DENNING, DOWNEY & ASSOCIATES CPAs	CL 30596	39956	510.00
CRASH CHAMPIONS	CL 30597	39955	6,104.10
US BANK NATIONAL ASSOC	CL 30598	39957	27,108.02
			40,045.70

CITY OF HARDIN

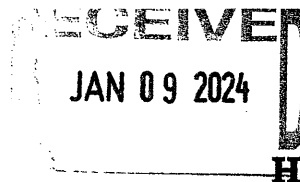
Check Report

1/16/2024

Vendor	Claim #	Check	Amount
360° OFFICE SOLUTIONS INC	CL 30558	39922	1,246.61
AMERICAN WELDING & GAS INC	CL 30571	39923	102.07
APG YELLOWSTONE NEWS GROUP	CL 30570	39924	545.49
BEARTOOTH R C & D INC	CL 30579	39925	1,713.90
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FIRST INTERSTATE BANK (MASTERCARD)	CL 30585	-99738	4,429.58
VERIZON WIRELESS	CL 30582	-99739	605.60

122,286.53

CITY-COUNTY PLANNING BOARD
CITY OF HARDIN/BIG HORN COUNTY



PO Box 305
HARDIN MT 59034-0305

Regular Meeting of CCPB
December 11, 2023

The regular meeting of the City County Planning Board was called to order by Vice Chairperson, Clayton Greer at 7:00 pm on December 11, 2023. Members present were Tina Toyne, Cyndy Maxwell, Bill Hodges, Chris Winterrowd, Dan Lowe and Carla Colstad. City Planner, Forrest Mandeville was present. New board member, Joe Connelly was excused due to illness. Chairperson Corinna Kirschenmann attended via Zoom.

Representatives of Maverick presented their plans for new construction for which they requested annexation into the city limits, conditional use of the property and a zone change to the property. Board members were informed of the type of operation Maverick has, their plans for 12-20 employees and the 150 to 180 day plan for construction.

The minutes from the previous meeting of November 2023 were reviewed and a motion was made by Cyndy Maxwell, seconded by Tina Toyne to accept as read. Unanimous approval was given.

The October and November financial statements were reviewed and a motion was made by Bill Hodges, seconded by Carla Colstad to approve the statements and unanimous approval was given.

Outstanding bills to be paid were reviewed and unanimously approved for payment. Cyndy Maxwell moved to pay and Chris Winterrowd seconded.

OLD BUSINESS

Bill Hodges reported that Sanitarian, Megan Spry, met with him and discussed the concerns of the Board regarding derelict properties. She stated to him that she is unable to trespass on private property without a court order.

NEW BUSINESS

After a brief discussion the following motions were made and unanimously approved by the Board:

Chris Winterrowd motioned and Bill Hodges seconded to approve the annexation request from Maverick.

Bill Hodges motioned and Tina Toyne seconded to approve the conditional use application from Maverick.

Cyndy Maxwell motioned and Tina Toyne seconded to approve the requested variance for the parking area for Maverick.

Carla Colstad made a motion and Bill Hodges seconded to request that Clayton Greer continue to attend Board Meetings until such time as Madam Chairperson returns.

CITY-COUNTY PLANNING BOARD

PO Box 305

CITY OF HARDIN/BIG HORN COUNTY

HARDIN MT 59034-0305

PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no further comments. There were no announcements.

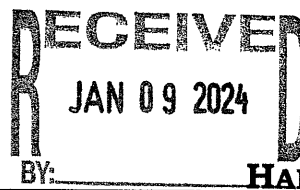
ADJOURNMENT

Carla Colstad motioned and Cyndy Maxwell seconded that the meeting adjourn. Unanimous approval was given and the meeting adjourned at 8:00 pm.

A handwritten signature in dark ink, appearing to be "J. Hu" or similar, located below the adjournment text.

CITY-COUNTY PLANNING BOARD

CITY OF HARDIN / BIG HORN COUNTY



PO Box 305

HARDIN MT 59034-0305

January 9, 2024

Hardin City Council
406 N Cheyenne Ave
Hardin, MT 59034

Re: Beery Conditional Use Permit

To The Council,

At the January 8, 2024, monthly meeting, and after holding the prescribed public hearing, the City-County Planning Board voted to recommend **approval** of the Conditional Use Permit submitted by Shirley Beery.

The subject property is located on the southeast corner of 4th St W and N Lewis Ave. in Hardin. The property is legally described as Lots 7-11 of Highland Park Subdivision, in Section 23, T 1 S, R 33 E, Big Horn County, Montana.

The property is currently zoned R2-general residential. The application, if approved, would allow Class B manufactured homes on lots in the R2 zone. Section 11-1-2-3 of the Hardin Zoning Code allows Class B manufactured homes as a conditional use in the R2 zone.

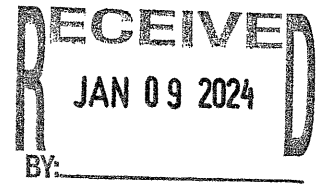
The site plan appears to meet the requirements of the Hardin Zoning Ordinance. A minimum front yard of 20-feet is required, "however, that where lots comprising forty percent (40%) or more of the frontage developed with buildings between cross streets have an average front yard with a variation in depth of not more than six feet (6'), no building hereafter erected or altered shall project beyond the average front yard line so established; provided further, that this regulation shall not require a front yard of more than forty feet (40') in depth." The Jehovah's Witness building to the east has a setback of approximately 50 feet, and the property comprises Lots 1-6 of the block. The building comprises only a portion of the property, however. Conversations with the applicant's representative indicate that a 25-foot front setback is preferred.

At the Planning Board meeting, the Board discussed both the 25-foot setback and 40-foot setback alternatives. **The Board recommended approval of the 25-foot front setback.**

The Planning Board's recommendation is based on the evidence provided in the application, the staff report, and presented at the public hearing.

Regards,

Corrina Kirschenmann-Kuntz / F.J.M.
Chairman



BEERY CONDITIONAL USE PERMIT APPLICATION – STAFF REPORT

Date: December 28, 2023

To: Hardin City/County Planning Board Members

From: Forrest J. Mandeville, AICP – Planning Consultant

RE: Beery – Conditional Use Permit for Class B Manufactured Homes in R2 Zone

Required Planning Board Action: Review, receive public comment at a public hearing, and make a recommendation to the City Council.

Recommendation: **Approval**

*Recommended Motion: Having reviewed and considered the application materials, project memorandum, public comments and all of the information presented, I hereby move to recommend **approval** of the Beery Conditional Use Permit, with the findings included in the project memorandum.*

Project/Application Summary:

Shirley Beery has submitted a Conditional Use Permit (CUP) application to allow Class B manufactured homes on lots in the R2 zone. Section 11-1-2-3 of the Hardin Zoning Code allows Class B manufactured homes as a conditional use in the R2 zone.

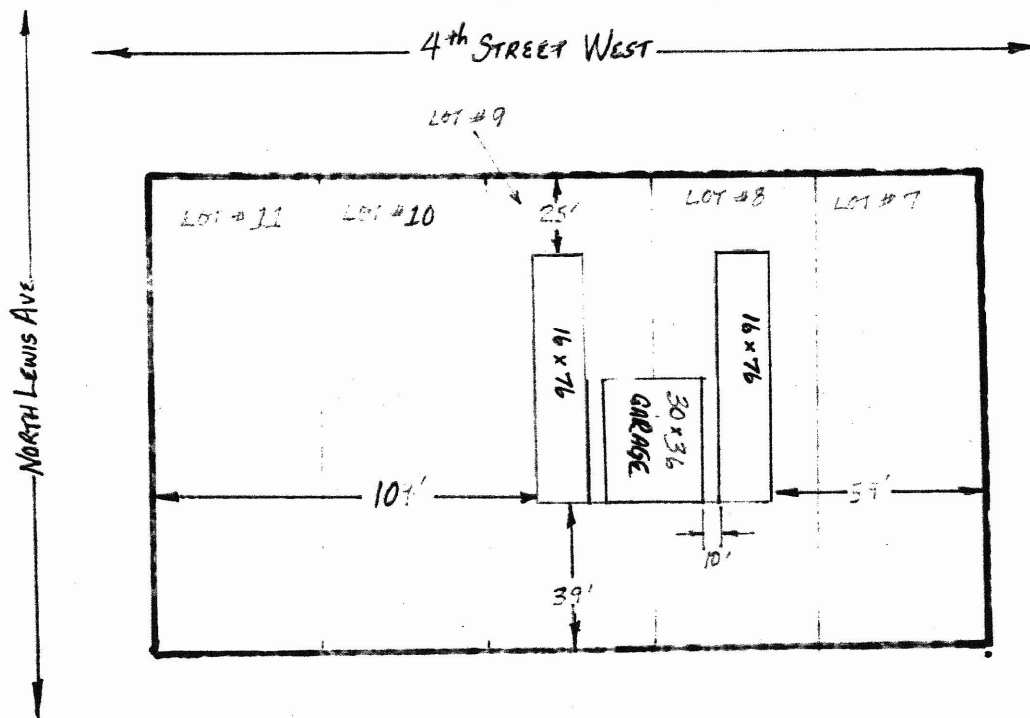
The property is owned by Cannon Transportation and is legally described as Lots 7-11 of Highland Park Subdivision, in Section 23, T 1 S, R 33 E. The property is located on the southeast corner of 4th St W and N Lewis Ave. in Hardin.

Required Board Action:

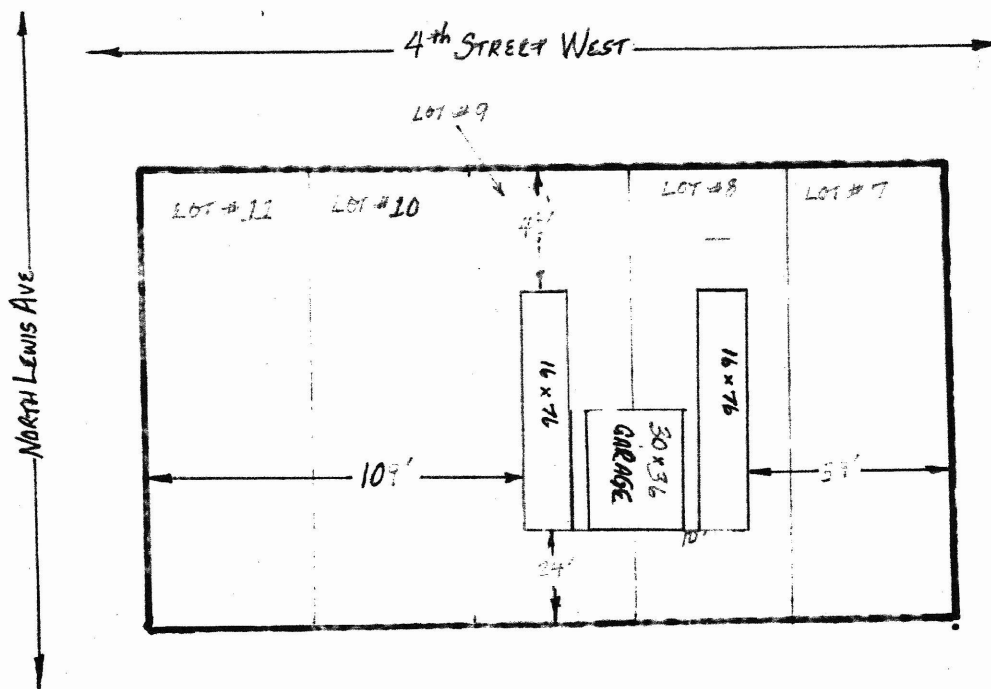
Under the Hardin Zoning Ordinance, the City/County Planning Board, acting in its capacity as the Zoning Commission, shall conduct a public hearing and make a recommendation to the Common Council (City Council). The Common Council, after receiving the Board's recommendation, shall decide on the CUP application and notify the Board and the applicant in writing.

Findings of Fact: (Section references are to the Hardin Zoning Ordinance unless otherwise noted)

The Hardin Zoning Ordinance, Section 11-1-2-3, allows Class B manufactured homes in the R2 zone as a conditional use. Class B manufactured homes are defined as "A manufactured home constructed no more than ten (10) years ago, that meets or exceeds the construction standards promulgated by the U.S. department of housing and urban development that were in effect at the time of construction but that does not satisfy the criteria necessary to qualify the house as a class A manufactured home."



Site Plan (25-foot setback)



Site Plan (alternative 40-foot setback)

any information that will allow the decision makers to comprehensively evaluate and decide on applications for conditional uses brought before them. The zoning commission may recommend, and the city can require, after consideration of the application for conditional use, those conditions under which such land use may be allowed, to include, but not be necessarily limited to, the following:

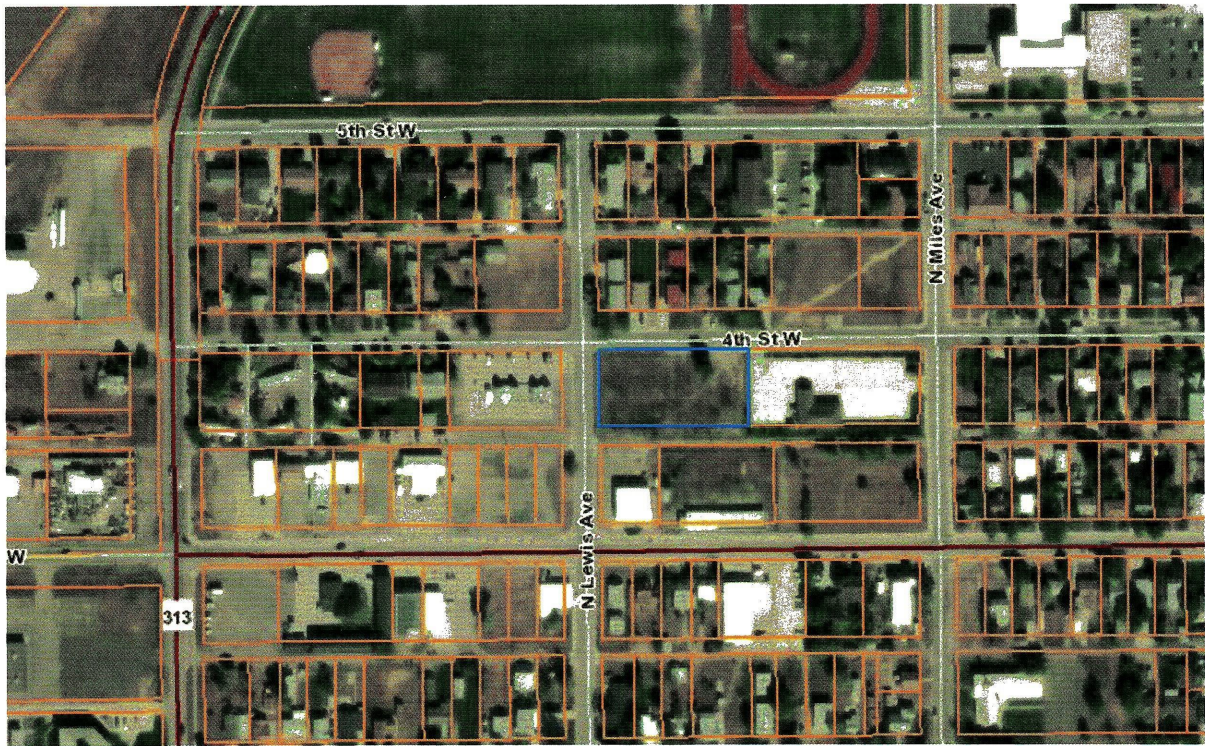
A. Adequate street capacity serving proposed use and site ingress and egress with concern for vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access as reviewed and approved by the city superintendent of public works. **4th St and N Lewis Ave are paved City roads that appear adequate to handle additional traffic generated by the development. Generally, residential development is expected to generate 8-10 vehicle trips per day, though that can vary due to individual circumstances. There is curb and gutter along the property, but no sidewalks. There is a sidewalk in front of the Jehovah's Witness building to the east, and intermittent sidewalk across 4th St, north of the subject property.**

B. Adequate off street parking and loading with attention to vehicular and pedestrian safety, and traffic flow. **Section 11-1-7-2 of the Hardin Zoning Ordinance requires 2 off-street parking spaces for single-family or duplex uses. The site plan indicates a shared 30'x36' garage and a driveway with sufficient spaces to provide the required parking.**

C. Conditions that control, specify, or plan for the generation of odors, noise, hours of operation, signage, or impact on natural systems. **The proposed development is residential and there are no unusual odors, noise, signage, or other factors that are expected to be generated that would require special mitigation.**

D. Adequate landscaping, screening, and buffering. **The lot is currently vacant. The proposed use will result in new mobile homes and a garage on the property. The application indicates landscaping and fencing is planned for 2024 or 2025. There are no specific landscape requirements in the R2 zone, but fences, hedges, accessory uses, etc. will need to be compliant with the zoning ordinance.**

E. Compatibility with adjacent and neighborhood land uses and Hardin's GMP. **The subject property is in a residential and commercial/industrial area. The proposed use appears compatible with surrounding uses and the Growth Policy.**

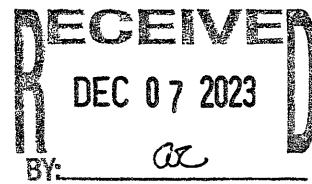


Subject Property (Blue) and Vicinity

Recommendation:

The zoning commission may recommend conditions based on the criteria outlined above. Any conditions should be specifically stated. Any recommendation of approval should clarify whether or not a 25-front yard setback is acceptable or if a 40-foot setback is required.

Any recommendation of the Planning Board is subject to a final decision by the Common Council.



①

CITY OF HARDIN
CONDITIONAL USE PERMIT APPLICATION

Twelve copies of the complete application for Conditional Use Permit must be received by the City Clerk on the first day of the month proceeding the month in which the application shall be reviewed by the City County Planning Board (CCPB) at its regularly scheduled meeting which is the second Monday of the month. The application will not be forwarded for review unless it is complete and the review fee paid. The City County Planning Board will advertise and hold a public hearing regarding the application, and adjacent property owners of record will be notified of the hearing. The City County Planning Board will make a recommendation to the Hardin City Council.

Highland Park Subdivision (Hardin), S23, T01 S,

1. Legal description of property: R33 E. BLOCK 10, Lot 7-11, 35000 SQUARE FEET
2. Address or general location of property: 705 W 4TH St, Hardin, Mt. 59034
3. Existing zoning: R2
4. Conditional use being requested: Class B manufactured home
5. Reason for request: Zoning exemption
6. Possible noise, vibration, air pollution, electrical interference, or other environmental impacts that may be generated by the proposed use:
None, the property will be residential use
7. Attach a list of adjacent landowners of record, certified by the County Clerk, within 150 feet of the property. SEE PAGE 3 & 4
8. Attach scaled drawings of the:
 - ☒ A. Subject property, including size, and existing buildings and improvements
 - ☒ B. Proposed use, buildings, and improvements
 - ☒ C. Adjacent land uses and improvement.
 - ☒ D. Existing natural features of the site such as vegetation or wetlands
 - ☒ E. Off street parking, access, and egress
 - ☒ F. Landscaping, signs, lighting, and fencing

SEE PAGE
6

9. Name of owner of record:

Tele:

Cannon Transportation

10. Address of owner of record:

Tele:

903 N. Crawford Ave., Hardin, Mt 59034

11. Name of applicant:

Tele:

Shirley Beery

12. Address of applicant

~~Tele:~~

2922 Westwood Blvd, Colorado Springs, Co., 80918

13. Other information as may be needed by the City
County Planning Board

The proposed concrete pier foundation is a frost free HUD approved permanent foundation

REVIEW FEE: \$150.00

Make checks payable to: City County Planning Board

I, Shirley Beery, understand that the filing fee

accompanying this application is not refundable, that it pays part of the cost of processing this application, and that the fee does not constitute a payment for a conditional review permit. I certify that all information hereon and herewith is true and correct, and I understand that I or my agent must appear in person before the City County Planning Board and City Council when this application is being reviewed.

Signature of applicant:

Shirley Beery

Date:

12-07-23

705 4th Street West surrounding properties & owner information

	Property Owner & Address	Property Address
1	Floyd M Link 401 N Lewis Ave, Hardin, Mt 59034	401 N Lewis Ave, Hardin, Mt 59034
2	Debra Haines 739 4th Street W., Hardin, Mt 59034	739 4th Street W., Hardin, Mt 59034
3	Mileva Savitsa RR 1 Box 1140D, Hardin, Mt 59034	735 4th Street W., Hardin, Mt 59034
4	Michael L Bergman 731 4th Street W., Hardin, Mt 59034	731 4th Street W., Hardin, Mt 59034
5	Richard H Roan 723 4th Street W., Hardin, Mt 59034	723 4th Street W., Hardin, Mt 59034
6	Richard H Roan 725 4th Street W., Hardin, Mt 59034	725 4th Street W., Hardin, Mt 59034
7	Hardin Congregation of Jehovah's Witnesses RR 1 Box 1140D, Hardin, Mt 59034	704 4th St W, Hardin, MT 59034
8	Michael J Harlin RR 1 Box 1105, Hardin, Mt 59034	808 4th Street W., Hardin, Mt 59034
9	Janelle Weinberg PO Box 447, Hardin, Mt 59034	807 4th Street W., Hardin, Mt 59034
10	Gregory C. Wegner PO Box 412, Hardin, Mt 5934	739 Old Hwy 87, Hardin, Mt 59034
11	Crow Tribe of Indians PO Box 129, Crow Agency, Mt 59022-0129	731 Old Hwy 87, Hardin, Mt 59034

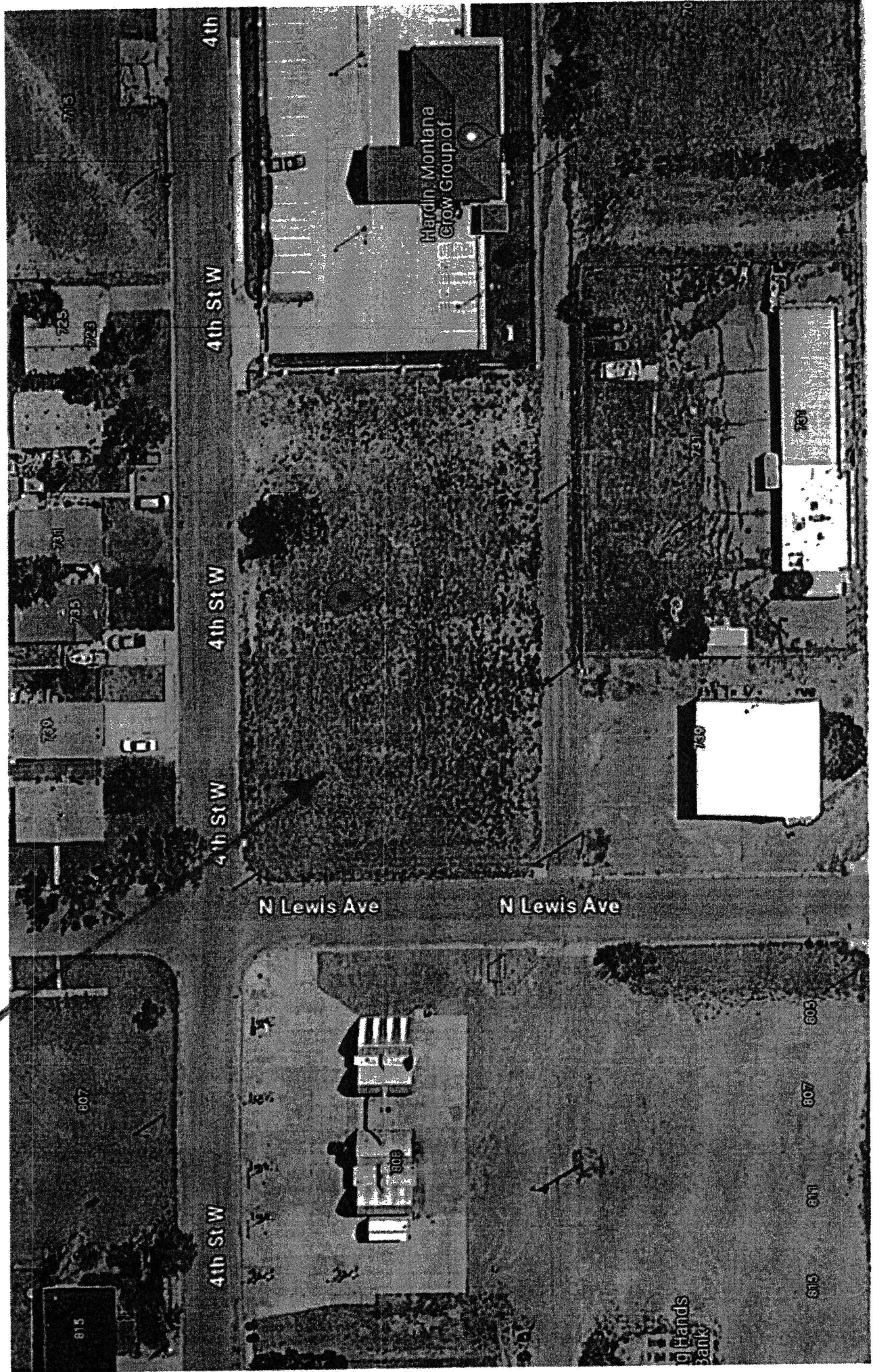
NOTE: SEE AERIAL MAP FOR OWNER PROPERTY LOCATION

4



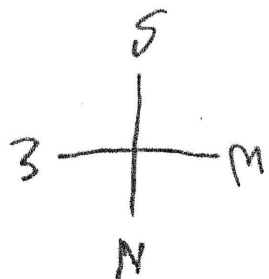
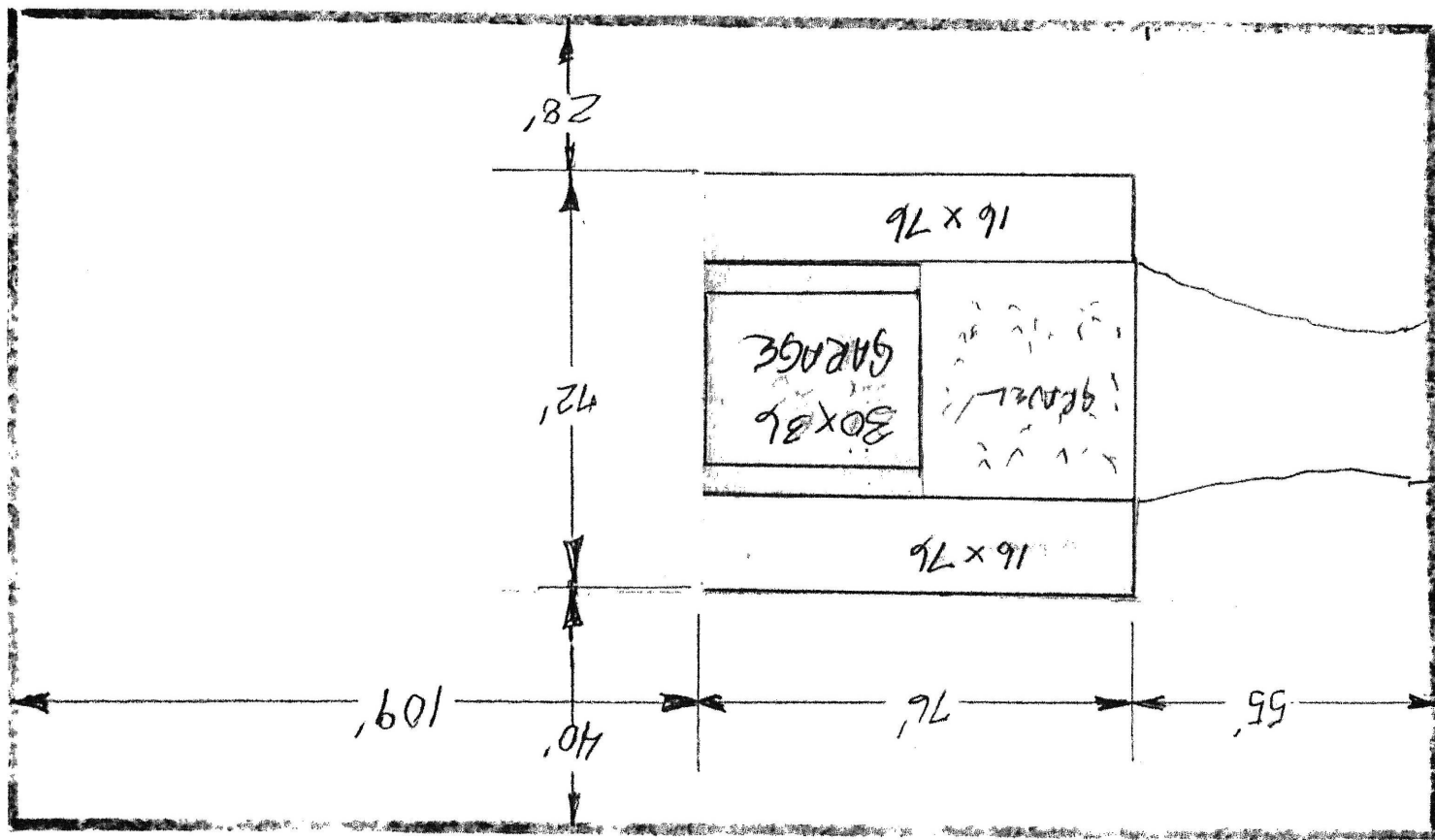
4

705 N. 4th Street 240' x 140'



5

5A



4th Street West

N. Lewis Ave

6

Line items pertaining to 8A through 8F

8A	See page 5 for the aerial Google photo and page 5A
8B	The use will be 2 single family residences (Mother in one and daughter in the other) separated by a 2 car garage with a gravel area in front of the garage between the homes
8C	All residential with the exception of a Jehovah Witness church and a car wash business.
8D	The lot is bare with weeds and 1 small tree
8E	All owner parking will be within the property boundries
8F	Landscaping and fencing is in the future, planning for sometime in 2024 or maybe 2025

Angela Zimmer, Deputy City Clerk

RECEIVED
DEC 15 2023

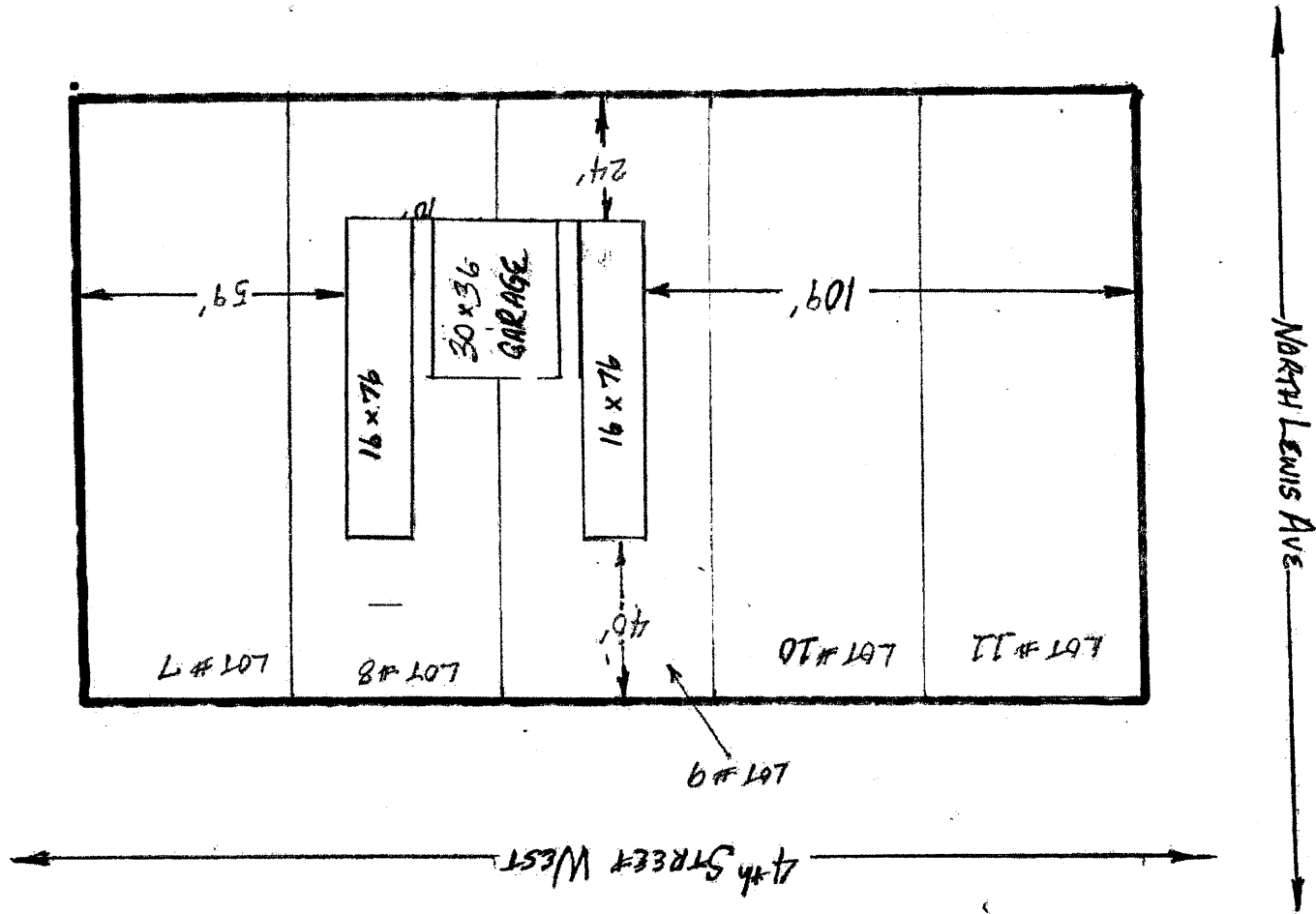
From: Forrest Mandeville <Forrest@forrestmandevilleconsulting.com>
Sent: Friday, December 15, 2023 12:27 PM
To: Angela Zimmer, Deputy City Clerk; corrina kirschenmann; Linda Hill
Subject: Re: Conditional Use Application - Shirley Beery - Manufactured home
Attachments: Updated Site Plan.pdf

For everyone's records, attached is an updated site plan which I received today, to ensure only a single manufactured home per lot while still meeting setbacks.

Thanks,

Forrest J. Mandeville, AICP
Owner/Planner
Forrest Mandeville Consulting
PO Box 337
Columbus, MT 59019
Forrest@ForrestMandevilleConsulting.com
Phone: (406) 690-1933
www.ForrestMandevilleConsulting.com

RECEIVED
DEC 15 2023
BY:



City of Hardin

Bid Opening - SCBA

January 9, 2024 @ 3:00 p.m.

BIDDER	10% BID BOND	COMMENTS
Big Sky Fire	Yes \$9,989.38 - check	\$99,893.80 MSA G1 Model
MES	Was not included	\$114,485.00 Scott Air-Pak X3 Pro Model
Sea Western Inc	Cashier's check Yes \$11,655.70	\$116,557.00 Model: Scott Air-Pak X3 Pro
LN Curtis	Yes \$10,895.03	\$108,950.27 Model: MSA G1



BIG SKY FIRE EQUIPMENT

207 W. JANEUX
LEWISTOWN, MT 59457
PHONE: (406) 538-9303
TOLL FREE: (800) 662-9087

FAX: (406) 538-8815
bsfeaff@midrivers.com
www.bigskyfire.com

PROPOSAL

City of Hardin/Hardin Volunteer Fire Department
406 North Cheyenne Avenue
Hardin MT 59034

1/5/2024

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL
13	MSA G1 SCBA	MSA G1 SCBA - 4500psi System Pressure CGA Threaded Remote Cylinder Connection, Standard Harness w/o Chest Strap, Metal Cylinder Band, Basic Lumbar Pad, Solid Regulator Cover, Continuous Regulator Hose, Speaker Module, PASS, Rechargeable Battery Pack	\$5,758.25	\$74,857.25
13	10156424-SP	MSA 4500psi - 45minute Carbon Cylinder Buy One -- Get One Offer	\$1,134.20	\$14,744.60
13	10156424-SP	MSA 4500psi - 45minute Carbon Cylinder	\$0.00	\$0.00
20	10156459	MSA G1 Facepiece (Small - Medium - Large)	\$354.09	\$7,081.80
1	10158385	MSA 6 Bank Battery Charging Station	\$785.85	\$785.85
6	10148741-SP	MSA G1 Rechargeable Battery Pack (SPARES)	\$404.05	\$2,424.30
		Initial Fit Testing to Determine Mask Sizes	N/C	N/C
		SCBA In-Service Training	N/C	N/C

PAYMENT TERMS: Net 30

THANK YOU
Kyle Moline

SUBTOTAL	\$99,893.80
FREIGHT	<u>DELIVERED</u>
GRAND TOTAL	\$99,893.80

Invitation to Bid

The City of Hardin Public Works Department is soliciting sealed offers from interested parties for sale of the following items:

	<u>Bid Amount</u>	<u>Item</u>
.Bid Item 01	\$ _____	Safe
.Bid Item 02	\$ _____	1997 Ford
.Bid Item 03	\$ _____	Ford Tractor
.Bid Item 04	\$ _____	1992 Flatbed
.Bid Item 05	\$ _____	Air Compressor
.Bid Item 06	\$ _____	Utility Trailer
.Bid Item 07	\$ _____	Ladder Rack
.Bid Item 08	\$ _____	Pick up Box 2016
.Bid Item 09	\$ _____	5 th Wheel Hitch
.Bid Item 10	\$ _____	1992 Van
.Bid Item 11	\$ _____	Fiberglass utility box
.Bid Item 12	\$ _____	Water Pipe
.Bid Item 13	\$ _____	AC Truck
.Bid Item 14	\$ _____	Explorer Seats
.Bid Item 15	\$ _____	Ford Fire Bus
.Bid Item 16	\$ _____	Push Bumper 2015 Explorer
.Bid Item 17	\$ _____	1967 International Distributor
.Bid Item 18	\$ _____	Pull Broom
.Bid Item 19	\$ _____	Tack Paver

TITLE 7

FIRE REGULATIONS

CHAPTER 1

FIREWORKS

SECTION:

7-1-1: Fireworks Defined

7-1-2: Where Chapter Not to Apply

7-1-3: Unlawful Sale or Use of Fireworks

7-1-4: Supervised Public Display of Fireworks Authorized

7-1-5: Damage Indemnity Bond Required for Public Display

7-1-6: Penalties

7-1-1: FIREWORKS DEFINED:

The term "fireworks" means any combustible or explosive composition or any substance, combination of substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation and includes sky rockets, roman candles, dayglo bombs, blank cartridges, toy cannons, toy canes, or toy guns in which explosives other than toy paper caps are used, the type of balloons which require fire underneath to propel them, firecrackers, torpedoes, sparklers or other fireworks of like construction, any fireworks containing any explosive or flammable compound, or any tablets or other device containing any explosive substance.

7-1-2: WHERE CHAPTER NOT TO APPLY:

A. Nothing in this Chapter shall be construed to prohibit the sale of any kind of fireworks to a person holding a permit from the City of Hardin at display covered by such permits, the use of fireworks by railroads or other transportation agencies for signal purposes or illumination or when used in quarrying or blasting or other industrial use, or the sale or use of blank cartridges for a show or theater, for signal or ceremonial purposes in athletics or sports, or for use by military organizations or organizations composed of veterans of the United States armed forces.

B. This Chapter does not apply to toy paper caps containing less than one-fourth ($\frac{1}{4}$) of a grain of explosive composition per cap, to the manufacture, storage, sale, or use of signals necessary for the safe operation of railroads or other classes of public or private transportation, to the military or naval forces of the United States or this State, to peace officers, or to the sale or use of blank cartridges for ceremonial, theatrical, or athletic events.

7-1-3: UNLAWFUL SALE OR USE OF FIREWORKS:

A. It is unlawful for an individual to possess or discharge in any manner fireworks within the City of Hardin except on July 4th of each year. Discharge of fireworks on the 4th of July must be on property where the land owner has granted permission for said discharge.

B. It is unlawful for an individual, firm, partnership or corporation to offer for sale fireworks within the City of Hardin.

7-1-4: SUPERVISED PUBLIC DISPLAY OF FIREWORKS AUTHORIZED:

A. The City Council grants permits for supervised public displays of fireworks to be held by municipalities, fair associations, amusement parks, and other organizations or groups of individuals.

B. Each Display Shall:

1. Be handled by a competent operator, who must be approved by the City Council in which the display is to be held; and

2. Be located, discharged, or fired as, in the opinion of the Chief of the Fire Department after proper inspection, not be hazardous to persons or property.

C. Application for permits shall be made in writing at least fifteen (15) days prior to the date of the display.

D. After the privilege has been granted, sales, possession, use, and distribution of fireworks for the display are lawful for that purpose only.

E. No permit granted under this Section is transferable.

7-1-5: DAMAGE INDEMNITY BOND REQUIRED FOR PUBLIC DISPLAY:

The City Council shall require a bond deemed adequate by the Municipality from the licensee in a sum not less than five hundred dollars (\$500.00), conditioned for the payment of all damages which may be caused either to a person or persons or to property by reason of the licensed display and arising from any acts of the licensee, his agents, employees, or subcontractors.

7-1-6: PENALTIES:

Any person, firm, partnership, association, or corporation violating the provisions of this Chapter shall be guilty of a misdemeanor and upon conviction shall be punished by a fine of not more than five hundred dollars (\$500.00) or, in the case of individuals, the members of a partnership, and the responsible officers and agents of an association or corporation, by imprisonment in the county jail for a period of not more than six (6) months or by both such fine and imprisonment.