

Application & Applicant Letter

APPLICATION FORM

COUNTY Special Review

COUNTY Special Review # 331 - Project # P2-19-00033

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the Yellowstone County Unified Zoning Regulations.

Present Zoning: RMF

Special Review Requested: An SR to permit an electrical substation on a property located in the RMF zoning district.

TAX ID# D00506A COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Parcel 1 and Amd. Parcel 4, COS 862

Address or General Location (If unknown, contact County Public Works): No address issued yet, the subject property is located south of the southwest corner of the Shiloh Road & Central Avenue intersection

Size of Parcel (Area & Dimensions): 2 acres

Present Land-Use: vacant

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Yellowstone Valley Electric Cooperative (Brandon Wittman, CEO/General Manager)

(Recorded Owner)
150 Cooperative Way, Huntley, MT 59037
(Address)
406-348-3411 bwittman@yvec.com
(Phone Number) (email)

Agent(s): Electrical Consultants, Inc. (Aura Lindstrand, Project Supervisor)

(Name)
3521 Gabel Road, Billings, MT 59102
(Address)
406-869-4785 aura.lindstrand@eciusa.com
(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 2/28/19
(Recorded Owner)

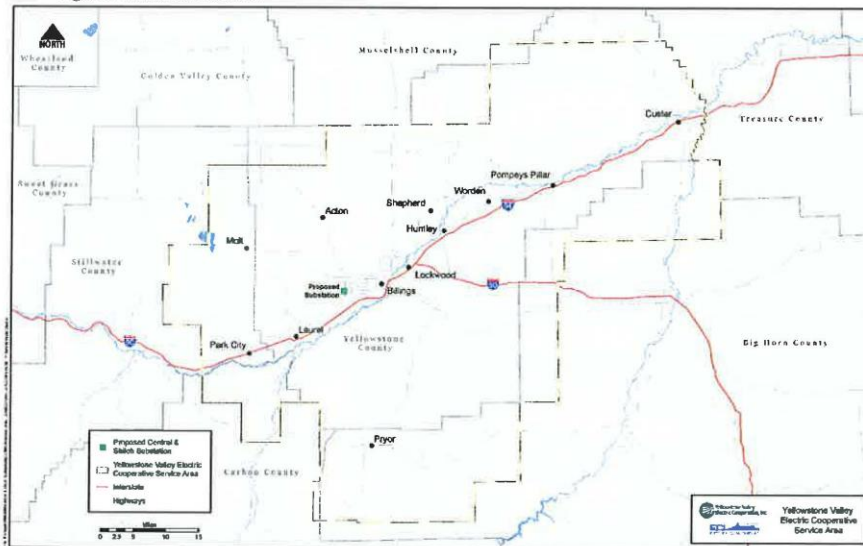


County Special Review 2018-2019 updated Oct 8, 2018

Yellowstone Valley Electric Cooperative (YVEC) – Central Substation

Yellowstone Valley Electric Company is proposing to construct a 115-12.47 kV substation on a 2-acre parcel located just south of the southwest intersection of Shiloh Road and Central Avenue. The subject property is zoned Residential Multi-Family (RMF) and requires a Special Review for a public utility installation (station only) per Section 27-305 of the Yellowstone County Zoning Regulations. *Figure 1* below shows the YVEC Service Area and the location of the proposed substation. A General Arrangement and isometric view for the proposed substation has been included in Attachment A. There may be revisions to the General Arrangement within the confines of the substation walls/fences, but these changes will not be substantive and will not affect the overall site plan or structure height.

Figure 1 YVEC Service Area



Height

A maximum height of 50-feet (potentially less) will be required for the dead-end static mast on the site. All other site elevations will be significantly less than 50-feet.

Access

Access to the substation will be from Central Avenue and constructed to City standards with pavement extending approximately 25-feet from the Central Avenue ROW south on the northernmost portion of the property. The proposed access will be approximately 30-feet wide excluding the driveway aprons. See site plan in Attachment A.

Stormwater

Yellowstone County does not have an adopted stormwater ordinance. However, the site will be designed to a 25-year, 24 hour storm and will maintain an approximate 1% slope to the north to avoid stormwater pooling and/or sheet flow to the residences located south of the property. To obtain a baseline for soils on the subject property, Electrical Consultants Inc. obtained the geotechnical report for the construction of Shiloh Commons (northeast corner of the Central/Shiloh intersection) to determine groundwater depths and infiltration rates for the area. Prior to construction, a geotechnical study will be performed on the property to confirm site infiltration rates, soil types and groundwater depths.

Onsite permanent stormwater controls will include an infiltration trench along the northern boundary that will drain to swale and retention pond located on the east side of the proposed driveway. An additional retention pond for the station yard will be located on the east side of the substation on the Shiloh Road frontage (Attachment A).

Fencing and Landscaping

There are existing trees on the western portion of the site that will remain. Landscaping is proposed in the form of low maintenance arborvitae shrubs and evergreen trees dispersed around the substation within the proposed station rock. Low maintenance vegetation is required for safety and maintenance, since the substation is unmanned and overgrown vegetation can cause a safety hazard. The majority of trees and shrubs will be located along the southern (residential) and eastern boundaries (Shiloh Road). In conversations with the Yellowstone County Zoning Coordinator, an updated county landscape ordinance is in the process of review and approval by the Zoning Commission and Board of County Commissioners. **With this Special Review YVEC requests that a condition be placed on the Special Review approval that the onsite landscaping comply with the proposed Yellowstone County landscape ordinance.** The site plan shows approximate locations for the proposed arborvitae shrubs and evergreens and the landscape rendering (street view) shows how the landscaping will look from Shiloh Road (Attachment A).

Pursuant to Section 27-1006(e) of the Yellowstone County Zoning Regulations, commercial uses abutting residential uses require a solid fence or wall. To screen the residences to the south and create a more aesthetic appearance on Shiloh Road a 12-foot tall painted CMU block wall is proposed for the west and south sides of the substation. This block wall will be similar to the walls around the substation near the intersection of Grand Avenue and 24th Street West. The wall will be treated with an anti-graffiti coating. Since the substation will abut commercial on the north and will be setback approximately 110 feet from the west property line, a standard 7-foot chain-link fence with 3-feet of barbed wire will be located on these boundaries. Site obscuring slats will be installed in the chain-link to shield the substation from public view. See photos in Attachment B.

Supplemental Questions

In what ways is the proposal consistent with the goals and policies of the adopted Growth Policy?

Chapter 4.5 of the 2008 Yellowstone County Growth Policy specifies that investor owned facilities providing services to the public are essential for economic growth. Annexation, subdivisions and zoning actions rely on the availability of water, sewer, stormwater and electricity. The County Zoning Regulations have further recognized the need for public services in most zoning districts by allowing them with a Special Review to determine compatibility with surrounding uses.

Why is there a need for the intended use of the property at this location?

The proposed substation is being constructed on a property adjacent to an existing transmission line corridor located on the west side of Shiloh Road. The substation will tie into the existing transmission line and provide power reliability to customers in the YVEC Service Area (Figure 2). YVEC has been in the process

over the last several years of upgrading area substations and identifying properties where additional substations could be located.

How will the public be served if this application is approved?

The proposed substation will provide an upgrade in infrastructure for the YVEC service area and increase power reliability for customers, specifically those on the Billings west end to Laurel.