

FALLON COUNTY

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TRANSCANADA WORKFORCE HOUSING EXPANSION

Findings of Fact October 15, 2018

Procedural Requirements

- The application and supporting materials are complete and sufficient for public review.
- All Fallon County and City of Baker Departments were contacted via certified mail and advised of the application and Zoning Administrators hearing.
- Notice of the application and Zoning Administrator hearing was published in the Fallon County Times in three separate issues.
- The Fallon County Zoning Administrator did on October 2, 2018 conduct a public hearing on the proposed workforce housing camp expansion in Baker, Montana. The hearing was attended by approximately 10 interested parties.
- Permit issuing authority, timelines and appeals processes were discussed at the public hearing.
- Notice of the final Zoning Administrator decision must be made on or before October 17, 2018.

Record

The Findings are made after considering the application materials, responses of all department and public comment both written and orally provided.

Findings of Fact

Local Services

- The facility shall be connected to the City of Baker municipal water and waste water systems.
- Solid waste will be hauled by a licensed solid waste contract hauler. A condition should be imposed to ensure compliance with this requirement.
- Utilities, exclusive of water and wastewater, if available will be extended to and made available to the residents of the facility.

Facility Design

- The proposed facility is essentially a small version of the preliminarily approved subdivision camp. This present camp is to be self-contained and is only dependent upon the preliminarily approved subdivision camp for access.
- All structures and RV sites have the minimum separations required in the Zoning Regulations.

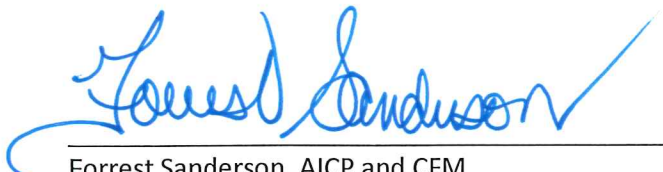
- The plan indicates that the requirements of §5(L) i, ii, iii, iv, vi, and vii of the Workforce housing zoning regulations have been met. §5(L) v and viii (Parking and Addressing) are individually addressed in this document.
- No individual unit to be placed on the property shall be greater than 10-years old at the time of placement.
- The project plan recognizes the required setbacks and does not include or exclude the possibility of additional storage. A condition could be imposed to address that the setback standards and separations are inclusive of additional storage building that may be placed upon the property.

Community Impact

- The County Sheriff has stated that the expansion area will NOT have an adverse impact on local law enforcement.
- The Baker Rural Fire Chief has requested that all open flames to include gas fired Bar-B-Que Grills be prohibited in the expansion area.

Other Regulatory Issues

- The off-street parking plan submitted with the application works for the lower number of beds in the dorm facilities but not for the maximum number. Compliance with off street parking requirements must be conditioned to ensure compliance.
- Approach permits to US Highway 12 will need to be obtained for the peak design occupancy of the original facility as may be modified by the inclusion of this facility.
- The generation of medical waste from the proposed infirmary can be conditioned to ensure compliance with applicable regulatory requirements.
- The costs associated with the testing of the public water supply for the facility must be paid by TransCanada.
- Dust control measures within the expansion area can be conditioned to ensure that they will be addressed in a timely manner upon the request of the County Sanitarian.
- Storm water will be managed in accordance with the minimum requirements of the Montana Department of Environmental Quality.
- All locations, placements, facilities, and mitigations proposed in the application shall be considered as presented and shall be required to be completed in compliance with the conditions in order to ensure the conditional approval meets the regulatory requirements.



Forrest Sanderson, AICP and CFM
Fallon County Zoning Administrator