



Zoning Board of
Adjustment

The City-County of
Butte-Silver Bow
Council Chambers
Room 312
May 20, 2021

5:30 P.M. Thursday

Members

David Wing – Chair
Loren Burmeister
Todd Collins
Garrett Craig
Sylvia Cunningham
Julie Jaksha
Tyler Shaffer

AGENDA

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING

The meeting may be attended in Room 312 of the Council Chambers at the Courthouse or virtually at <https://co.silverbow.mt.us/2149/MEDIA> (streaming live tab).

I. Call to Order.

II. **BOARD DECISION:**

SPUSE-21-000006 – A Special Use Permit application by OBARO, LLC, c/o Samuel Redfern, 6730 Prairie Schooner Lane, Missoula, MT, owner, and Copper Energy Storage, LLC, c/o Scott Schalich, 1237 9th Ave, San Francisco, CA to construct a 75 megawatt battery energy storage facility on approximately 5 acres, per Section 17.38.170 – Special Use permit – Uses Allowed, of the BSBMC. The proposed project will comprise of approximately 144 battery energy storage containers that are low voltage and stand about 9' tall. The property is located in a "R-1S" (One Family Suburban Residence) zone, legally described as POR W2 Section 15, T02N, R07W, Certificate of Survey 986A-RW, commonly located northeast of the intersection of Continental Drive and Blacktail Canyon Road and southwest of the NorthWestern Energy South Butte Substation, Butte, Montana.

A public hearing was held on April 15, 2021, to hear written and oral testimony in regards to the application and will reconvene on May 20, 2021, to discuss board action on the application.

VARIANCE-21-000003 – An application by OBARO, LLC, c/o Samuel Redfern, 6730 Prairie Schooner Lane, Missoula, MT, owner, and Copper Energy Storage, LLC, c/o Scott Schalich, 1237 9th Ave, San Francisco, CA to vary from Section 17.38.037 – Landscaping Requirements – Determination of Area, Section 17.38.041 – Landscaping Requirements – New Site Development, Section 17.38.044 – Landscaping Requirements – Commercial or Industrial Uses in Residential Zones. Section 17.38.046E –

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Landscaping Buffers, and Section 17.38.050 – Landscaping Requirements – Sidewalk Curb/Gutter; Front and Corner Yards for the above-mentioned Special Use Permit Application. The applicants are proposing to reduce the area for determination of landscaping requirements, to not install a 3 foot wall for a headlight shield, and are proposing to not install sidewalk, curb, and gutter along public rights-of-way, varying from the sections of the BSBMC listed above. The property is located in a “R-1S” (One Family Suburban Residence) zone, legally described as POR W2 Section 15, T02N, R07W, Certificate of Survey 986A-RW, commonly located northeast of the intersection of Continental Drive and Blacktail Canyon Road, Butte, Montana.

A public hearing was held on April 15, 2021, to hear written and oral testimony in regards to the application and will reconvene on May 20, 2021, to discuss board action on the application.

III. Other Business.

IV. Adjournment.

BY: 
Lori Casey, Planning Director