

**CASCADE COUNTY COMMISSION MEETING**  
**May 13, 2017 - 9:30 AM**  
**COURTHOUSE ANNEX - ROOM 111**  
**AGENDA**

**Agenda Topics:**

**Call To Order:**

**Chairman James Larson**

**Pledge Of Allegiance:**

*Please note the Agenda order is tentative and subject to change by the Board without prior notice.  
Therefore, members of the public are encouraged to be in attendance at the time the meeting is scheduled to begin.  
Public comment during public participation is limited to a maximum seven minutes.*

**Read Weekly Calendar and Report of Approved Purchase Orders and Accounts Payable Warrants.**

**Consent Agenda:** The Consent Agenda is made up of routine day-to-day items that require Commission action.  
Any Commissioner may pull items from the Consent agenda for separate discussion/vote.

**(A) Approval of Minutes and Minute Entries:** May 17, 2017 - May 23, 2017

**(B) Approval Of Routine Contracts As Follows:**

- ♦ **Board Appointment:** Fire District (1 vacancy) Term Expiration: May 31, 2020 Applicant: Carl Mehmke
- ♦ **Resolution 17-50:** Budget Appropriation within Public Works for funds received from vehicle trade-in with Bison Motors to cover anticipated difference between Fleet vehicles budgeted & actual purchasing costs for FY 2016/2017.  
Total Amount: \$8,684.
- ♦ **Resolution 17-51:** A resolution establishing the FY 2017/2018 Cascade County Constable salary, 1.3% increase.  
Salary increase is based upon the recommendation submitted by the County Compensation Board.
- ♦ **Resolution 17-52:** A resolution establishing the FY 2017/2018 Cascade County Elected Officials' salaries, 1.3% increase.  
Salary increase is based upon the recommendation submitted by the County Compensation Board.
- ♦ **Resolution 17-53:** Budget Appropriation within the Public Works Department to increase expenditures from existing reserves for work to on Cascade County's bulk water station. Total Amount: \$2,000.
- ♦ **Resolution 17-60:** Establishing a policy of eligibility for Cascade County's Indigent Fund Policy.
- ♦ **Contract 17-58:** Cascade County DUI Task Force By Laws, revised (Ref: Contract 13-100, R0277274)
- ♦ **Contract 17-59:** Bartel Associates, LLC to perform Actuarial Valuation Services for Cascade County  
FY 2016/2017 & FY 2017/2018. Total Amount: \$9,500.
- ♦ **Contract 17-66:** Site Agreement between Cascade County and Salvation Army to allow the placement of Foster Grandparent volunteers at the Salvation Army facilities in Great Falls. Effective: May 2017 - April 2018.
- ♦ **Contract 17-67:** United Way of Cascade County F/Y 2018 funding commitment for Aging Services, Meals on Wheels (Senior Nutrition Home Delivered Meals) program. Total Amount: \$15,000.
- ♦ **Contract 17-68:** United Way of Cascade County F/Y 2018 funding commitment for Aging Services, Foster Grandparents program.  
Total Amount: \$13,000.
- ♦ **Contract 17-69:** Participating Agreement Supplemental Project Agreement to Master Participating Agreement, #16-PA-11011500-010, between Cascade County and the USDA, Forest Service Helena-Lewis and Clark National Forest. Title: North Little Belts Roadside Weed Control. Effective through May 25, 2021. (Ref: Contract 16-85, R0325883)
- ♦ **Contract 17-71:** FY 2018 Extension Services Agreement between Montana State University Extension and Cascade County.  
Effective: July 1, 2017 - June 30, 2018. County Portion: \$224,424.57.
- ♦ **Contract 17-72:** Support Agreement between Montana State University-Extension and Cascade County for the Supplemental Nutrition Assistance Program-Education (SNAP-Ed). Effective: October 1, 2017 - September 30, 2018.
- ♦ **Contract 17-74:** Collective Bargaining Agreement between Teamsters Local Union #2 and the Cascade County I.T. Employees.  
Effective Dates: July 1, 2017 - June 30, 2021.
- ♦ **Contract 17-79:** Montana Department of Commerce Community Development Block Grant Program Contract Amendment #MT-CDBG-13HR-01-A. Effective Date extended to: December 31, 2018. (Ref: Contract 16-29, R0318983)

**CASCADE COUNTY COMMISSION MEETING**  
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**COURTHOUSE ANNEX - ROOM 111**  
**AGENDA**

**City-County Health Department**

- ♦ **Resolution 17-54:** Budget Appropriation for travel reimbursement received from the Montana Asthma Control Program.  
 Total Amount: \$182. (Ref: Contract 16-132, R0327277)
- ♦ **Contract 17-70:** MT DPHHS Task Order 18-07-5-21-080-0, Cascade County WIC Program.  
 Purpose: To provide Farmers' Market checks and nutrition education to eligible WIC participants.  
 Effective Dates: July 1, 2017 - June 30, 2018. Total Amount: \$1,265. (renewal)

**Community Health Care Center**

- ♦ **Resolution 17-55:** Adopting a Revision of Finance and Accounting Policy 90.107 to the Cascade County Operations Manual.  
 (Ref: Resolution 16-80, R0326984)
- ♦ **Resolution 17-56:** Budget Appropriation of revenue from FY2016 Medicare Cost Report settlement. Total Amount: \$27,418.
- ♦ **Resolution 17-57:** Budget Appropriation within the Community Health Care Center for the distribution of Medicaid Meaningful Use funds for provider Kate Antonich. Funds are distributed for meeting meaningful use requirements in reporting and quality measures.  
 Total Amount: \$21,250.
- ♦ **Contract 17-75:** Agreement with Mathews Answering Services for after-hours phone coverage. Monthly Amount: \$310.
- ♦ **Contract 17-76:** Agreement with Lab One Inc. dba/Quest Diagnostics for laboratory services. Effective: June 1, 2017.
- ♦ **Contract 17-77:** Agreement with Gateway Community Services for substance abuse services. Effective: June 1, 2017.
- ♦ **Contract 17-78:** Agreement with Benefis Hospitals for Radiology, OB-GYN and In-Patient services to ensure patient access to care. Effective: June 1, 2017.

1.	<u><b>Motion to Approve or Disapprove:</b></u>  <u><b>Resolution 17-58:</b></u> Cascade County Zoning Regulation Section 2 Definitions and Section 7.2.4 Uses Permitted upon Issuance of a Special Use Permit in Agricultural District.	<i>Planning Alex Dachs</i>
2.	<u><b>Motion to Approve or Disapprove:</b></u>  <u><b>Resolution 17-59:</b></u> Final Resolution Amending County Zoning District Map Final Resolution for a zone change of Parcel #2012302, located within Section 20, Township 20 North, Range 4 East, PMM, Cascade County, Montana. Rezone Request: "SR-1," Suburban Residential, to "A," Agricultural. <i>Initiated By: David &amp; Sandra Dickman</i>	<i>Planning Alex Dachs</i>
3.	<u><b>Motion to Approve or Disapprove:</b></u>  Preliminary Plat of the Blessed Sacrament Addition Minor Subdivision. Location: In the S ½, Section 36, T. 21 N., R. 3 E., P.M.M., Cascade County, Montana. <i>Initiated By: Roman Catholic Bishop of Great Falls, MT</i>	<i>Planning Alex Dachs</i>
4.	<b>Public comment on any public matter that is not on the meeting agenda, and that is within the Commissioners' jurisdiction. (MCA 2-3-103)</b>	
5.	<b>Adjournment</b>	

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

## AFFIDAVIT OF PUBLICATION THE GREAT FALLS TRIBUNE

205 RIVER DR S  
GREAT FALLS, MT 59405

Phone: (406) 791-1444

Toll Free (800) 438-6600

CAS CTY PLANNING DEPT  
121 4TH ST N STE 2H  
GREAT FALLS, MT 59401

REFERENCE: FAL-003281 CASE NO:  
0002126784 RES. #17-39

Ramm K Sebstad, being first duly sworn deposes and says that GREAT FALLS TRIBUNE COMPANY is a corporation duly incorporated under the laws of the State of Delaware, that the said GREAT FALLS TRIBUNE COMPANY is the printer and publisher of the GREAT FALLS TRIBUNE, a daily newspaper of general circulation of the County of Cascade, State of Montana, and that the deponent is the principal clerk of said GREAT FALLS TRIBUNE COMPANY, printer of the GREAT FALLS TRIBUNE, and that the advertisement here to annexed...

### PUBLIC NOTICE OF PASSAGE OF RESOLUTION OF INTENTION TO AMEND CASCADE COUNTY ZO

Has been correctly published 3 times in the regular and entire issue of said paper on the following dates:

05/12/17, 05/14/17, 05/21/17

Ramm K Sebstad  
STATE OF MONTANA  
County of Cascade

On this 22nd day of May 2017, before me the undersigned, a Notary Public of the State of Montana, personally appeared

Ramm K Sebstad  
known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal of the day and year first above written.

Cheryl A Haynes  
Print Name

Cheryl A Haynes  
Signature

FILED ON: 05/12/2017

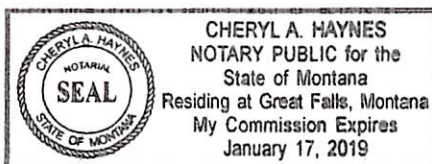
PUBLIC NOTICE OF  
PASSAGE OF RESOLUTION  
OF INTENTION TO  
AMEND CASCADE COUNTY  
ZONING REGULATIONS  
NOTICE IS HEREBY GIVEN  
that the Board of County Commissioners of Cascade County, Montana, did on May 9, 2017 duly pass a "Resolution of Intention #17-39 amending Section 2 and Section 7 of the Cascade County Zoning Regulations."

Said Resolution of Intention amends Section 2 and Section 7 of the Cascade County Zoning Regulations" for the entirety of Cascade County excepting those areas within the boundaries of incorporated cities (Great Falls) and towns (Belt, Neihart, Cascade). The proposed zoning regulations are on file for public inspection at the office of the Cascade County Clerk and Recorder located at 121 4th Street North, Suite 1B-1, Great Falls, or at the Cascade County Planning Division, 121 4th Street North, Suite 2H/I, Great Falls, MT 59401.

For thirty (30) days after the first publication of this notice, the Board of County Commissioners of Cascade County will receive written protests to the proposal to amend the County Zoning Regulations from persons owning real property within the district whose names appear on the last-completed assessment roll of the county.

BOARD OF COUNTY  
COMMISSIONERS OF  
CASCADE COUNTY,  
Montana Code Annotated  
/s/ Jim Larson, Chairman  
/s/ Joe Briggs, Commissioner  
/s/ Jane Weber, Commissioner  
ATTEST: /s/ Clerk & Recorder  
(212395) 5/12, 14, 21.

MNAXLP



**PUBLIC NOTICE OF  
PASSAGE OF RESOLUTION  
OF INTENTION TO  
AMEND CASCADE COUNTY  
ZONING REGULATIONS**

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/s/ Jim Larson, Chairman  
/s/ Joe Briggs, Commissioner  
/s/ Jane Weber, Commissioner  
ATTEST: /s/ Clerk & Recorder  
(212395) 5/12, 14, 21.

MNAXLP

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0002126784

Customer: CAS CTY PLANNING DEPT  
Address: 121 4TH ST N STE 2H  
 GREAT FALLS MT 59401 USA  
Acct. #: FAL-003281  
Phone: 4064546905

CAS CTY PLANNING DEPT  
Ordered By: A DACHS

OrderStart Date: 05/12/2017

Order End Date: 05/21/2017

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	0					1 X 0.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$99.72	\$0.00	\$99.72	Invoice	\$0.00	\$99.72

Ad Order Notes:

Sales Rep: pselstad

Order Taker: pselstad

Order Created 05/08/2017

Product	# Ins	Start Date	End Date
FAL-gftribune.com	3	05/12/2017	05/21/2017
05-12-17, 05-14-17, 05-21-17, FAL-GreatFallsTribune	3	05/12/2017	05/21/2017
05-12-17, 05-14-17, 05-21-17,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Legal**

As directed herein, the use of non-licensed persons in order to perform the services of a licensed person, through various means, is prohibited. This prohibition includes, but is not limited to, the use of a person who is not a licensed person to perform the services of a licensed person.

NOTICE IS FURTHER GIVEN that the City Clerk and receive expressions of interest or support, in writing, at the City Clerk's Office, 1000 Broadway, Room 111, Great Falls, Montana, prior to the public hearing on the proposed resolution.

The proposed resolution is on file for public inspection at the City Clerk's Office, 1000 Broadway, Room 111, Great Falls, Montana, prior to the public hearing.

If needed, accommodations for disabled persons are available. Please call (406) 761-1111 for more information.

ATTEST: City Clerk  
 1000 Broadway, Room 111  
 Great Falls, Montana 59401

**MNAXLP**

**PUBLIC NOTICE OF PASSAGE OF RESOLUTION OF INTENTION TO AMEND CASCADE COUNTY ZONING REGULATIONS**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Cascade County, Montana, did on May 9, 2017, adopt a Resolution of Intention to amend the Cascade County Zoning Regulations. Said Resolution amends Section 2 and Section 3 of the Cascade County Zoning Regulations for the entirety of Cascade County excepting those areas within the boundaries of incorporated cities (Great Falls and towns (Belt, Harbor, Cascade). The proposed zoning regulations are on file for public inspection at the office of the Cascade County Clerk and Recorder located at 111 4th Street North, Suite 101, Great Falls, or at the Cascade County Planning Division, 101 4th Street North, Suite 201, Great Falls, MT 59401.

For thirty (30) days after the first publication of this notice, the Board of County Commissioners of Cascade County will receive written protests to the proposed to amend the County Zoning Regulations from persons owning real property within the district whose names appear on the last completed assessment roll of the county.

**BOARD OF COUNTY COMMISSIONERS OF CASCADE COUNTY**  
 Montana Code Annotated  
 by Jim Larson, Chairman  
 by Joe Briggs, Commissioner  
 by Jane Weber, Commissioner  
 ATTEST: City Clerk & Recorder  
 (21293) 5/14/17

**MNAXLP**

**PUBLIC NOTICE OF PASSAGE OF RESOLUTION OF INTENTION TO AMEND COUNTY ZONING DISTRICT MAP**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Cascade County, Montana, did on May 9, 2017, adopt a Resolution of Intention to Amend County Zoning District Map. Said Resolution of Intention relates to a change of zoning district classification for property described as parcel 450200, located within Section 33, Township 31N, Range 26, P.M., Cascade County, Montana from "R-B" Rural Residential to "Ag" Agricultural.

The Resolution of Intention is on file for public inspection at the Office of the County Clerk and Recorder in and for Cascade County, Montana.

For thirty (30) days after the first publication of this notice, the Board of County Commissioners of Cascade County will receive written protests to the proposed to amend the County Zoning District Map.

**BOARD OF COUNTY COMMISSIONERS OF CASCADE COUNTY, MONTANA**  
 by Jim Larson, Chairman  
 by Joe Briggs, Commissioner  
 by Jane Weber, Commissioner  
 ATTEST: City Clerk & Recorder  
 (212402) 5/14/17

**MNAXLP**

**Public Notice**

The Cascade County Tax Assessor Board will be in session from 9:00 a.m. to 1:00 p.m. on Wednesday, May 10, 2017, for the purpose of hearing appeals. Taxpayers who disagree with the assessment of their property should file an appeal with the Cascade County Assessor Board within thirty (30) days of receipt of the notice of assessment. The assessor board is located at the Cascade County Courthouse, 1000 Broadway, Room 111, Great Falls, Montana. Change of assessment district boundaries, as determined by the Cascade County Board of Assessment Districts, will be reviewed at 10:00 a.m. on Wednesday, May 10, 2017, at the Cascade County Courthouse, 1000 Broadway, Room 111, Great Falls, Montana. Taxpayers who wish to appeal the assessment of their property should file an appeal with the Cascade County Assessor Board within thirty (30) days of receipt of the notice of assessment. The assessor board is located at the Cascade County Courthouse, 1000 Broadway, Room 111, Great Falls, Montana.

Attest: Cascade County Clerk & Recorder  
 Cascade County Clerk & Recorder  
 (21299) 5/14

**MNAXLP**

The Montana Department of Public Health and Human Services is holding a public meeting to solicit comments on the progress of its Montana HELP Program. The meeting will be held on Wednesday, June 20, 2017, at 1:00 p.m. in the Connelly Building, 1400 Broadway, Room C205, Helena, Montana.

To join the meeting by phone, call 1-800-795-6329 and use access code: 808 617 380.

To access the video portion of the meeting, use the following link: <https://www.mt.gov/HELP>. The meeting number is 808 617 380, and the password is HELP.

Questions or comments may be addressed to Rebecca Corbett, HELP Program Officer, P.O. Box 207251, Helena, MT 59620-7251, at [rcorbett@mt.gov](mailto:rcorbett@mt.gov) or by June 20, 2017.

(212383) 5/14

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*Amend Zoning Regs*

**PUBLIC NOTICE OF  
PASSAGE OF RESOLUTION OF INTENTION  
TO AMEND CASCADE COUNTY ZONING REGULATIONS**

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BOARD OF COUNTY COMMISSIONERS  
OF CASCADE COUNTY, Montana Code Annotated

/s/ Jim Larson, Chairman

/s/ Joe Briggs, Commissioner

/s/ Jane Weber, Commissioner

ATTEST:

/s/ Clerk & Recorder

First Publication Date: May 12, 2017

Second Publication Date: May 14, 2017

Third Publication Date: May 21, 2017

AGENDA # \_\_\_\_\_

DATE: May 9, 2017

## **Agenda Action Report**

prepared for the

### **Cascade County Commission**

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ITEM: Cascade County Zoning Regulation Section 2 Definitions and Section 7.2.4 Uses Permitted upon Special Use Permit in Agricultural District

INITIATED BY: Staff

ACTION REQUESTED: Approval of Resolution of Intent and Subsequent Approval of Final Zoning Resolution

PRESENTED BY: Alex Dachs, Senior Planner, Cascade County Planning Division

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#### **Planning Board Recommendation:**

The Cascade County Planning Board recommends, with a vote of 5-0, that the Cascade County Commission approve to amend Section 2, Definitions and Section 7.2.4, Uses Permitted Upon Issuance of a Special Use Permit in Agricultural District.

#### **Motion:**

Two motions have been provided for your consideration:

"I move that the Cascade County Commission after reviewing the staff report and proposed regulation changes to Section 2 (Definitions) and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in and Agricultural District) of the Cascade County Zoning Regulations be amended and to adopt said changes, be **denied.**"

OR

"I move that the Cascade County Commission after reviewing the staff report and proposed regulation changes to Section 2 (Definitions) and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in and Agricultural District) of the Cascade County Zoning Regulations be amended and to adopt said changes, be **approved.**"

*motion*



## **Procedural History and Legal Notices:**

- Staff discussed changes and updates to zoning regulation based on changes in law and surrounding areas. Drafted language.
- Proposed adding uses permitted with Special Use Permit in an Agricultural District that would impact all the Agricultural Districts.
- Legal notice of the Cascade County Planning Board hearing was published in the Great Falls Tribune on Sunday, March 12, 2017 and Sunday, March 19, 2017.
- The Planning Board held a public hearing during their March 21<sup>st</sup> meeting.
- Legal notice of the May 9, 2017 Cascade County Commission hearing was published in the Great Falls Tribune on Friday, March 24, 2017, Sunday, March 26, 2017 and April 2, 2017.
- First publishing of legal notice begins the 45-day period requirement between the Planning Board and the Commissioner's meeting as required by MCA 76-2-205. The 45 day period was met on May 8, 2017.

## **Synopsis:**

To consider the request of the Cascade County Planning Division for updating the existing Cascade County Zoning Regulations, specifically Section 2 (Definitions), and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in Agricultural District).

The definition was added "Medical Marijuana Dispensary" due to changes in Montana State Law that will take effect after June 30, 2017. Currently all "providers" are allowed in I-2 Districts, this new term defines dispensary. Previously only Medical Marijuana Provider was defined.

Definitions were also added based on the Special Uses Permitted in an Agricultural District. These include definitions such as meat market, slaughterhouse, rendering plant, wholesale feedlot and distillery. These definitions were added to further define the Special Uses added to the Ag District such as "Commercial propagation, boarding, grazing or butchering of animals and fowl, which also included operating as a wholesale feedlot, meat packing plant, slaughterhouse, rendering plant and the like." Value Added Agricultural Commodity Processing Facility was also added along with Distillery to the allowed uses with a Special Use Permit. Some uses were added due to potential incoming development that would be compatible in agricultural districts as there may not

be enough property zoned Heavy Industrial which would allow these types of uses. The use of a Distillery was added based on other uses around the state. A distillery could be contained on a farm property where a crop/farm product is grown and chemically transformed to alcohol on site.

The Planning Board held a public hearing on the zone change request on March 21, 2017. During the hearing the Board heard from planning staff. There were no proponents or opponents.

At the conclusion of the hearing, the Planning Board voted 5-0 to pass a motion recommending approval of the zone amendment change.

Attachments: Staff Report

Amended Zoning changes

Resolution of Intent

Updated Zoning Changes

## SECTION 2. DEFINITIONS

### DISTILLERY

Establishment engaged in manufacturing, assembly, fabrication, packing or industrial processing of products from raw materials including the chemical transformation of materials or substances into new products, and blending of materials including liquors.

### MEAT PACKING PLANT

A place or building which handles the slaughtering, processing, packaging and distribution of animals including but not limited to chickens, cattle, pigs, sheep and other livestock or fowl.

### MEDICAL MARIJUANA DISPENSARY

A facility where marijuana and/or marijuana infused products, are made available for medical purposes, in compliance with state, local, health and safety regulations.

### RENDERING PLANT

A building used for storage and conversion of animal wastes and livestock carcasses into industrial fats and oils, various other products (fertilizer), or to be used for heating and energy production.

### SLAUGHTERHOUSE

A building, structure, or facility where livestock and/or fowl, is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals to include packing, treating, storage or sale of the product on the premises.

### VALUE-ADDED-(AGRICULTURAL COMMODITIES)

The process of taking a raw agricultural commodity and changing its form to produce a higher quality end product.

### WHOLESALE FEEDLOT (FEEDLOT)

A lot, structure, building or confined area used intensively for raising or keeping of livestock belonging to others for a fee for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate.

## **7.2 AGRICULTURAL (A) DISTRICTS**

### **7.2.4 USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT**

- (1) Cemetery, including mausoleum and crematorium provided that any mausoleum or crematorium shall be a distance of at least two hundred (200) feet from any adjacent property or street and highway lines and provided, further, that any new cemetery shall contain an area of twenty (20) acres or more.
- (2) Quarry (including cutting, breaking, shaping, and finishing of quarried rock) , sand and gravel pit, top soil stripping, providing that any building housing power or power producing machines shall be a distance of at least two hundred (200) feet from all adjacent property or street and highway lines. Operational hours shall be limited from 7:00 a.m. until 7:00 p.m.
- (3) Public or privately owned airport, landing area, or helipad. Site must be a minimum of 20 acres and 1000 feet from schools.
- (4) Storage of building materials and equipment and temporary building(s) utilized in conjunction with the construction of a development project. Such storage or building(s) shall not exceed the duration of such construction or a time as may be stipulated by the Zoning Board of Adjustment.
- (5) Veterinary clinic provided that the structure and use are not less than two hundred (200) feet from any residential district.
- (6) Commercial propagation, boarding, grazing or butchering of small animals and fowl provided that the animals may not be stabled or processed within two hundred (200) feet from any property line and the operation is not considered a wholesale feed lot or meat packing use.
- (7) Commercially operated feedlots or concentrated animal feeding facilities if located on a tract of land 40 acres minimum in size and no adjacent residences are within one (1) mile at the time of application.
- (8) Mobile Home Park/Mobile Home Court.
- (9) Storage Facility, Self-Service where indoor storage space is provided for rent or lease and subject to the following conditions:
  - (a) Principal use of a rented or leased space shall be restricted to storage and shall not include processing, refining, transfer

or distribution of any commercial material or product; and

- (b) Storage of flammable or explosive liquids, solids, or gases shall not be permitted.
  - (c) Landscaping requirements shall be in accordance with Section 8.18
  - (d) All material must be stored inside units. Storage of licensed, operable, vehicles including but not limited to Recreational Vehicles, Cars, Trucks, Vans, Trailers, Boats, Motorcycles, and All Terrain Vehicles, may be outside provided that proper screening, approved by the Planning Director, as to shield these units will occur.
- (10) Motorized Sports Entertainment provided that no residences are located within 1 mile of the proposed use, at the time of application.
  - (11) General Sales, including Agricultural Sales, Auction Sales, Convenience Sales, Shopping Center, Specialty Sales.
  - (12) Small and Large Equipment Rental / Sales / Repair and General Repair.
  - (13) Hospital, Health Care Centers and Facilities, provided parcel size is twenty (20) acres or greater.
  - (14) Solid Waste Disposal Site, Solid Waste Transfer Station, Recycling Center, and Composting Facilities, provided parcel size is twenty (20) acres or greater.
  - (15) Utilities both minor and major.
  - (16) Bus Transit Terminal, Freight Terminal, and Railroad Yards, provided parcel size is twenty (20) acres or greater.
  - (17) Junk Yard/Salvage Yard, provided parcel size is twenty (20) acres or greater.
  - (18) Outdoor Sports and Recreation / Outdoor Entertainment, including commercial rodeo grounds, commercial stables, riding academy, and animal therapeutic facilities.
  - (19) Indoor Sports and Recreation / Indoor Entertainment including commercial rodeo grounds, animal therapeutic facilities, riding academy, and commercial stables.
  - (20) Outfitter/Guide Facility.
  - (21) Federal Firearm Retailers, Dealers, Repairers.



- (22) Guest Ranch, provided parcel size is 20 acres or greater.
- (23) Oil and gas exploration, drilling, and production subject to the requirements of Section 8.13 of these regulations.

(24) Manufactured housing sales.

(25) Commercial propagation, boarding, grazing, or butchering of animals and fowl, provided that the animals may not be stabled or processed within one (1) mile from any adjacent residences. The adjacent residences must be residences that are present prior to the date of receiving the application for this use. The operation can be used as a wholesale feed lot, meat packing plant, slaughterhouse, rendering plant, and the like.

(26) Distillery.

(24)(27) Value Added Agricultural Commodity Processing Facility. This may include processing, manufacturing, storage, and the like.

(25)(28) Warehouse.

(26)(29) Parking structure/garage.

(27)(30) Artisan shop.

(28)(31) Light manufacturing & assembly.

(29)(32) Power Plant.

(30)(33) Tourist cabins.

(31)(34) Worship facility.

(32)(35) Educational facility.

(33)(36) Golf course or country club, including directly associated incidental and accessory facilities including a pro shop, lounge and restaurant catering only to users of the golf course; but not including commercially operated pitch and putt course or miniature golf course. Also includes swimming pool, soccer, baseball, softball fields and the like.

(34)(37) Day Care Center, Group Day Care Home, Family Day Care Home, Community Residential Facility.

(38) Nursing Home, Retirement Home.

(39) Second dwelling unit on parcel less than 20 acres.

- (40) Contractor Yard, small (8.15.1).
- (41) Workforce Housing (Permanent Labor Camp).
- (42) Temporary Workforce Housing (Temporary Labor Camp).
- (43) Agricultural Commodity Storage Facility.
- (44) Membership Club.

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

AFFIDAVIT OF PUBLICATION  
THE GREAT FALLS TRIBUNE  
205 RIVER DR S  
GREAT FALLS, MT 59405

Phone: (406) 791-1444

Toll Free (800) 438-6600

CAS CTY PLANNING DEPT  
121 4TH ST N STE 2H  
GREAT FALLS, MT 59401

REFERENCE: FAL-003281 CASE NO:  
0002013710 COM PUB HEARING NOT

Pam K Selstad, being first duly sworn deposes and says that GREAT FALLS TRIBUNE COMPANY is a corporation duly incorporated under the laws of the State of Delaware, that the said GREAT FALLS TRIBUNE COMPANY is the printer and publisher of the GREAT FALLS TRIBUNE, a daily newspaper of general circulation of the County of Cascade, State of Montana, and that the deponent is the principal clerk of said GREAT FALLS TRIBUNE COMPANY, printer of the GREAT FALLS TRIBUNE, and that the advertisement here to annexed...

## NOTICE OF PUBLIC HEARING NOTICE IS HEREBY given that pursuant to Montana Code An

Has been correctly published 3 times in the regular and entire issue of said paper on the following dates:

03/24/17, 03/26/17, 04/02/17

Pam K Selstad  
STATE OF MONTANA  
County of Cascade

On this 3rd day of April 2017, before me the undersigned, a Notary Public of the State of Montana, personally appeared

Pam K Selstad  
known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal of the day and year first above written.

Cheryl A Haynes  
Print Name

Cheryl A Haynes  
Signature

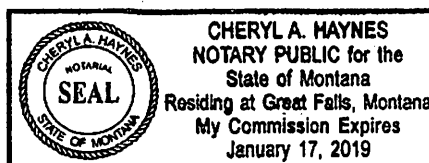
FILED ON: 03/24/2017

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that pursuant to Montana Code Annotated Title 76, Chapter 2, Part 2, the Cascade County Commissioners will hold a public hearing on Tuesday, May 9, 2017 at 9:30 a.m. in Room 105 in Commissioner's Chambers of the Courthouse Annex (325 2nd Ave North, Great Falls, Montana) for the purpose of amending Section 2 (Definitions) and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in an Agricultural Zoning District) of the Cascade County Zoning Regulations.

The proposed zoning regulations are on file for public inspection at the office of the Cascade County Clerk and Recorder located at 121 4th Street North Suite B-1 Great Falls, the Cascade County Commissioners Office located at 325 2nd Ave North Great Falls, and the Cascade County Public Works Department Planning Division, 121 4th Street North Suite 2H/1, Great Falls, MT 59401. Any interested person may appear and speak for or against the proposed Zoning Regulation Amendment and may submit, in writing, any comments regarding said request to the Cascade County Planning Office prior to or during said public hearing. The Planning Division may be contacted at (406) 454-6905.

CASCADE COUNTY PLANNING DIVISION  
/s/ Alex Dachs, Senior Planner  
(212229) 3724, 26, 472.  
MNAXLP





**NOTICE OF PUBLIC  
HEARING**

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CASCADE COUNTY PLANNING DIVISION

/s/ Alex Dachs, Senior Planner  
(212229) 3/24, 26, 4/2.

MNAXLP

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0002013710

**Customer:** CAS CTY PLANNING DEPT  
**Address:** 121 4TH ST N STE 2H  
 GREAT FALLS MT 59401 USA  
**Acct. #:** FAL-003281  
**Phone:** 4064546905

CAS CTY PLANNING DEPT  
**Ordered By:** ALEX DACHS

OrderStart Date: 03/24/2017

Order End Date: 04/02/2017

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	0					1 X 0.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$99.72	\$0.00	\$99.72	Invoice	\$0.00	\$99.72

**Ad Order Notes:**

Sales Rep: pselstad

Order Taker: ejenkins

Order Created 03/21/2017

Product	# Ins	Start Date	End Date
FAL-gftribune.com	3	03/24/2017	04/02/2017
03-24-17, 03-26-17, 04-02-17, FAL-GreatFallsTribune	3	03/24/2017	04/02/2017
03-24-17, 03-26-17, 04-02-17,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

## Legals

ceed thirty (30) days, and to accept the lowest responsive and responsible bid which is in the best interest of the GREAT FALLS PUBLIC SCHOOLS.

The CONTRACTOR(s) is required to be an Equal Opportunity Employer.

Published at Great Falls, Montana this 19th day of March, 2017.

/s/ Brian Patrick

Director of Business Operations

Address: Great Falls Public Schools

1100 4th Street South

Great Falls, Montana 59403

(21214) 3/19, 26.

MNAXLP

### INVITATION TO BID

Separate sealed bids for construction of Whittier School Elevator Addition, will be received by the Executive Director of Business and Operations, Brian Patrick, at the office of Great Falls Public Schools, 1100 4th Street South, Great Falls, Montana 59403, until 3:00 p.m. local time on April 4, 2017.

This project consists of a 2 stop, 2 story elevator, and associated construction.

The contract documents consisting of Drawings and project Manual may be viewed and obtained at the Great Falls Builders Exchange located at 325 2nd Street South, Great Falls in accordance with Instructions to Bidders.

CONTRACTOR and any of the CONTRACTOR'S subcontractors doing work on this project will be required to obtain registration with the Montana Department of Labor and Industry (DLI). Forms for registration are available from the Department of Labor and Industry, P.O. Box 8011, 1805 Prospect, Helena, Montana 59604-8011. Information on registration can be obtained by calling 1-406-444-7734. CONTRACTOR is not required to have registered with the DLI prior to bidding on this project, but must have registered prior to execution of the Construction Agreement. All laborers and mechanics employed by the CONTRACTOR or subcontractors in performance of the construction work shall be paid wages at rates as required by the laws of the State of Montana Prevailing Wages-Building Rates. The CONTRACTOR must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Each bid or proposal must be accompanied by a Certified Check, Cashier's Check, or Bid Bond payable to Great Falls School District, in an amount not less than ten percent (10%) of the total amount of the bid. Successful BIDDERS shall furnish an approved Performance Bond and Labor and Materials Payment Bond, each in the amount of one hundred percent (100%) of the contract amount. Insurance, as required, shall be provided by the successful BIDDER(s) and a certificate(s) of that insurance shall be provided. Contractor and all subcontractors must be licensed to perform work in the City of Great Falls prior to contract award.

No bid may be withdrawn after the scheduled time for public opening of bids.

The right is reserved to reject any or all proposals received, to waive informalities, to postpone the award of the contract for a period not to exceed sixty (60) days, and to accept the lowest responsive and responsible bid which is in the best interest of the OWNER.

The Great Falls School District is an Equal Opportunity Employer.

(212189) 3/19, 26.

MNAXLP

## Legals

### LEGAL AD DEADLINES:

#### Pub. Day / Deadline

Mon.....	Wed. 10:30
Tues.....	Thurs. 10:30
Wed.....	Fri. 10:30
Thurs.....	Mon. 10:30
Fri.....	Tues. 10:30
Sat.....	Wed. 10:30
Sun.....	Wed. 10:30

E-mail legal ad submissions  
for publication to:

[triblegals@greatfallstribune.com](mailto:triblegals@greatfallstribune.com)

Legal Fax Line: 791-1436

### NOTICE OF PUBLIC HEARING

Notice is hereby given that Ordinance No. 3158 titled "An Ordinance Amending Title 9 of the Official Code of the City of Great Falls (OCCGF) Pertaining to Public Peace, Morals and Welfare," will be brought before the Great Falls City Commission for public hearing in the Commission Chambers Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana, on Tuesday, April 4, 2017, at 7:00 o'clock p.m. Any interested person may appear and speak for or against said Ordinance 3158 or submit in writing any comments to the City Clerk prior to or during the Commission Meeting.

/s/ Lisa Kunz

City Clerk

(212248) 3/26, 4/2.

MNAXLP

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that pursuant to Montana Code Annotated Title 76, Chapter 2, Part 2, the Cascade County Commissioners will hold a public hearing on Tuesday, May 9, 2017 at 9:30 a.m. in Room 105 in Commissioner's Chambers of the Courthouse Annex (325 2nd Ave North, Great Falls, Montana) for the purpose of amending Section 2 (Definitions) and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in an Agricultural Zoning District) of the Cascade County Zoning Regulations.

The proposed zoning regulations are on file for public inspection at the office of the Cascade County Clerk and Recorder located at 121 4th Street North Suite B-1 Great Falls, the Cascade County Commissioners Office located at 325 2nd Ave North Great Falls, and the Cascade County Public Works Department Planning Division, 121 4th Street North Suite 2H/I, Great Falls, MT 59401. Any interested person may appear and speak for or against the proposed Zoning Regulation Amendment and may submit, in writing, any comments regarding said request to the Cascade County Planning Office prior to or during said public hearing. The Planning Division may be contacted at (406) 454-6905.

CASCADE COUNTY PLANNING DIVISION

/s/ Alex Dachs, Senior Planner  
(212229) 3/24, 26, 4/2.

MNAXLP

# Legals

## INVITATION TO BID

Sealed bids for construction of the Great Falls Senior Center Expansion will be received by the Great Falls Senior Center, 1000 1st Avenue, Great Falls, Montana 59401, until 2:00 p.m. on March 24, 2017.

The project consists of a two-story addition to the existing building. The project is located at 1000 1st Avenue, Great Falls, Montana 59401. The project is estimated to cost \$1,000,000. The project is to be completed by June 1, 2017. The project is to be completed by June 1, 2017. The project is to be completed by June 1, 2017.

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CONTRACTOR and bid of the Construction of the Great Falls Senior Center Expansion will be received by the Great Falls Senior Center, 1000 1st Avenue, Great Falls, Montana 59401, until 2:00 p.m. on March 24, 2017. The project is estimated to cost \$1,000,000. The project is to be completed by June 1, 2017. The project is to be completed by June 1, 2017. The project is to be completed by June 1, 2017.

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OFFICIAL 343.24

MNAXLP

## LEGAL AD DEADLINES:

Pub. Day / Deadline
Mon. - Wed. 11:30
Thurs. - Fri. 11:30
Sat. - Sun. 11:30
Legal 11:30
Legal 11:30
Legal 11:30

E-mail legal ad submissions for publication to: [legalads@mt.tribune.com](mailto:legalads@mt.tribune.com)  
Legal Ad Line: 771-1428

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that pursuant to Montana Code Annotated Title 7, Chapter 2, Section 201, the Great Falls City Commissioners will hold a public hearing on Monday, March 27, 2017 at 7:00 a.m. in Room 203 of the City of Great Falls, Montana. The Commission will consider the proposed zoning map for the City of Great Falls, Montana, as shown on the map attached to this notice. The proposed zoning map is located at 203 2nd Avenue North, Great Falls, Montana 59401. The proposed zoning map is located at 203 2nd Avenue North, Great Falls, Montana 59401. The proposed zoning map is located at 203 2nd Avenue North, Great Falls, Montana 59401.

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CAULFIELD COUNTY PLANNING DIVISION

201 First Street, Great Falls, MT 59401

(406) 771-1428

MNAXLP

## NOTICE OF PUBLIC HEARING

On Friday, March 24, 2017 at 1:00 p.m. in Room 203 of the City of Great Falls, Montana, the Great Falls City Commissioners will hold a public hearing on the proposed zoning map for the City of Great Falls, Montana, as shown on the map attached to this notice. The proposed zoning map is located at 203 2nd Avenue North, Great Falls, Montana 59401. The proposed zoning map is located at 203 2nd Avenue North, Great Falls, Montana 59401. The proposed zoning map is located at 203 2nd Avenue North, Great Falls, Montana 59401.

(406) 771-1428

MNAXLP

## NOTICE OF TRUSTEES SALE

TO BE SOLD FOR CASH AT TRUSTEES SALE. The Great Falls Senior Center, 1000 1st Avenue, Great Falls, Montana 59401, is the owner of the property located at 1000 1st Avenue, Great Falls, Montana 59401. The property is located at 1000 1st Avenue, Great Falls, Montana 59401. The property is located at 1000 1st Avenue, Great Falls, Montana 59401.

The following description is given:

Lot 1, Block 1, Third Addition to the City of Great Falls, Montana, as shown on the map attached to this notice. The property is located at 1000 1st Avenue, Great Falls, Montana 59401. The property is located at 1000 1st Avenue, Great Falls, Montana 59401. The property is located at 1000 1st Avenue, Great Falls, Montana 59401.

Estimated insurance of \$1,000,000. The property is located at 1000 1st Avenue, Great Falls, Montana 59401. The property is located at 1000 1st Avenue, Great Falls, Montana 59401. The property is located at 1000 1st Avenue, Great Falls, Montana 59401.

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY given that pursuant to Montana Code Annotated Title 76, Chapter 2, Part 2, the Cascade County Commissioners will hold a public hearing on Tuesday, May 9, 2017 at 9:30 a.m. in Room 105 in Commissioner's Chambers of the Courthouse Annex (325 2<sup>nd</sup> Ave North, Great Falls, Montana) for the purpose of amending Section 2 (Definitions) and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in an Agricultural Zoning District) of the Cascade County Zoning Regulations.

The proposed zoning regulations are on file for public inspection at the office of the Cascade County Clerk and Recorder located at 121 4th Street North Suite B-1 Great Falls, the Cascade County Commissioners Office located at 325 2nd Ave North Great Falls, and the Cascade County Public Works Department Planning Division, 121 4th Street North Suite 2H/I, Great Falls, MT 59401. Any interested person may appear and speak for or against the proposed Zoning Regulation Amendment and may submit, in writing, any comments regarding said request to the Cascade County Planning Office prior to or during said public hearing. The Planning Division may be contacted at (406) 454-6905.

CASCADE COUNTY PLANNING DIVISION

/s/ Alex Dachs, Senior Planner

Publish Date(s): . Friday, March 24, 2017, Sunday, March 26, 2017 and April 2, 2017

## **New Business**

### **A. Zoning Regulations amended**

**CASCADE COUNTY PLANNING BOARD**

PLANNING STAFF: Report and Recommendation

REGARDING: Public Hearing Scheduled for March 21, 2017

SUBJECT: Cascade County Zoning Regulation Section 2 Definitions and  
Section 7.2.4 Uses Permitted upon Special Use Permit in Agricultural  
District

PRESENTED BY: Alex Dachs, Senior Planner

**GENERAL INFORMATION**

**REQUESTED ACTION:**

To consider the request of the Cascade County Planning Division for updating the existing Cascade County Zoning Regulations, specifically Section 2 (Definitions), and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in Agricultural District).

The definition was added "Medical Marijuana Dispensary" due to changes in Montana State Law that will take effect after June 30, 2017. Currently all "providers" are allowed in I-2 Districts, this new term defines dispensary. Previously only Medical Marijuana Provider was defined.

Definitions were also added based on the Special Uses Permitted in an Agricultural District. These include definitions such as meat market, slaughterhouse, rendering plant, wholesale feedlot and distillery. These definitions were added to further define the Special Uses added to the Ag District such as "Commercial propagation, boarding, grazing or butchering of animals and fowl, which also included operating as a wholesale feedlot, meat packing plant, slaughterhouse, rendering plant and the like." Value Added Agricultural Commodity Processing Facility was also added along with Distillery to the allowed uses with a Special Use Permit. Some uses were added due to potential incoming development that would be compatible in agricultural districts as there may not be enough property zoned Heavy Industrial which would allow these types of uses. The use of a Distillery was added based on other uses around the state. A distillery could be contained on a farm property where a crop/farm product is grown and chemically transformed to alcohol on site.

## ZONING ANALYSIS

Pursuant to MCA 76-2-203 and Chapter 1 of the Cascade County Zoning Regulations, all zoning amendment requests are to be considered in light of the following ten criteria and guidelines.

The first criteria:

### **1. Made in accordance with the growth policy.**

State statutes specify the following uses and limitations on uses of the Cascade County Growth Policy:

#### **MCA 76-1-605 Use of adopted growth policy.**

(1) Subject to subsection (2), after adoption of a growth policy, the governing body within the area covered by the growth policy pursuant to 76-1-601 must be guided by and give consideration to the general policy and pattern development set out in the growth policy in the:

- (a) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;
- (b) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and
- (c) adoption of zoning ordinances or resolutions.

(2) (a) A growth policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law.

(b) A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with a growth policy adopted pursuant to this chapter.

The 2014 Cascade County Growth Policy contains five goals which the policy defines as a broad, generalized expression of commonly held community values regarding growth, development patterns, and quality of life. They are intended to express the primary theme, or general intent and direction of the growth policy. Each goal also includes a subset of objectives which the growth policy defines as a more narrowly defined and concrete expression of community intent. The five goals and their related objectives are:

**Goal 1: Sustain and strengthen the economic well-being of Cascade County citizens.**



**Objectives:**

These primary goals are the same goals listed in the 2006 Cascade County Comprehensive Plan, as well as new additional goals. The planning board believes that these goals continue to provide the best overall direction for county planning.

- A. Stimulate the retention and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.
- B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.
- C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunications, and youth/social services.
- D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.
- E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.
- F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chambers of commerce, development organizations and business roundtable organizations.
- G. Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.
- H. Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.
- I. Encourage the growth of the agricultural economy.

- J. Stimulate the growth of the economy by encouraging the use of alternate methods.

**Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.**

**Objectives:**

- A. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests.
- B. Preserve Cascade County's scenic beauty and conserve its forests, rangelands and streams, with their abundant wildlife and good fisheries.
- C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.
- D. Assure clean air, clean water, a healthful environment and good community appearance.
- E. Support the development of natural resources including but not limited to timber, mining, oil and gas production, and renewable energy production.
- F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfields processes.

**Goal 3: Maintain agricultural economy**

**Objectives:**

- A. Protect the most productive soil types.
- B. Continue to protect soils against erosion.
- C. Protect the floodplain from non-agricultural development
- D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

**Goal 4: Retain the presence of the U.S. Military in Cascade County**

**Objectives:**

- A. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.

- B. Promote the location of additional military missions in Cascade County.
- C. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations
- D. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.

**Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.**

**Objectives:**

- A. Maintain Cascade County's citizen's independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.
- B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.
- C. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.
- D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

**STAFF ANALYSIS:**

**Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.**

With respect to Goal 1, staff finds the proposed zoning amendment to be in general compliance with the growth policy's goal to sustain and strengthen the economic well-being of Cascade County's citizens. Objectives A, B, C, E, F, G, H, I and J of this goal will be met as the additional proposed uses allowed with a Special Use Permit in an Agricultural District deal with the economy and business in Cascade County. The economy would not only be strengthened by adding new businesses, but existing businesses could grow to fulfill the needs of new businesses. The above objectives will be met as attracting large businesses, and new business development will help strengthen the economy. This goal does not generally promote objective D, as this zoning amendment for allowed uses is not expected to promote the development of cultural resources and tourism to broaden the economic base.

**Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.**

Objective A, B, C, D, E, of this goal will be met as the additional uses allowed with a Special Use Permit will promote economic growth and development within rural settlements, and the Agricultural Districts which better preserves Cascade County's rural character as well providing a good community appearance, assuring clean air and water, development of alternative energy production through a rendering plant, and preserving the scenic beauty of the county's open space. It does not meet Objectives F (continue to work with Fed and State to develop lands that continue to be underdeveloped) as this is not located in a Superfund site.

**Goal 3: Maintain Agricultural Economy**

The changes to the zoning regulations would not put the objectives out of harmony, the additional allowed uses will need approval through the Zoning Board of Adjustment (ZBOA) and any objectives A, B, or C; to protect the most productive soils types, protecting soils against erosion, and protecting the floodplain from non-agricultural development can be conditioned before the ZBOA, as these objectives are site specific. Objective D will be met as the use for value-added agricultural commodity processing facility was added to allowed uses with a Special Use Permit in the Ag district.

**Goal 4: Retain the presence of the U.S. Military in Cascade County**

Staff finds the proposed regulation changes do not affect the U.S. Military either negatively or positively. Objectives A, B, C, D, and E will be able to be conditioned through the ZBOA as the impact will be determined based on the location of the proposed use, with some locations having greater impacts than others.

**Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.**

Objective A seeks to maintain the independent lifestyle of Cascade County's citizens while minimizing governmental intervention to the extent possible, consistent with the requirements for a continually evolving economy and constantly changing population. The proposed change to the zoning regulations can lessen governmental regulation with fewer development barriers and allow these additional uses with a SUP to be located away from highly populated areas that may not be compatible. Staff feels there are areas within the county that these uses could be permitted without conflict. Objective C and D would not be impacted negatively. Most of the agricultural zoned land in the county does not lie at the wildland/urban interface. Objective B is addressed as part of the SUP process and can be conditioned by the ZBOA.

### **Overall Compliance:**

Determining compliance with the growth policy for the proposed zoning regulation changes demonstrates the inherent tensions and contradictions between various goals and objectives. The intentionally broad language used in forming goals naturally leads to statements that are capable of multiple interpretations. Fully meeting one goal may mean that a land use action fully contradicts another. Staff also remains mindful that recent statutory changes to the Growth Policy Act and related court decisions make it clear that growth policies are not regulatory documents and may not be used to condition or deny a land use action.

With these principles in mind, staff finds the proposed changes generally complies with the 2014 Cascade County Growth Policy and the level of compliance is acceptable. The proposal meets the growth policy's goal to sustain and strengthen the economic well-being of the county's citizens. The proposal does not negatively affect Cascade County's rural character or agricultural economy. The growth policy's goal to retain the presence of the U.S. Military does not directly apply.

#### **Criteria #2:**

##### **Whether the zoning regulations have been designed to secure safety from fire and other dangers.**

There have been no proposed changes that would affect the way to secure additional safety from fire and other dangers. There are no changes to enhance or worsen protection from these types of dangers.

#### **Criteria #3:**

##### **Whether the zoning regulations have been designed to promote public health, public safety, and general welfare.**

The zoning regulation changes are not proposing change that would affect the public's health, public's safety or their general welfare.

#### **Criteria #4:**

##### **Whether the zoning regulations have been designed to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.**

Staff does not feel any proposed regulation change will have an effect on adequate provision of transportation, water, sewage, schools, parks, or other public requirements. There are building code requirements that must be met for Commercial ventures within a structure. Water and sewer requirements will vary based on soil factors, size of lot, water demands of the operation, etc.

Criteria #5:

**Whether the zoning regulations have been designed to provide adequate light and air.**

Staff does not feel any proposed regulation change will have an effect on light and air.

Criteria #6:

**Whether the zoning regulations have been designed to address effects on motorized and non-motorized transportation systems.**

Staff does feel the proposed regulation change could have an effect on motorized and non-motorized transportation systems. Traffic impacts would depend upon several factors including employees, operations, and shipments. Traffic impacts would be addressed through the Special Use Permit process.

Criteria #7:

**Whether the zoning regulations have been designed to be compatible with urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities.**

The proposed zoning regulation changes will remain compatible with urban growth in the vicinity of cities and towns.

Criteria #8:

**Whether the zoning regulations have been made with reasonable consideration to the district's peculiar suitability for particular uses.**

The proposed zoning amendment only affects the Ag zone district, and staff feels that there could be areas in the district that would be appropriate for these types of uses.

Criteria #9:

**Whether the zoning regulations have been made with a view to conserving the value of buildings.**

Some uses were added due to potential incoming development that would be compatible in agricultural districts as there may not be enough property zoned Heavy Industrial which would allow these types of uses. The uses added in the amendment could be contained to a large Agricultural District parcel with minimal

impacts to the community.

Criteria #10:

**Whether the zoning regulations have been made with a view to encouraging the most appropriate use of land throughout the jurisdictional area.**

Staff feels the proposed change to the Zoning Regulations are to encourage the most appropriate use of land throughout the jurisdictional area. The opportunities for several uses will have another avenue for entrepreneurs to develop in Ag districts. The entire County will be able to benefit from these additional uses in the Ag district.

### **RECOMMENDATION**

The recommendations before you are for consideration today for the public to have an opportunity to voice their approval or concerns. This recommended change will be forwarded to the Commissioners where the public will again be able to address any additional questions or concerns.

### **MOTIONS:**

Alternative One- The Planning Board, after reviewing the staff report and proposed regulation changes for compliance with the criteria and guidelines for zoning regulations MCA 76-2-203, adopt the staff report and recommend to the Board of County Commissioners that the request to amend Section 2 (Definitions), and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in Agricultural District)" be **denied**;

OR:

Alternative Two- The Planning Board, after reviewing the staff report and proposed regulation changes for compliance with the criteria and guidelines for zoning regulations MCA 76-2-203, adopt the staff report and recommend to the Board of County Commissioners that the request to amend Section 2 (Definitions), and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in Agricultural District)" be **approved**.

Attachments: Draft Zoning Regulation, Section 2 and Section 7.2.4

## **SECTION 2. DEFINITIONS**

### **DISTILLERY**

Establishment engaged in manufacturing, assembly, fabrication, packing or industrial processing of products from raw materials including the chemical transformation of materials or substances into new products, and blending of materials including liquors.

### **MEAT PACKING PLANT**

A place or building which handles the slaughtering, processing, packaging and distribution of animals including but not limited to chickens, cattle, pigs, sheep and other livestock or fowl.

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A facility where marijuana and/or marijuana infused products, are made available for medical purposes, in compliance with state, local, health and safety regulations.

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A building used for storage and conversion of animal wastes and livestock carcasses into industrial fats and oils, various other products (fertilizer), or to be used for heating and energy production.

### **SLAUGHTERHOUSE**

A building, structure, or facility where livestock and/or fowl, is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals to include packing, treating, storage or sale of the product on the premises.

### **VALUE-ADDED-(AGRICULTURAL COMMODITIES)**

The process of taking a raw agricultural commodity and changing its form to produce a higher quality end product.

### **WHOLESALE FEEDLOT (FEEDLOT)**

A lot, structure, building or confined area used intensively for raising or keeping of livestock belonging to others for a fee for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate.



## 7.2 AGRICULTURAL (A) DISTRICTS

### 7.2.4 USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

- (1) Cemetery, including mausoleum and crematorium provided that any mausoleum or crematorium shall be a distance of at least two hundred (200) feet from any adjacent property or street and highway lines and provided, further, that any new cemetery shall contain an area of twenty (20) acres or more.
- (2) Quarry (including cutting, breaking, shaping, and finishing of quarried rock) , sand and gravel pit, top soil stripping, providing that ~~any building housing power or power producing machines~~ shall be a distance of at least two hundred (200) feet from all adjacent property or street and highway lines. Operational hours shall be limited from 7:00 a.m. until 7:00 p.m.
- (3) Public or privately owned airport, landing area, or helipad. Site must be a minimum of 20 acres and 1000 feet from schools.
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- (7) Commercially operated feedlots or concentrated animal feeding facilities if located on a tract of land 40 acres minimum in size and no adjacent residences are within one (1) mile at the time of application.
- (8) Mobile Home Park/Mobile Home Court.
- (9) Storage Facility, Self-Service where indoor storage space is provided for rent or lease and subject to the following conditions:
  - (a) Principal use of a rented or leased space shall be restricted to storage and shall not include processing, refining, transfer

*change in  
future*

or distribution of any commercial material or product; and

(b) Storage of flammable or explosive liquids, solids, or gases shall not be permitted.

(c) Landscaping requirements shall be in accordance with Section 8.18



(d) All material must be stored inside units. Storage of licensed, operable, vehicles including but not limited to Recreational Vehicles, Cars, Trucks, Vans, Trailers, Boats, Motorcycles, and All Terrain Vehicles, may be outside provided that proper screening, approved by the Planning Director, as to shield these units will occur.

(10) Motorized Sports Entertainment provided that no residences are located within 1 mile of the proposed use, at the time of application.

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(22) Guest Ranch, provided parcel size is 20 acres or greater.

(23) Oil and gas exploration, drilling, and production subject to the requirements of Section 8.13 of these regulations.

~~(24)~~ Manufactured housing sales.

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~~(26)~~ Distillery.

~~(24)(27)~~ Value Added Agricultural Commodity Processing Facility. This may include processing, manufacturing, storage, and the like.

~~(25)(28)~~ Warehouse.

~~(26)(29)~~ Parking structure/garage.

~~(27)(30)~~ Artisan shop.

~~(28)(31)~~ Light manufacturing & assembly.

~~(29)(32)~~ Power Plant.

~~(30)(33)~~ Tourist cabins.

~~(31)(34)~~ Worship facility.

~~(32)(35)~~ Educational facility.

~~(33)(36)~~ Golf course or country club, including directly associated incidental and accessory facilities including a pro shop, lounge and restaurant catering only to users of the golf course; but not including commercially operated pitch and putt course or - miniature golf course. Also includes swimming pool, soccer, baseball, softball fields and the like.

~~(34)(37)~~ Day Care Center, Group Day Care Home, Family Day Care Home, Community Residential Facility.

(38) Nursing Home, Retirement Home.

(39) Second dwelling unit on parcel less than 20 acres.

- (40) Contractor Yard, small (8.15.1).
- (41) Workforce Housing (Permanent Labor Camp).
- (42) Temporary Workforce Housing (Temporary Labor Camp).
- (43) Agricultural Commodity Storage Facility.
- (44) Membership Club.

## Dachs, Alex

---

**From:** Dachs, Alex  
**Sent:** Monday, March 13, 2017 3:47 PM  
**To:** 'wwranch@3rivers.net'  
**Subject:** RE: proposed zoning regulation amendments  
**Attachments:** only additions to definitions and uses added.pdf

Give this attachment a try, and let me know if you have issues viewing the content.

As far as what is driving the changes? These are some changes occurring throughout the state, some areas have seen distillery operations away from towns/developments (similar to where our Ag districts are located, not close to towns/developments). Dispensary was added for clarification due to upcoming changes. The other definitions and uses were added to uses permitted with a Special Use Permit as these agricultural based operations may be compatible in the Ag zoning district.

Alex

-----Original Message-----

**From:** wwranch@3rivers.net [mailto:wwranch@3rivers.net]  
**Sent:** Monday, March 13, 2017 12:23 PM  
**To:** Dachs, Alex <adachs@casadecountymt.gov>  
**Subject:** Re: proposed zoning regulation amendments

can you please send in earlier Word version or pdf Alex? I can't open this attachment.

What's driving this change anyhow? Things we've discovered along the way?

Thanks,

Richard

> Hello Richard,  
>  
> See attached for proposed amendment to zoning regulations. We are  
> adding several definitions as well as a few uses that would be allowed  
> with a special use permit in an Agricultural Zoning District. Please  
> contact me if you have any questions or need clarification.  
>  
> Thanks,  
>  
>  
> Alex Dachs  
> Cascade County Planner  
> 121 4th St N, Suite 2 H/I  
> Great Falls, MT 59401  
> Phone: 406-454-6905  
> Fax: 406-454-6919  
>

**Dachs, Alex**

---

**From:** Brian Fadie <bfadie@meic.org>  
**Sent:** Monday, March 13, 2017 11:00 AM  
**To:** Dachs, Alex  
**Subject:** Re: proposed zoning regulation amendments

Very helpful - thank you!

On Mon, Mar 13, 2017 at 10:38 AM, Dachs, Alex <[adachs@cascadecountymt.gov](mailto:adachs@cascadecountymt.gov)> wrote:

Hello Brian,

See attached for proposed amendment to zoning regulations. We are adding several definitions as well as a few uses that would be allowed with a special use permit in an Agricultural Zoning District. Please contact me if you have any questions or need clarification.

Thanks,

*Alex Dachs*

Cascade County Planner

121 4th St N, Suite 2 H/I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Brian Fadie  
Clean Energy Program Director  
Montana Environmental Information Center  
office: 406-443-2520  
mobile: 406-210-7591

# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

## AFFIDAVIT OF PUBLICATION THE GREAT FALLS TRIBUNE

205 RIVER DR S  
GREAT FALLS, MT 59405

Phone: (406) 791-1444

Toll Free (800) 438-6600

CAS CTY PLANNING DEPT  
121 4TH ST N STE 2H  
GREAT FALLS, MT 59401

REFERENCE: FAL-003281  
0001977289

CASE NO:  
Planning Board Public Hearing

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that pursuant to Montana Code Annotated Title 76, Chapter 2, Part 2, the Cascade County Planning Board will hold a public hearing on Tuesday, March 21, 2017 at 9:00 a.m. in Room 105 in Commissioner's Chambers of the Courthouse Annex (325 2nd Ave North, Great Falls, Montana) for the purpose of amending Section 2 (Definitions) and Section 7.2.4 (Uses Permitted Upon Issuance of a Special Use Permit in an Agricultural Zoning District) of the Cascade County Zoning Regulations.

The proposed zoning regulations are on file for public inspection at the office of the Cascade County Clerk and Recorder located at 121 4th Street North Suite B-1 Great Falls, the Cascade County Commissioners Office located at 325 2nd Ave North Great Falls, and the Cascade County Public Works Department Planning Division, 121 4th Street North Suite 2H/1, Great Falls, MT 59401. Any interested person may appear and speak for or against the proposed Zoning Regulation Amendment and may submit, in writing, any comments regarding said request to the Cascade County Planning Office prior to or during said public hearing. The Planning Division may be contacted at (406) 454-6905.

CASCADE COUNTY  
PLANNING DIVISION  
/s/ Alex Dachs, Senior Planner  
(212166) 3/12, 19.

MNAXLP

Deanna Small, being first duly sworn deposes and says that GREAT FALLS TRIBUNE COMPANY is a corporation duly incorporated under the laws of the State of Delaware, that the said GREAT FALLS TRIBUNE COMPANY is the printer and publisher of the GREAT FALLS TRIBUNE, a daily newspaper of general circulation of the County of Cascade, State of Montana, and that the deponent is the principal clerk of said GREAT FALLS TRIBUNE COMPANY, printer of the GREAT FALLS TRIBUNE, and that the advertisement here to annexed...

### NOTICE OF PUBLIC HEARING NOTICE IS HEREBY given that pursuant to Montana Code A

Has been correctly published 2 times in the regular and entire issue of said paper on the following dates:

03/12/17, 03/19/17

STATE OF MONTANA  
County of Cascade

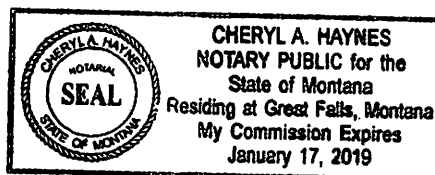
On this 20th day of March 2017, before me the undersigned, a Notary Public of the State of Montana, personally appeared

Deanna Small  
known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal of the day and year first above written.

Cheryl A Haynes  
Print Name

Cheryl A Haynes  
Signature



FILED ON: 03/12/2017



# GREAT FALLS TRIBUNE

PART OF THE USA TODAY NETWORK

Order Confirmation for Ad #: 0001977289

Customer: CAS CTY PLANNING DEPT  
Address: 121 4TH ST N STE 2H  
 GREAT FALLS MT 59401 USA  
Acct. #: FAL-003281  
Phone: 4064546905

CAS CTY PLANNING DEPT  
Ordered By: ALEX DACHS

OrderStart Date: 03/12/2017

Order End Date: 03/19/2017

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	0					1 X 0.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$68.56	\$0.00	\$68.56	Invoice	\$0.00	\$68.56

Ad Order Notes:

Sales Rep: pselstad

Order Taker: ejenkins

Order Created 03/06/2017

Product	# Ins	Start Date	End Date
FAL-gftribune.com	2	03/12/2017	03/19/2017
03-12-17, 03-19-17, FAL-GreatFallsTribune	2	03/12/2017	03/19/2017
03-12-17, 03-19-17,			

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

## Legals

pre-bid walk-through.

Bids will be received for a single General Contract, which includes all General and Mechanical Work. Contractor shall comply with all Fair Labor Practices and meet the requirements of the State of Montana. Each prime contractor and his/her subcontractors shall comply with the Montana Contractor's law and shall have a Certificate of Registration from the State of Montana, Department of Labor and Industry, Employment Relations Division.

Each bid shall be accompanied by a Bid Bond, Cashier's Check, or Certified Check for 10% of the total bid. Successful bidder shall furnish an approved Performance Bond, and a Labor Material Payment bond, each in the amount of 100% of the Contract, upon signature of the Contract. Bids shall include the cost of such bonds. Contractor shall furnish to the Owner Lien Waivers, as requested, prior to final payment.

Address and deliver submittals to Mr. Brian Patrick, Director of Business Operations in the District Office Building at 1100 4th Street South, Great Falls, MT 59405. Late submittals will not be accepted.

Bidder shall not withdraw his/her bid for at least 60 days after the scheduled time for receipt of bids, except as noted in the Instructions to Bidders.

The Owner reserves the right to accept or reject any or all bids; to award the contract for the bid considered to be best suited to the needs of the Facility and/or in the best interests of the Owner; and to waive informalities. The Owner reserves the right to determine what constitutes any and all irregularities or informalities, and to contact bidders for clarification or additional information.

Attn: Mr. Brian Patrick,

Director of Business Operations

1100 4th Street South

Great Falls, MT 59405

(212173) 3/12, 19.

MNAXLP

## INVITATION TO BID

Sealed bids will be received until the closing time of 2:00 p.m. on MARCH 15, 2017, and will be publicly opened and read aloud in the offices of the Architecture & Engineering Division, 1520 East Sixth Avenue, P.O. Box 200103, Helena MT 59620-0103 for: IMPROVE SOUTH PARKING LOT, MONTANA STATE UNIVERSITY-NORTHERN, HAVRE, MONTANA, A/E #2016-05-03.

Bids shall be submitted on the form provided within the Contract Documents. Contract documents may be obtained at the offices of: NORTHERN ENGINEERING & CONSULTING, INC.

160 SIXTH AVE W

HAVRE MT 59501

406 445-1113

jay.springer@necusa.com

A refundable deposit of \$50.00 is

required for each plan set.

A PRE-BID WALK-THROUGH

IS SCHEDULED FOR WED-

NESDAY, MARCH 8, 2017, AT

1:00 P.M. PARTICIPANTS

SHOULD MEET AT THE MSU-

N PHYSICAL PLANT, 300 13TH

STREET WEST, IN HAVRE. AT-

TENDANCE IS STRONGLY

RECOMMENDED.

Bids must be accompanied by a

bid security meeting the re-

quirements of the state of

Montana in the amount of 10%

of the total bid. After award, the

successful bidder must furnish

an approved Performance Se-

curity and a Labor & Material

Payment Security each in the

amount of 100% of the contract.

No bidder may withdraw his bid

for at least thirty (30) calendar

days after the scheduled time

for receipt of bids except as not-

ed in the Instructions to Bid-

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wave any and all irregularities

or informalities and the right to

determine what constitutes any

and all irregularities or

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ARCHITECTURE &

ENGINEERING DIVISION

DEPARTMENT OF

ADMINISTRATION

STATE OF MONTANA

(212121) 2/26, 3/5, 12.

MNAXLP

## Legals

## INVITATION TO BID

The Montana Department of Transportation invites all interested parties to submit bids to Invitation for Bid #MDT-312337-RP for Lewistown Office HVAC Upgrade.

This Invitation for Bid is available on the Montana Department of Administration's website at: [www.bids.mt.gov](http://www.bids.mt.gov)

Contractors should check this website frequently. Addenda, and/or any other information relative to this bid, will be posted to this website address.

There will be a Pre-Bid Site Inspection on Monday March 13, 2017 at 1:00 pm at the Lewistown Office located at 50 Airport Road in Lewistown.

The Montana Department of Transportation is an Affirmative Action Employer and encourages minorities and women to apply for this contract.

MDT attempts to provide accommodations for any known disability that may interfere with a person participating in any service, program or activity of the Department. Alternative accessible formats of this information will be provided upon request. For further information call Richele Parkhurst at (406) 657-0274 Voice or 1-800-355-7592 TTY or TTY (406) 444-7696.

(212167) 3/8, 12, 19.

MNAXLP

## LEGAL AD DEADLINES:

## Pub. Day / Deadline

Mon.....Wed.	10:30
Tues.....Thurs.	10:30
Wed.....Fri.	10:30
Thurs.....Mon.	10:30
Fri.....Tues.	10:30
Sat.....Wed.	10:30
Sun.....Wed.	10:30

E-mail legal ad submissions for publication to:

[tribesals@greatfallstribune.com](mailto:tribesals@greatfallstribune.com)

Legal Fax Line: 791-1436

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CASCADE COUNTY

PLANNING DIVISION

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MNAXLP

Go Beyond the Job Search.



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CASCADE COUNTY PLANNING DIVISION

/s/ Alex Dachs, Planner

Publish Date(s): Sunday, March 12, 2017 and March 19, 2017

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(27)(30) Artisan shop.

(28)(31) Light manufacturing & assembly.

(29)(32) Power Plant.

(30)(33) Tourist cabins.

(31)(34) Worship facility.

(32)(35) Educational facility.

(33)(36) Golf course or country club, including directly associated incidental and accessory facilities including a pro shop, lounge and restaurant catering only to users of the golf course; but not including commercially operated pitch and putt course or miniature golf course. Also includes swimming pool, soccer, baseball, softball fields and the like.

(34)(37) Day Care Center, Group Day Care Home, Family Day Care Home, Community Residential Facility.

(38) Nursing Home, Retirement Home.

(39) Second dwelling unit on parcel less than 20 acres.

- (40) Contractor Yard, small (8.15.1).
- (41) Workforce Housing (Permanent Labor Camp).
- (42) Temporary Workforce Housing (Temporary Labor Camp).
- (43) Agricultural Commodity Storage Facility.
- (44) Membership Club.



# Montana Code Annotated 2015

[Previous Section](#)   [MCA Contents](#)   [Part Contents](#)   [Search](#)   [Help](#)   [Next Section](#)

**50-57-102. Definitions.** Unless the context clearly requires otherwise, in this chapter the following definitions apply:

(1) "Consumer" means a person who:

- (a) is a member of the public;
- (b) takes possession of food;
- (c) is not functioning in the capacity of an operator of an establishment; and
- (d) does not offer the food for resale.

(2) "Department" means the department of public health and human services provided for in [2-15-2201](#).

(3) "Dietary supplement" means a product, other than a tobacco product, that is intended to supplement the diet and:

- (a) is advertised only as a food supplement; and
- (b) bears or contains one or more of the following ingredients:
  - (i) a vitamin;
  - (ii) a mineral;
  - (iii) an herb or other botanical substance;
  - (iv) an amino acid; or

(v) a dietary substance used to supplement the diet by increasing the total dietary intake or a concentrate, metabolite, constituent, extract, or a combination of any ingredients described in subsections (3)(b)(i) through (3)(b)(iv).

(4) "Establishment" means a wholesale food manufacturing establishment, wholesale food salvage establishment, wholesale food warehouse, wholesale ice manufacturer, or wholesale water bottler.

(5) (a) "Food" means an edible substance, beverage, or ingredient used, intended for use, or for sale for human consumption. The term includes dietary supplements.

(b) The term does not include nonprescription drugs.

(6) "Local board of health" means a county, city, city-county, or district board of health.

(7) "Local health officer" means a county, city, city-county, or district health officer appointed by the local board of health or the health officer's authorized representative.

(8) "Regulatory authority" means the department, the local board of health, the local health officer, or the local sanitarian.

(9) "Retail" means the provision of food directly to the consumer.

(10) "Retail food establishment" has the meaning provided in [50-50-102](#).

(11) (a) "Wholesale" means the sale or provision of food to a retail food establishment or to another person engaged in retail sales who sells or provides the food directly to the consumer.

(b) The term does not include the sale or provision of food at retail.

**(12) (a)** "Wholesale food manufacturing establishment" means a facility and the facility's buildings or structures used to manufacture or prepare food for human consumption at wholesale.

**(b)** The term does not include:

- (i) milk producers' facilities, milk pasteurization facilities, or milk product manufacturing plants;
- (ii)** slaughterhouses, meat packing plants, or meat depots; or
- (iii) producers or harvesters of raw and unprocessed farm products.

(13) "Wholesale food salvage establishment" means an entity that is engaged in reconditioning or

by other means salvaging distressed food or that sells, buys, or distributes for human consumption any salvaged food. The term includes a salvage broker, a salvage operator, and a salvage warehouse.

(14) (a) "Wholesale food warehouse" means a facility used to store food or cosmetics for distribution to retailers.

(b) The term includes a frozen food plant that is used to freeze, process, or store food, including any facility used in conjunction with the frozen food plant.

(c) The term does not include a wine, beer, or soft drink warehouse that is separate from facilities where brewing or drink manufacturing occurs.

(15) (a) "Wholesale ice manufacturer" means an entity that produces ice for human consumption that is sold at wholesale in packaged form or in bulk form for food, drink, or culinary purposes.

(b) The term does not include:

(i) persons, hotels, restaurants, inns, caterers, food service contractors, or theaters that manufacture or furnish ice solely for their customers in a manner that is incidental to the production, sale, or dispensing of other goods and services; or

(ii) a retail food establishment that manufactures ice in packaged form for onsite retail sales to the consumer.

(16) (a) "Wholesale water bottler" means an entity that is engaged in the production, packaging, manufacturing, or processing of drinking water, culinary bottled water, or water otherwise processed and packaged for human consumption that is sold at wholesale.

(b) The term does not include a facility that produces, packages, manufactures, or processes drinking water, culinary bottled water, or water otherwise processed and packaged for human consumption onsite for retail sale.

**History:** En. Sec. 2, Ch. 474, L. 2003; amd. Sec. 2, Ch. 395, L. 2007; amd. Sec. 29, Ch. 239, L. 2015.

*Provided by Montana Legislative Services*

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
CASCADE COUNTY, MONTANA**

**Resolution 17-39**

**RESOLUTION OF INTENTION TO AMEND SECTION 2 AND  
SECTION 7 OF THE CASCADE COUNTY ZONING REGULATIONS**

WHEREAS, under the provisions of Title 76, Chapter 2, Part 2, Montana Code Annotated, the Board of County Commissioners is authorized to adopt zoning regulations; and

WHEREAS, a Zoning District and Regulations therefore was created by Resolution passed by the Board of County Commissioners on December 13, 2016, as documented on Resolution #16-120 (R# 0332488) on file in the Office of the Clerk and Recorder of Cascade County; and

WHEREAS, Montana Code Annotated, Section 76-2-205 allows the Board of County Commissioners to amend zoning regulations; and

WHEREAS, in accordance with Section 76-2-204, Montana Code Annotated, and Section 14 of the Cascade County Zoning Regulations, the Board of County Commissioners shall require the County Planning Board to act as a zoning commission to recommend appropriate regulations for the various zoning districts; and

WHEREAS, legal notice of the Public Hearing regarding the amended Section 2 and 7.2.4 was published in the Great Falls Tribune on Sunday, March 12, 2017, and March 19, 2017.

WHEREAS, the Cascade County Planning Board on March 21, 2017 held a Public Hearing to allow any interested party to speak for or against the proposed revisions; and

WHEREAS, the Cascade County Planning Board during a Public Hearing held on March 21, 2017 discussed the above mentioned amended Section and passed a motion recommending the County Commissioners approve the amended Section; and

WHEREAS, the Cascade County Planning Board is performing in an advisory capacity to the Board of County Commissioners regarding zoning and has provided a written report to the County Commissioners regarding the above-mentioned amended Section;

**NOW, THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Cascade County as follows:

There is hereby passed this Resolution of Intention to amend Section 2 and Section 7.2.4 of the Cascade County Zoning Regulations as set forth in Exhibit A attached hereto and by this reference incorporated herein.

The proposed amended Section is on file for public inspection at the office of the Cascade County Clerk and Recorder, Cascade County, Montana.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF CASCADE COUNTY

\_\_\_\_\_  
James L. Larson, Chairman

\_\_\_\_\_  
Jane Weber, Commissioner

\_\_\_\_\_  
Joe Briggs, Commissioner

Attest:

\_\_\_\_\_  
Rina Fontana Moore, Clerk and Recorder

**Distillery-** Establishment engaged in manufacturing, assembly, fabrication, packing or industrial processing of products from raw materials including the chemical transformation of materials or substances into new products, and blending of materials including liquors.

**Meat packing plant-** place or building which handles the slaughtering, processing, packaging and distribution of animals such as cattle, pigs, sheep and other livestock.

*including but not limited to chickens, cattle, pigs, sheep, and other livestock or Fowl*

**Slaughterhouse-** a facility for slaughtering and processing of animals and the refining of their byproducts.

A building used for the for-profit slaughtering of animals that are either raised on site or transported to the building and the processing and storage of animal products and wastes that result from a slaughtering process.

*or facility and/or fowl*

A building or structure, where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals to include packing, treating, storage or sale of the product on the premises.

**Rendering plant-** a building used for storage and conversion of animal wastes and livestock carcasses into industrial fats and oils, various other products (fertilizer), or to be used for heating and energy production

**Wholesale feedlot (feedlot)-** an area of more than 15000 square feet where the principal business is the feeding of livestock or poultry.

A lot, structure, building or confined area used intensively for raising or keeping of more than six head of beef cattle or similar livestock for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate, ~~but not including barns, pens, or similar structure.~~

*Revising 7.2.4, ~~also~~ added to SUP and Chapter 2 definitions to include definitions of*

*Marijuana  
Distribution Center  
Dispensing*

*Legal Ad to TAB ~~February~~ 8th  
March*

*Fowl,*

*Section 2*

*Section 7.2.4*

**Distillery-** Establishment engaged in manufacturing, assembly, fabrication, packing or industrial processing of products from raw materials including the chemical transformation of materials or substances into new products, and blending of materials including liquors.

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**Slaughterhouse-** A building, structure, or facility where livestock and/or fowl is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals to include packing, treating, storage or sale of the product on the premises.

**Rendering plant-** a building used for storage and conversion of animal wastes and livestock carcasses into industrial fats and oils, various other products (fertilizer), or to be used for heating and energy production.

**Wholesale feedlot (feedlot)-** A lot, structure, building or confined area used intensively for raising or keeping of livestock belonging to others for a fee for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate, but not including barns, pens, or similar structure.

**Value-added-(agricultural commodities)-** The process of taking a raw agricultural commodity and changing its form to produce a higher quality end product.

***“Commercial propagation, boarding, grazing, or butchering of animals and fowl provided that the animals may not be stabled or processed within one (1) mile from any adjacent residences. The adjacent residences must be residences that are present prior to the date of receiving the application for this use. The operation can be used as a wholesale feed lot, meat packing plant, slaughterhouse, rendering plant, and the like.”***

***“Distillery”***

***“Value Added Agricultural Commodity Processing Facility. This may include processing, manufacturing, storage, and the like.”***

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