



## CASCADE COUNTY PLANNING BOARD

### SERVING CASCADE COUNTY, MONTANA

Board Members: Mark Carlson, Charles Kuether,  
Richard Liebert, Elliott Merja, Brian Ruckman, and Ken Thornton,

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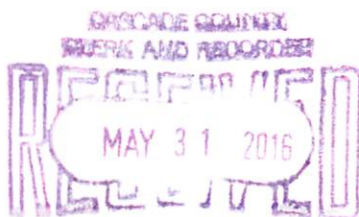
#### AGENDA

May 31, 2016

9:00 am

Court House Annex  
Tax Appeal Room  
325 2<sup>nd</sup> Avenue North, Room 105

1. Call to Order
2. Roll Call:
3. Approve Previous Minutes: March 22, 2016
4. New Business:
  - A. Public Hearing: Christensen, 1st Time Minor
    1. Staff Report by Alex Dachs
    2. Discussion and Comment
5. Board Matters
6. Public Comments Regarding Matters within the Board's Jurisdiction
7. Adjournment



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Cascade County, Rina Ft Moore - Clerk & Recorder



# **CASCADE COUNTY PLANNING BOARD**

March 22, 2016

9:02 am

County Tax Appeals Room

Court House Annex

325 2<sup>nd</sup> Avenue North

Board Members: Mark Carlson, Charles Kuether, Richard Liebert, Elliott Merja, Brian Ruckman, and Ken Thornton

**Notice: These minutes are paraphrased to reflect the proceedings of the Cascade County Planning Board, and are considered a draft until formally approved by the Planning Board.**

**Staff Present:** Susan Conell, Carey Shannon, Alex Dachs, Deen Pomeroy, and Nadine Thares

**Attendees:** Jolene Schalper (Great Falls Development Authority)

**1. Call to order:** Elliott Merja called to order.

**2. Roll call**

**Present:** Mark Carlson, Charles, Kuether, Richard Liebert, Elliott Merja, Brian Ruckman, and Ken Thornton,

**Absent:** none

**3. Approval of minutes**

**Charles Kuether** asked for clarification on the Mountain View Estates, he believed it was fire cisterns.

**Elliott Merja** agreed saying he is familiar with it and they are fire cisterns.

**Nadine Thares** will correct the minutes.

**Brian Ruckman** motioned to approve the minutes of January 19, 2016 with the correction of fire cisterns.

**Charles Kuether** seconded the motion.

**All In Favor, Motion passes 6-0**

**4. New Business**

**A. Zoning Regulation Amendments**

**Susan Conell** presented the update to the existing Cascade County Zoning Regulations to the Board; summation is as follows. To consider the request of the Cascade County Planning Division for updating the existing Cascade County Zoning Regulations, specifically Sections 1, 2, 7, 8, 9, 10, 12, and the creation of Section 18. The proposed amendments would update definition language, remove antiquated language, update section references, update and create language for solar based power plants, create a new section for standards for unclassified use permits, create an application review fee for unclassified use permits, update language for special use permits, update language for the appeal process for the Zoning Board of Adjustment, update language to alter allowed uses in the various zoning districts, and to update the regulations with current standard zoning practices.

Notice of this public hearing was published in the Great Falls Tribune on Sunday, March 6, 2016, Sunday, March 13, 2016, and March 20, 2016. The notice was posted on March 4, 2016 at the Cascade County Clerk and Records Office, Cascade County Courthouse, Cascade County Courthouse Annex, Cascade County Public Works Department Planning Division, Cascade County Treasurers/Superintendent of Schools Office, and the Great Falls Public Library.

Staff proposes the following revisions to the Cascade County Zoning Regulations:

- Amend the zoning definition section to match and update State and professional zoning language where applicable.
- Delete the matrix of uses table, as it is out-of-date and confusing for most people.
- Add Section 8.12 to reflect standards for solar power plant development.
- Amend fee structure to include Unclassified Use Permit fees (Section 9.3)
- Add Section 18 “Unclassified Use Permit”
- Make corrections that don’t change the substance of the regulations but makes them more accurate.

There is a general cleanup of formatting errors and MCA changes have been referenced throughout the sections since our last update to the Zoning Regulations. Section 1, “Purpose”, has a language change of “itself or” at 1.2.2. Section 2, “Definition”, has terminology changes, corrections to newer definitions; add missing definitions throughout the regulations. Section 7, “District Regulations”, language definition has been corrected and repetitious language removed. Section 8, “Supplementary Regulations” relates to development that may have additional standards attached to them to protect the health, welfare and safety of citizens, and added Section 8.12, for power plant, solar siting projects. Section 9, “Permit Requirements”, adds a fee for “Unclassified Use Permit”.–Section 10, “Standards for Special Use Permits” has been updated to reflect current MCA citations, and to be compatible with development standards. Section 12, “Zoning Board of Adjustment” guidelines and appeal section clarifies when the thirty-day appeal process begins and the office the decision will be filed in after the ZBOA makes its decision on an application.

Section 18, is new with the proposed titled, “Standards for Unclassified Use Permits”. “Unclassified Use Permits” (UUP) would allow a few specific uses to be considered within multiple zone districts individually and are not restricted because of the underlying zone district. An Unclassified Use permit would allow the ZBOA to review a parcel specific uses regardless of the zoning district the proposed development lies, allowing consideration as to whether a project is appropriate in that location. The Unclassified Use Permit would require the same public noticing and notification to all adjacent property owners. The process recognizes that a particular use may be compatible but is not restricted to a particular zoning district, and is a common tool used in professional zoning practices throughout areas of the nation providing a benefit as a tool in our community.

**Charles Kuether motioned to waive further reading of the staff report as there is no public in attendance and skip to the staff analysis.**

**Richard Liebert seconded motion**

**Motion passed 6-0 (public came in after this motion passed)**

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.

1. Made in accordance with The Growth Policy.

State statutes, MCA 76-1-605, specify the following uses and limitations on uses of the Cascade County Growth Policy. 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.
- Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.
- Goal 3: Maintain agricultural economy
- Goal 4: Retain the presence of the US Military in Cascade County
- Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.

2. Whether the zoning regulations have been designed to secure safety from fire and other dangers, and there are no proposed changes that would affect the way to secure additional safety from fire and other dangers, nor are there changes to enhance or worsen protection from these types of dangers.
3. The zoning regulations have been designed to promote public health, public safety, and general welfare and there have been no proposed changes that would affect the public's health.
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 changes will have an effect on adequate provision of these public requirements.
5. Whether the zoning regulations have been designed to provide adequate light and air, Staff does not feel any proposed regulation changes will have an effect on them.
6. Whether the zoning regulations have been designed to address effects on motorized and non-motorized transportation systems, Staff does not feel the proposed regulation changes will have an effect on this system.
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.
8. Whether the zoning regulations have been made with reasonable consideration to the district's peculiar suitability for particular uses, most of the proposed changes are minimal and do not effect just one zone district, yet it does allow other possibilities for development if a project can meet the requirements of that development.
9. Whether the zoning regulations have been made with a view to conserving the value of buildings, an existing building that operates as a commercial enterprise, the rezone would allow the owner to expand the existing building, improving the value of the property and surrounding neighborhood.
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 changes 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 prospects to develop, and the whole County will be able to benefit from it.

The recommendations before you are for consideration today for the public to have an opportunity to voice their approval or concerns. These are recommended changes to forward to the Commissioners where the public will again be able to address any additional questions or concerns. No changes to the Zoning Map are being proposed.

#### **Board Discussion and Decision**

**Susan Conell** reminded the Board that sections 1, 2, 7, 8, 9, 10, 12, and 18 were in the public notice and are the only sections to be discussed.

**Mark Carlson** asked if number 9 is eliminated.

**Susan Conell** replied no, number 9 will remain with no adverse changes to the value of buildings.

**Richard Liebert** asked we are here to discuss the red lettered items and how do we proceed to make amendments to the proposed amendments.

**Susan Conell** replied the Board can suggest changes that Staff may have overlooked, such as a definition, and then the Board could approve the changes as we proceed (item by item) or make all the changes at the end.

**Charles Kuether** said then there are some items we may further discussion in, some areas need less.

**Charles** continued saying he became confused with the definitions and would like to discuss them a bit more, so he could understand them.

**Susan Conell** replied yes, and they can be discussed as we go through the proposed revisions, reminded the Board that this would be done again in a year due to the legislature.

**Elliott Merja** commented that a lot did not have an MCA reference, and others have MCA.

**Susan Conell** replied it puts the onus on us to the current MCA, but the MCA does help Staff on certain projects.

#### **Section 1 Purpose**

**Susan Conell** referred to 1.2.2 and the term 'itself or', explained that Staff felt this term made more sense.

#### **Section 2 Definitions**

**Susan Conell** explained that some of the definitions are from when the city and county had a combined board; there are expanded uses that the city does not use.

**Richard Liebert** asked if the proposed amendments impact city ordinances.

**Susan Conell** replied no, we need to stay similar to local municipalities and lessen conflicts with the city, and Staff proposes the changes in red.

**Charles Kuether** said he has interest in some of the definitions, or perhaps during the next comprehensive one it can be done then.

**Elliott Merja** added that perhaps that would be the best way as we may not be able to make changes at this point, but they can be noted so it can be discussed during the next major change.

**Susan Conell** agreed because the next comprehensive change will involve several meetings with the Board, then the public comment period.

**Richard Liebert** said the last committee was in 2012.

**Susan Conell** said that is a good time to address more items.

**Charles Kuether** stated that he needs additional input as to how some the terms affects day to day use, and gave the example of 'Abandoned item', factors 6 and 7, asked how or who determines it.

**Susan Conell** replied these are things that need to be discussed.

**Elliott Merja** said the problem with 'Abandoned item'; the term is arbitrary and can have different levels of meaning.

**Susan Conell** referred to the phrase 'include but not limited to the following', and suggested to leave it.

**Charles Kuether** said maybe it would be something for the Staff to consider in the future.

**Susan Conell** reminded the Board that when they propose something today, it has to be discussed and decide if it needs to be brought to the Commissioners (background noise).

**Charles Kuether** suggested that he bring this for future consideration.

**Susan Conell** said that would be a great idea for the comprehensive change.

**Charles Kuether** gave the following terms that may need attention, antenna (add satellite phones), family (term does not make sense and why five (5) members), hospital versus health care facility.

**Susan Conell** said she would have to do some research on some to understand why we have hospital and health care facility.

**Mark Carlson** asked do satellite phones need antenna; five could be too small a number for some families. **Charles Kuether** replied yes.

**Ken Thornton** said we have to have a term for family because of single-family dwellings.

**Brian Ruckman** added some of these changes are from the MCA legislature and cannot tear it apart.

**Susan Conell** referred to 'Permit' and read it into the minutes.

**Richard Liebert** asked if 'Power Plant, Private' can be any type, and 'Power Plant, Solar' if the term 'utility scale' should be omitted.

**Susan Conell** replied Power Plant, Private' refers to any type, and 'utility scale' should be omitted.

**Ken Thornton** asked if there should be a size on the solar.

**Alex Dachs** said that was why utility scale was removed as it implied a size.

**Susan Conell** explained the solar would be vetted per lot. Susan said Staff has had lengthy discussions with solar companies and we have received some insight as to their requirements, such as close to a substation.

**Elliott Merja** said before now the photocells were not cost effective, technology has decreased costs.

**Ken Thornton** gave the example of the big box stores would have a commercial use, how would a residential be figured for the necessary permits.

**Susan Conell** replied a small versus large, she suggested that this will need further discussion which should be with Section 8.

**Charles Kuether** said the definition for 'Unclassified Use Permit' is missing in Section 2; but it is in Section 18.

**Susan Conell** noted the missing definition, and asked the Board if this was a change that the Board wished to make for the Commissioners.

**Charles Kuether** asked if Susan meant an amendment.

**Elliott Merja** said yes, this amendment would need to be a motion.

**Motion:**

**Charles Kuether** motioned to include 'Unclassified Use Permit' definition in Section 2.

**Mark Carlson** seconded motion.

**Richard Liebert** asked if this was an amendment outside the general amendments.

**Susan Conell** stated yes, this amendment would be included with the other amendments.

**Motion passed 6-0**

**Richard Liebert** asked if the Board should approve each section separately or wait until we get to the end.

**Elliott Merja** said perhaps it would be best to wait until the end; it might lessen the confusion on the approvals needed.

**Richard Liebert** suggested the Board proceed numerically through the regulations, so we don't skip a section.

## **Section 7 District Regulations**

**Elliott Merja** asked about 'on-site construction office' are there any problems or issues.

**Susan Conell** replied this helps prevent this type of problem; it helps to codify it.



**Charles Liebert** asked if there was an example.

**Susan Conell** replied sometimes items are left onsite past the time of the construction; the coal plant would be an example.

**Mark Carlson** noted there was a number sequence error in 7.2.9.

**Richard Liebert** asked what prompted the 'community gardens'.

**Susan Conell** replied that we were needing this type of item added and this seemed to be the appropriate spot.

**Alex Dachs** replied that this goes with the movement grow, produce, and buy local.

**Richard Liebert** referred to 7.2.1, asked why the solar generation facilities and meteorological tower are stricken or should it remain, and removed from 7.2.3, as this one requires an SUP. Richard Liebert added this is a bit confusing, perhaps there needs to be a referral to clarify.

**Susan Conell** replied under 7.2.1 it would allowed by right on certain zones, the less than 1 megawatt makes it an allowed use, perhaps the 7.2.3 entry could be removed as it is covered in the 'Unclassified Use Permit' (Section 18).

**Mark Carlson** asked if 'power plant' under 'Unclassified Use Permit' have a too narrow of a term and may be confusing to the applicant.

**Susan Conell** replied no, it will make sense when we get to that section.

**Richard Liebert** asked if the 'Unclassified Use Permit' would still require due diligence of public safety, health, and all the usual points.

**Susan Conell** replied yes.

**Brian Ruckman** asked for clarification on why strike solar generation facilities under 7.2.1

**Elliott Merja** replied that it has its own section.

**Elliott Merja** asked why did we strike 'salvage yard' and leave 'junkyard' under 7.2.3.

**Susan Conell** asked if it met the definition.

**Brian Ruckman** replied that he did not see terms for both.

**Susan Conell** said there is the term for salvage material and for junkyard and salvage materials, but not for salvage yard.

**Elliott Merja** said that the State does not have junkyards; they have salvage or wrecking yards.

**Alex Dachs** gave the definition of a motor vehicle wrecking facility as defined by the State of Montana.

**Charles Kuether** asked if business does salvage work, they would prefer the term salvage to junk.

**Elliott Merja** agreed that salvage has a less negative sound.

**Susan Conell** suggested to combine the two, 'junk yard and salvage yard', under definitions.

**Board** agreed.

**Charles Kuether** asked if 'power plant' (7.2.3) should have a 1-megawatt limit.

**Susan Conell** replied that it will be a strike out because it is under unclassified now.

**Susan Conell** said Community Residential Facility the number changed to match the State and there was a lot of redundancy in the Mixed Use (7.8).

**Charles Kuether** referred to 7.8, 'tourist home', said he could not find a definition for 'tourist home'.

**Susan Conell** showed Charles where it was located under definitions.

**Richard Liebert** asked if the term 'PUD' was necessary and had the County issued any.

**Susan Conell** said the Sweden Dal was a PUD.

**Mark Carlson** referred to 7.8 'Correctional facility/jail', asked where the 'Administrative Government Center' definition was.

**Elliott Merja** showed him where it was located.

## **Section 8**

**Charles Kuether** asked for clarification on what 'maximum shift' means in 8.4.5.1, parking.

**Susan Conell** said it is for larger facility such as a hospital, the parking would have to have one (1) extra spot for all staff doctors.

**Elliott Merja** added it has an extra spot for the staff doctors during the busiest shift.

**Brian Ruckman** added for an example, day shift at Benefis would be its busiest and would require extra parking spaces for the doctors.

**Susan Conell** suggested that it may need to be in next the comprehensive review.

**Susan Conell** asked Staff why 'Telecommunications' (8.8) was struck out.

**Deen Pomeroy** replied 'Telecommunications' made it too narrow; we wanted it for a broader use.

**Elliott Merja** asked how Staff came up with the criteria for the solar power plants.

**Susan Conell** replied meeting with the energy companies for industry standards and reviewed other government jurisdictions' regulations for issues and criteria boundaries.

**Richard Liebert** asked if Staff talked to other cities such as Missoula or Helena; he believed they have some commercial solar energy projects going on.

**Susan Conell** replied no, she asked Richard if he thought Staff may have missed something.

**Richard Liebert** replied no, currently Missoula and Helena are going through the same, and have some construction started.

**Susan Conell** replied that she is not sure that the county should get as tight in the regulations as it put a negative swing on development.

**Board** agreed and **Elliott Merja** said he was concerned that it may be restrictive in some areas already.

**Alex Dachs** asked if Board is suggesting to use Missoula County or Lewis & Clark County criteria.

**Elliott Merja** replied yes, for a comparison.

**Susan Conell** reminded the Board that the 'Unclassified Use Permit' may vary in each location.

**Brian Ruckman** said from the Zoning Board, the setbacks are consistent with county regulations, and setbacks adjustments seem to be the most recent requests.

**Richard Liebert** added it is great to support commercial, but he does not want to harm agricultural or private use of wind and solar either.

**Ken Thornton** said the public is going to see these plants being placed on top of buildings and setbacks may not be applicable in all solar energy production. There is difference between a windmill and a solar plant

**Susan Conell** clarified that it is not on a building but from property line.

**Elliott Merja** added when solar is on a building it will already be meeting the setbacks if the building meets the setbacks.

**Brian Ruckman** reminded the Board that some buildings that are grandfathered with smaller setbacks and the solar units may fall under another permit.

**Elliott Merja** agreed, adding that there are buildings with a variance may complicate some permits.

**Mark Carlson** asked if lot cover is 35%, does it mean the buildings or the lot.

**Susan Conell** replied the buildings can't cover more than 35% of the lot.

**Alex Dachs** asked if the Board felt there should be a height restrictions such as 50 foot above grade level.

**Elliott Merja** replied the FAA controls that.

**Ken Thornton** said there may need to be a height restriction on thermal panels, for instinct, the ones in the desert can be as high as 400 foot, most of those are in rural areas.



**Brian Ruckman** agreed that the flight overlay restrictions at this time should be enough.

**Ken Thornton** asked Staff to explain the need for 8.12(9) Agreements/Easements.

**Susan Conell** replied with an example of a parcel being 200-acre and the lease is for 20-acre, we want to see the agreement, because the lessee would be held responsible if the operation becomes inoperable or abandoned and needs to be removed.

**Charles Kuether** asked if the term 'with no objections' 8.12(5) is needed.

**Brian Ruckman** felt that the phrase needed to be kept because of the military overlay, MAFB has the final say.

**Susan Conell** said she understood what Charles meant and that an application could be mitigated, adding that the phrase could be removed.

**Mark Carlson and Elliott Merja** agreed with Susan and Charles that the phrase could go.

**Ken Thornton** asked why isn't there a size for the solar power plants in 8.12, it lists megawatts, but it does not have a size for solar for homes versus commercial versus agricultural.

**Susan Conell** replied that is a good point, when Staff focused on commercial.

**Ken Thornton** suggested that there be a limit of perhaps 100 kilowatts for a delineation between residential and commercial.

**Richard Liebert** said that was some of the arguments at state legislature, it was hard to decide where the benchmark should be between residential, agricultural, and commercial.

**Susan Conell** suggested that it be added to the comprehensive study and we need to be proactive.

## **Section 9**

**Susan Conell** referred to 9.2; said Staff is proposing that the Location/Conformance Permit expires if construction or the use has not started one (1) year after date of approval.

**Charles Kuether** asked if the permit covers any type of dwelling, and what happens if a person has not finished in two (2) years.

**Susan Conell** replied all types of homes, and a 12-month extension may be granted; but it will depend on if the work has started or if there are other reasons, if it goes beyond two (2) years, it will require a new permit.

## **Section 10**

**Susan Conell** explained the proposed changes in 10.3 and in 10.6. Most of 10.10 have been stricken as it is outlined in Section 12.

## **Section 12**

**Susan Conell** explained the changes in the appeals process, the ZBOA or the County Commissioners can hear appeals (a MACO recommendation).

**Elliott Merja** asked if the changes in verbiage accommodate everything else.

**Susan Conell** replied yes.

**Richard Liebert** asked about the terminology change of 'shall' to 'may'.

**Susan Conell** explained that 'may' gives discretion, which was from MACO.

**Brian Ruckman** referred to 12.3.5, asked what happens to the 30-day timeline when a board does not meet on a regular basis.

**Susan Conell** said that 30-day timeframe is something our office has no control over.

**Richard Liebert** added that the Board Leadership training course that Brian & he attended, instructors were adamant about the timeframe, the recording of minutes, there is a Montana code to follow, and the bylaws have to be adhered to.

**Susan Conell** replied that is why we have the Chairperson or President sign an approval of the minutes.

**Brian Ruckman** said theoretically, some boards could have some problems with this, and felt that it needed clarification.

**Elliott Merja** said that the Farm Service Administration Board does a conference call or hold a special meeting, and reminded everyone that the ZBOA calls special meetings as needed.

**Susan Conell** referred to last paragraph of 12.3.5.1, said this appears to be redundant.

**Brian Ruckman** referred to 12.3.5.3, asked if the originals go to another office of board, does the county office that produced the original document have to get certified copies or does that office keep a set themselves.

**Susan Conell** replied our office provides a copy of a document upon request, there is a copy fee.

**Brian Ruckman** said according to this, the other office gets the original.

**Richard Liebert** asked normally the office which produces the document keeps the originals.

**Deen Pomeroy** replied the other office would get certified copies.

## **Section 18**

**Susan Conell** read the definition, said that as time goes by the use of this permit will probably expand and this list has the usual uses, which Staff vetted from other jurisdictions.

**Charles Kuether** asked for clarification under 'Existing Violations' (18.4), as he was concerned with it creating problems with other government agencies.

**Susan Conell** explained why the office has to follow this regulation.

**Brian Ruckman** stated that it has been followed for a number of years, gave an example, and said it should continue.

**Ken Thornton** asked if solar plants are under power plants, and if a wind farm under power plant.

**Susan Conell** replied yes, solar under power.

**Ken Thornton** explained how the size delineation would affect permits for home use versus agricultural use versus commercial use.

**Richard Liebert** said perhaps there should be a benchmark on the size.

**Ken Thornton** suggested a 100 kilowatt for solar commercial as a benchmark.

**Susan Conell** gave the Board several suggestions to amend the power (solar) plant for residential, Ag, and commercial, adding 8.10 may be the best location as it discusses 1 megawatt.

**Mark Carlson** agreed because it says for commercial 'not to exceed 1 megawatt of total generating capacity', therefore, a home would be less.

**Ken Thornton** added that smaller amounts are not fed into the grid, and hopefully this will cover most situations.

**Susan Conell** used the county's wind generator as an example of a commercial type business using its own energy, asked if solar would be a similar energy footprint use.

**Ken Thornton** said he believed it was. A lot of commercial energy companies would come in and net meter on a business. In other states the energy use and laws are so far ahead of Montana.

**Susan Conell** said that she hesitates to go to that level without further study of the energy, and asked members for input.

**Mark Carlson** said he was concerned about too many restrictions; we want these companies to come into the county and the communities, and add to the tax base and add jobs, and to address problems as they occur.

**Ken Thornton** said he wants to get the residential separated from commercial and from Ag.

**Richard Liebert** added we need to decide what the fees should be Ag and home, and do we need to decide what would constitute Ag or commercial use.

**Susan Conell** said the permit differences would be if the energy is being sold, or is it for private use, and state electrical permits would help Staff in determining commercial uses.

## **RECOMMENDATION**

The recommendations before you are for consideration today for the public to have an opportunity to voice their approval or concerns. These are recommended changes to forward to the Commissioners where the public will again be able to address any additional questions or concerns. No changes to the Zoning Map are being proposed.

## **MOTIONS:**

Alternative One- The Planning Board, after reviewing the staff report and proposed regulations for compliance with the criteria and guidelines for zoning regulations MCA 76-2-203, recommends to the Board of County Commissioners that the request to amend Sections 1, 2, 7, 8, 9, 10, 12 and to add Section 18 in the Cascade County Zoning Regulations, Resolution #12-71 be **denied**;

OR:

Alternative Two- The Planning Board, after reviewing the staff report and proposed regulations for compliance with the criteria and guidelines for zoning regulations MCA 76-2-203, recommends to the Board of County Commissioners that the request to amend Sections 1, 2, 7, 8, 9, 10, 12 and to add Section 18 in the Cascade County Zoning Regulations, Resolution #12-71 be **approved with the above noted changes**.

**Public comment opened 11:10 am**

**Proponents:**

**Jolene Schalper, Great Falls Development Authority**, thanked the Board and is happy to see these changes go through as they will provide more flexibility on a variety of projects that may come and hopefully will add to the tax base for the community.

**Opponents:** none

**Closed at 11:12 am**

**Mark Carlson** motion to accept the staff report and proposed regulations for compliance with the criteria and guidelines for zoning regulations MCA 76-2-203, recommends to the Board of County Commissioners that the request to amend Sections 1, 2, 7, 8, 9, 10, 12 and to add Section 18 in the Cascade County Zoning Regulations, Resolution #12-71 be **approved with the above noted changes**

**Brian Ruckman** seconded the motion.

**All In Favor, Motion passes 6-0**

## **5. Board Matters**

Richard Liebert said he and Brian Ruckman attended the Board Leadership training course February 9, 2016; he gave a brief review of the course. He picked up some packets for the members who were unable to attend and Nadine has them.

Susan Conell informed the Board that Brian Clifton, Don Sims and she attended a training conference on floodplain regulations. One item we need to develop is a better relationship with the Conservation District and felt that it would be beneficial to attend the conservation board meetings for the permitting portion and receive the minutes. Elliott Merja replied that he would get Planning Staff on the conservation board list for emails and minutes, and agreed that it would be better for both entities. Richard Liebert asked if the city of Great Falls attended the district meetings. Elliott Merja replied that the city has attended the county meetings occasionally. Richard Liebert asked if there are annual joint meetings for multiple government agencies. Elliott Merja replied that it is a struggle to get to bi-annual meetings. Susan Conell said that the other states she lived and worked in, the interagency bi-annual and annual meetings were very productive, because each department had similar property problems; and when the agencies could team up, it worked very well.

Brian Ruckman asked if there is anything new for either board.

Susan Conell replied no, but these regulations will be posted for the Commission meeting on April 26, 2016. Richard Liebert asked if all the recommendations and suggestions will be forwarded to the Commission Board. Susan Conell replied yes.

**6. Public Comments Regarding Matters within this Board's jurisdiction**

None

**7. Adjournment**

Ken Thornton motioned to adjourn.

Mark Carlson seconded motion.

All In Favor, Motion passed, 6-0. Meeting Adjourned at 11:45 am

Elliott Merja  
Elliott Merja

May 31 2016  
Date

Susan N Conell  
Susan Conell

May 31, 2016  
Date