

**FINDINGS OF FACT FOR HUNTER'S HIDEAWAY ESTATES MINOR SUBDIVISION  
LOCATED AT 281 AIRPORT BENCH ROAD, PARCEL # 0002338600 GEOCODE 02-  
3014-13-3-01-03-0000, SITUATED IN SECTION 13, TOWNSHIP 20 NORTH, RANGE 02  
EAST, P.M.M., CASCADE COUNTY, MONTANA**

- I. The application requesting preliminary plat approval for Hunter's Hideaway Estates Minor Subdivision was received on April 10, 2019 and was determined to contain all required components sufficient for adequate review on June 6, 2019 and scheduled for a public meeting for the Cascade County Planning Board on Tuesday June 25, 2019 pursuant to statutory requirements.

Kevin Dow (land owner) and Bruce Beecher, NECI (consultant) request preliminary plat approval for the Hunter's Hideaway Estates Subdivision (minor) consisting of three lots. The three proposed residential lots will be 6.54 (Lot 1), 6.56 (Lot 2), and 52.77 (Lot 3-1) acres. The total acreage of the project site is 65.070 acres.

**PRIMARY REVIEW CRITERIA**

**Effect on Agriculture**

The proposed subdivision presently consists of one (1) parcel of land consisting of 65.070 acres that has a recently permitted single-family residence located on what will be Lot 3-1. It is currently zoned Rural Residential 5 (RR5) and is located west of the Great Falls International Airport along Airport Bench Road. The properties to the east and west are residential parcels. The parcels to the north, northeast, and northwest are agricultural lands. There are two parcels located directly to the south that are in the Tri View Estates subdivision. Subdividing this property will take land out of agricultural production.

According to the US Department of Agriculture Custom Soil Resource Report, approximately 71.2% of the soil is Marmarth clay loam, and 4.2% is Ethridge silty clay loam, which is considered farmland of statewide importance and prime farmland if irrigated, respectively. The remaining soils are not classified as prime farmland or farmland of statewide importance.

**Effect on Local Services**

The proposed subdivision receives law enforcement services from the Cascade County Sheriff's Department and fire protection from the Gore Hill Fire Department.

The roadway to the south of the subdivision is Airport Bench Road, which is maintained by Cascade County. To the southwest is Briggs Road, which will be intersected with by the applicant's approach and future planned internal roadway. Due to potential hazards created by the new intersection, the Cascade County Road and Bridge Division was contacted and

expressed no concerns about an approach or future intersection with the proposed Delany Loop or an approach to Lot 1.

Letters requesting comments were sent to the Montana Department of Transportation (MDT) and the Cascade County Road Division. No comments of concern have been received at the time of publishing this report.

### **Effects on the Natural Environment**

The applicant will obtain storm-water and sanitation approvals from the City County Health Department and/or the Department of Environmental Quality.

### **Effect on Wildlife and Wildlife Habitat**

This subdivision is not expected to have an adverse impact to wildlife or wildlife habitat. A letter requesting comments has been submitted to the Department of Fish, Wildlife, and Parks.

The subdivision will not result in closure of public access to hunting or fishing areas, nor to public lands.

### **Effect on Public Health and Safety**

This subdivision does not appear to be subject to potential natural hazards such as rockslides. Vehicular access to the subdivision will be granted from Airport Bench Road, and a proposed cul-de-sac.

## **II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATION**

The subdivision meets requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

## **III. COMPLIANCE WITH THE CASCADE COUNTY GROWTH POLICY**

The proposed subdivision is in general compliance with the Cascade County Growth Policy to preserve and enhance the rural, friendly, and independent lifestyle currently enjoyed by Cascade County's citizens, designing subdivisions so as to minimize the risk of fire, promoting adequate ingress and egress, adequate water supply systems, requiring local review of subdivisions to meet DEQ regulations, and by complying with weed management plans. The property is not located in a designated Prohibitive Development Area or Conditional Development Area; therefore those standards are not applicable to the proposed subdivision. The property is considered a Resource Protection Area based on the coverage of Prime Agricultural Soils. There

are four non-regulatory requirements laid out in Section 8.6 of the Cascade County Growth Policy intended to address this. They are as follows:

- The applicant can realize a reasonable return on the fair market value of his land only by devoting the resource protection areas to uses that will significantly reduce their defined area function.
- The applicant has no other land reasonably suited for the subdivision.
- The subdivision has been designed to minimize the reduction of the Resource Protection Area's functions.
- The subdivision must not significantly interfere with or jeopardize the continuation of agriculture or forestry on adjoining lands or significantly reduce their functions.

These standards are not regulatory but should be considered when considering the subdivision as a whole.

#### SETBACK STANDARDS

The minimum standards must comply with the Cascade County Zoning Regulations.

#### SLOPE STANDARDS

Development on slopes exceeding twenty-five percent is prohibited except where a licensed engineer, with demonstrated experience in the field of slope stabilization certifies that the development will create no slope failure or erosion hazards.

#### OFF-STREET PARKING STANDARD

All parking in the proposed subdivision will be accommodated on the premises and entirely off street.

#### RESIDENTIAL DEVELOPMENT STANDARD

The minimum standards must comply with the Cascade County Zoning Regulations.

#### SOIL EROSION STANDARD

The proposed subdivision should not cause soil erosion or other adverse impacts of runoff on neighboring properties, road, or watercourses.

#### SOILS LIMITATIONS STANDARD

Soils that have moderate or severe limitations for the proposed subdivision will be identified and measures to mitigate such limitations will be implemented.

#### ROAD ACCEPTANCE AND MAINTENANCE POLICY

A waiver of the developer's right to protest an RSID is required by Cascade County to allow the county to impose an RSID on the individual lots of the subdivision for future deterioration and improvements to the roadway if it becomes necessary. A letter has been sent to the County Road Supervisor asking for comments on the proposed subdivision.

There will be a proposed cul-de-sac within lots 2 and 3-1 of the proposed subdivision that will be privately maintained.

#### FIRE PROTECTION STANDARD

The proposed subdivision receives law enforcement services from the Cascade County Sheriff's Department and fire protection services from the Gore Hill Fire Department.

#### SCHOOL SYSTEM'S CAPACITY STANDARD

Letters were sent to the Cascade County Superintendent of Schools as well as the Great Falls Superintendent of Schools asking for comments about the proposed subdivision. No comments have been received at the time of publishing this report.

#### **IV. EASEMENT FOR UTILITIES**

The preliminary plat proposes a 10 foot utility easement along the shared property line of lots 1 and 2. Additionally a 60 foot easement will be established along the edges of the property for utilities and a future roadway.

#### **V. LEGAL AND PHYSICAL ACCESS**

Access to the proposed subdivision will be via Airport Bench Road, as well as a public access and utility easement created by the proposed plat. Access to Lot 1 and Lot 2 will be directly off of Airport Bench Road and Lot 3-1 will be served by an internal road.

#### **VI. OPTIONS AND RECOMMENDATIONS**

In making their recommendations and decisions, the Cascade County Planning Board and the Cascade County Commission shall consider the following:

- A. relevant evidence relating to the public health, safety, and welfare;
- B. the Cascade County Growth Policy; and
- C. the provisions outlined in the Cascade County Subdivision Regulations and the Montana Subdivision and Platting Act.

#### **VII. DECISION ALTERNATIVES**

- Approve the proposed subdivision.
- Approve the proposed subdivision with conditions.

Table the proposed subdivision for further study.  
Deny the proposed subdivision.