

**CASCADE COUNTY PLANNING BOARD**

PLANNING STAFF: Report and Recommendations  
REGARDING: Planning Board Public Meeting on June 25, 2019  
SUBJECT: Minor Subdivision Preliminary Plat of Hunter's Hideaway Estates

**GENERAL INFORMATION**

APPLICANT: Kevin Dow  
PROPERTY LOCATION: This proposed subdivision is located in the W ½ SW ¼ of Section 13, Township 20 North, Range 2 East, P.M.M. Cascade County, Montana. Parcel # 0002338600  
Geocode 02-3014-13-3-01-03-0000  
EXISTING ZONING: Rural Residential 5  
REQUESTED ACTION: Review of Minor Subdivision Preliminary Plat  
PURPOSE: To create three (3) lots  
EXISTING LAND USE: Single-family residential  
SURROUNDING USE: Single-family residential and Agricultural

**SPECIAL INFORMATION**

1. The Planning Board is in receipt of an application from Kevin Dow to recommend approval of a minor subdivision preliminary plat to the Cascade County Commissioners.
2. Attached is a copy of the minor plat, which will subdivide 65.070 acres into three (3) lots ranging in size from 6.54 acres to 52.77 acres
3. Access to the three (3) proposed lots will be granted via separate approaches off Airport Bench Road and an internal cul-de-sac. These approaches are intended to serve as part of a future loop road to serve further subdivision, but is not required to be installed at this time.
4. Based on trip generation factors available from the Institute of Transportation Engineers, the one (3) additional residential lot will generate approximately 30 trips per day to the County's road system.

5. The parkland requirement is waived due to the land being subdivided into parcels over five (5) acres pursuant to 76-3-621(3)(a) MCA.
6. The proposed subdivision will receive law enforcement services from the Cascade County Sheriff's Office and fire protection services from the Gore Hill Volunteer Fire Department. Response time will be dictated by weather and road conditions.
7. There are no delinquent taxes on this property.
8. An Environmental Assessment is not required for a first-time minor subdivision pursuant to 76-3-609 (2)(d)(i) MCA.
9. The property is not located in a regulated floodplain.
10. The project is exempt from onsite fire cistern requirements per 10-15(E) of the Cascade County Subdivision Regulations, as fire protection measures are only needed when creating four (4) or more lots, or in subsequent minor subdivisions of three (3) or more lots.
11. Pursuant to 76-3-605, MCA a public hearing is not required for this first minor subdivision.
12. Legal notice of this proposed subdivision was sent to surrounding property owners on June 7, 2019.
13. Interested Agencies were provided with notification letters and a request for comments on June 7, 2019. No comments have been received at the time of writing this report.
14. The project is not located in the Wild Land Urban Interface as determined by the *Community Fire Plan Wild Land-Urban Interface for Cascade County*.
15. The project lies outside of the Height Military Overlay District. (HMOD)

## **CONCLUSION**

This proposed subdivision meets the requirements of the Cascade County Subdivision Regulations, as well as Montana's Subdivision and Surveying Laws and Regulations.

## **RECOMMENDATIONS**

The following motions are provided for the Board's consideration:

"I move to recommend to the Cascade County Commission, after consideration of the Staff Report and Findings of Fact, that the Minor Subdivision Preliminary Plat of Hunter's Hideaway Estates, be **denied**;

or

“I move to recommend to the Cascade County Commission, after consideration of the Staff Report and Findings of Fact, adopt said Staff Report and Findings of Fact and **approve** the Minor Subdivision Preliminary Plat of Hunter’s Hideaway Estates subject to the following conditions:

1. Having the developer’s surveyor correct any errors or omissions on the preliminary plat;
2. Causing to be prepared certificates of title of the land in the subdivision to be recorded in conjunction with the final plat;
3. Design, construction, inspection, and certification, by a licensed professional engineer, of all roads used for physical and legal access as well as the proposed cul-de-sac to Cascade County Subdivision Road Specification, as well as the purchase and installation of all required street signs and stop signs. All of the above is to be completed prior to the approval of the final plat.
4. Submitting with the plat a certificate of a title abstracter showing the names of the owners of record of the land and the names of lien holders or claimants of record against the land (MCA 76-3-612).
5. Causing to be recorded in conjunction with the final plat the covenants of the Minor Plat that contain, at a minimum, a noxious weed control program and an erosion control program.
6. Causing to be recorded in conjunction with the final plat, an agreement requiring property owners of each subdivision tract to take part in any Rural Special Improvement District (RSID) for the reconstruction, improvement or perpetual maintenance of Airport Bench Road or any other road that can be used to access these lots as determined by Cascade County, provided that all other property owners served by said road share equitably in such an RSID. This waiver will expire 20 years after the date the final plat is filed with Cascade County. This statement of waiver shall be placed on the final plat.
7. Causing to be recorded on the plat a statement concerning limited public services.
8. Causing to be recorded on the plat a statement concerning proximity to agricultural activities.
9. Causing to be recorded on the plat a statement of close proximity of a military and civilian airport.

10. Pursuant to 7-22-2152 M.C.A., submitting a written plan to the Cascade County Weed and Mosquito Board specifying the methods for weed management procedures with regards to this development.
11. Obtain Certificate of Subdivision Approval from Montana Department of Environmental Quality.
12. Obtaining any necessary approach permits from the Road and Bridge Division of the Cascade County Public Works Department for the new approach onto Airport Bench Road.
13. A copy of the MDEQ General Discharge Permit for Stormwater associated with construction activity shall be submitted prior to final plat approval, if applicable.
14. Cause to be recorded a 100' buffer restricting structures to protect from adverse impacts along the prime farmland on the western edge of the subdivision in accordance with Section 10-2(A)(1) of the Cascade County Subdivision Regulations.

Attachments: Findings of Fact  
Subdivision – Preliminary Plat Application

cc: Kevin Dow  
Bruce Beecher, NECI