

CASCADE COUNTY PLANNING BOARD

June 25, 2019

1:00 PM

Court House Annex

325 2nd Ave North

Board Members: Mark Carlson, Richard Liebert, Elliott Merja, Rob Skawinski, Ken Thornton, Dan Johnstone, Dexter Busby

NOTICE: PURSUANT TO MCA 2-3-212(1), THE OFFICIAL RECORD OF THE MINUTES OF THE MEETING IS IN AUDIO FORM, LOCATED AT CASCADECOUNTYMT.GOV AND THE PLANNING OFFICE. THIS IS A WRITTEN RECORD OF THIS MEETING TO REFLECT ALL THE PROCEEDINGS OF THE BOARD. MCA 7-4-2611 (2) (B). TIMESTAMPS ARE INDICATED IN RED, WITHIN EACH AGENDA ITEM BELOW, AND WILL DIRECT YOU TO THE PRECISE LOCATION SHOULD YOU WISH TO REVIEW THE AUDIO SEGMENT.

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: Anna Ehnes, Destiny Gough, Carey Haight, and Sandor Hopkins.

Attendees: Bruce Beecher, Kevin Dow, Stacey Hovland, Velma Jordan, Ryan Jordan, Rina Moore, and Ray Robison.

1. Call to order: Vice Chairman Mark Carlson called the meeting to order at 01:00 PM.

2. Roll call:

Board Members Present: Dexter Busby, Dan Johnstone, Elliot Merja, Rob Skawinski, and Ken Thornton.

Board Members Absent: Mark Carlson and Richard Liebert.

3. Approval of Minutes: June 04, 2019.

Meeting minutes are still pending completion.

4. New Business:

A. Preliminary Plat of An Amended Plat of Lot 1B of The Amended Plat of The Amended Plat of Lot 1, Block 3, Riverwood Villas No.1 Subsequent Minor Subdivision.

1. Staff Report: Anna Ehnes.

Motions:

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

- A. **Alternative 1:** "I move to recommend to the Cascade County Commission, after consideration of the Staff Report and Findings of Fact that the Subsequent Minor Subdivision preliminary plat of An Amended Plat of Lot 1B of The Amended Plat of The Amended Plat of Lot 1, Block 3, Riverwood Villas No.1., be **denied**;"

Or

- B. **Alternative 2:** "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 Subsequent Minor Subdivision preliminary plat of An Amended Plat of Lot 1B of The Amended Plat of The Amended Plat of Lot 1, Block 3, Riverwood Villas No.1 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. 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 (76-3-612 Montana Code Annotated (2017)).
 4. Causing to be recorded in conjunction with the final plat the covenants of the Subsequent Minor Plat that contain, at a minimum, a noxious weed control program and an erosion control program.
 5. 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 Fox Farm Road, Highwood Drive 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.
 6. Causing to be recorded on the plat a statement concerning limited public services.
 7. Causing to be recorded on the plat an Agricultural Notification Statement.
 8. Pursuant to 7-22-2152 Montana Code Annotated (2017), submitting a written plan to the Cascade County Weed and Mosquito Board specifying the methods for weed management procedures with regards to this development.
 9. Obtaining approval for the proposed water and sewage disposal systems from state and/or local health departments.
 10. Obtaining any necessary approach permits from the Road and Bridge Division of the Cascade County Public Works Department for the new approach onto Highwood Drive."

2. Board Discussion & Action

Elliot Merja (00:07:27) says that Great Falls Public Schools sent a letter on this proposal. He asks if everyone on the board had a chance to read the letter and asks the Planning staff if from their understanding there is no issue with the school district.

Anna Ehnes (00:07:51) replies yes.

Elliot Merja (00:07:53) asks if there are any further questions for the staff.

Dexter Busby (00:07:57) asks if there are any concerns with regard that this proposed area has a lot of covenants. He wonders if there is any legal concern.

Anna Ehnes (00:08:17) replies that if they have their weed management plan and the drainage plan filed. The county does not enforce covenants.

Elliot Merja (00:08:26) adds to Ms. Ehnes' statement that it is all up to the homeowners to enforce the covenants.

Dexter Busby (00:08:29) agrees, but he says that the county could be subject to civil issues.

Kevin May at 1324 13th Ave. SW. Great Falls, MT 59404 (00:07:51) who is from Big Sky Civil & Engineering and is the developer replies that the original covenants from Riverwood Villa are still in effect.

Dexter Busby (00:09:21) says he the only thing is if the covenants prevents re-subdividing.

Kevin May (00:09:26) says that the covenants can be found in the application. Afterwards, he talks about the application. He says overall all the conditions are straightforward apart from needing to correct the survey. He says everything is pretty much set to go.

Public Hearing opened at 01:11 PM.

Elliot Merja asks for proponents: none.

Elliot Merja asks for opponents: none.

Public Hearing closed at 01:12 PM.

Board Discussion and Decision

Dexter Busby (00:11:33) says, "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 Subsequent Minor Subdivision preliminary plat of An Amended Plat of Lot 1B of The Amended Plat of The Amended Plat of Lot 1, Block 3, Riverwood Villas No.1 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. 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 (76-3-612 Montana Code Annotated (2017)).

4. Causing to be recorded in conjunction with the final plat the covenants of the Subsequent Minor Plat that contain, at a minimum, a noxious weed control program and an erosion control program.
5. 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 Fox Farm Road, Highwood Drive 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.
6. Causing to be recorded on the plat a statement concerning limited public services.
7. Causing to be recorded on the plat an Agricultural Notification Statement.
8. Pursuant to 7-22-2152 Montana Code Annotated (2017), submitting a written plan to the Cascade County Weed and Mosquito Board specifying the methods for weed management procedures with regards to this development.
9. Obtaining approval for the proposed water and sewage disposal systems from state and/or local health departments.
10. Obtaining any necessary approach permits from the Road and Bridge Division of the Cascade County Public Works Department for the new approach onto Highwood Drive.”

Ken Thornton seconds the motion for approval.

All in Favor, motion carries 5-0.

B. Agricultural Covenant Removal: Moore Minor Preliminary Plat.

1. Staff Report: Anna Ehnes.

Motions:

The following motions are provided for the board’s consideration:

A. Alternative 1: “I move to recommend to the Cascade County Commission after consideration of the Staff Report and Findings of Fact that the Preliminary Plat of the Moore Minor be **denied**;”

Or

B. Alternative 2: “I move to recommend to the Cascade County Commission after consideration of the Staff Report and Findings of Fact that the Preliminary Plat of the Moore Minor, be **approved**, 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. 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 any lien holders or claimants of record against the land (76-3-612 Montana Code Annotated (2017)).
4. Pursuant to 7-22-2152, Montana Code Annotated (2017), submitting a written plan to the Cascade County Weed Board specifying the methods for weed management procedures with regards to this development to then be filed in conjunction with the final plat.
5. Causing to be recorded on the plat a statement concerning limited public services.
6. Causing to be recorded on the plat an Agricultural Notification Statement.
7. Obtaining approval for the proposed water and sewage disposal systems from state and/or local health departments.
8. 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 any 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
9. Causing to be recorded in conjunction with the final plat, a notarized agreement requiring property owners, current and future, of this tract of land to provide access documentation proving the access would be onto a road that is up to county standards if future development of this tract of land should occur. This agreement must be referenced on the Plat.
10. Obtaining any necessary approach permits from the Montana Department of Transportation for an approach onto Stockett Road or verification of an approach onto Granite Hill Lane and that it meets county standards.

2. Board Discussion & Action

Ken Thornton (00:18:58) asks if access to land is covered then.

Anna Ehnes (00:19:03) says that currently access to the land is off Barnwood Lane to the south of the property. We currently are unaware if it is up to county standards. The piece of property is only used twice a year for farming. It is considered acceptable to the staff, since it is an Agricultural (Ag) Covenant Removal, no new lots are being created as well as there are no plans to put any development on it. If the staff have it on the plat and filed with the plat stating that if any future development shall occur that they must obtain the proper permits through the Cascade County Planning Division. Moreover, if anyone is to buy the property, the title report will pull it. The prospective buyers will see that any access to get on to the property must be approved by the county to be at county standards.

Carey Haight (00:19:53) asks if they did receive any additional report/letter of approval from Great Falls Public School.

Anna Ehnes (00:19:59) replies yes. The letter is the same as the Preliminary Plat of An Amended Plat of Lot 1B of The Amended Plat of The Amended Plat of Lot 1, Block 3, Riverwood Villas No.1 Subsequent Minor Subdivision.

Dexter Busby (00:20:11) asks why an Ag Covenant was created in the first place.

Rina Moore at 200 13th St. N. Great Falls, MT 59401 (00:20:26) who is the applicant replies. She says that originally when she and her dad were in surveying business the property was set aside for Kings Arena. However, the powerlines that ran down Stockett Road to that location were at the end of the line. Therefore, they could not receive power to put something on this property. Then, they were not being paid for this survey process and ended up obtaining the property. Now, she obtained access to Stockett Road for this property. Nevertheless, everything is all suited to gain the access to the road.

Dexter Busby (00:21:36) asks again why an Ag Covenant was created in the first place.

Rina Moore (00:21:40) replies that it was going to be original location for The King's Arena, an equestrian boarding and arena event center. So, it was going to be an Ag parcel of land. It did not have to go through the whole subdivision process during that time and it was considered a quick fix, until they realize that they could not receive power in that location. She says in short that she wishes that she would have went through this process five (5) years ago. Since, she would have to only get a certificate of survey, instead of going through this giant process.

Public Hearing opened at 01:23 PM.

Elliot Merja asks for proponents: none.

Elliot Merja asks for opponents: none.

Public Hearing closed at 01:24 PM.

Board Discussion and Decision

Dan Johnstone (00:23:10) "I move to recommend to the Cascade County Commission after consideration of the Staff Report and Findings of Fact that the Preliminary Plat of the Moore Minor, be approved, 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. 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 any lien holders or claimants of record against the land (76-3-612 Montana Code Annotated (2017)).
4. Pursuant to 7-22-2152, Montana Code Annotated (2017), submitting a written plan to the Cascade County Weed Board specifying the methods for weed management procedures with regards to this development to then be filed in conjunction with the final plat.
5. Causing to be recorded on the plat a statement concerning limited public services.
6. Causing to be recorded on the plat an Agricultural Notification Statement.
7. Obtaining approval for the proposed water and sewage disposal systems from state and/or local health departments.

8. 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 any 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
9. Causing to be recorded in conjunction with the final plat, a notarized agreement requiring property owners, current and future, of this tract of land to provide access documentation proving the access would be onto a road that is up to county standards if future development of this tract of land should occur. This agreement must be referenced on the Plat.
10. Obtaining any necessary approach permits from the Montana Department of Transportation for an approach onto Stockett Road or verification of an approach onto Granite Hill Lane and that it meets county standards.”

Dexter Busby seconds the motion for approval.

All in Favor, motion carries 5-0.

C. Minor Subdivision Preliminary Plat of Hunter’s Hideaway Estates.

1. Staff Report: Sandor Hopkins.

Motions:

The following motions are provided for the board’s consideration:

A. **Alternative 1:** “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

B. **Alternative 2:** “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.

2. Board Discussion & Action

Elliot Merja (00:30:44) asks about conditions 8 and 14 of the approved motions. He says that he does not remember seeing conditions on other subdivision in that area, except for that one Mountain View subdivision where they had a hundred-foot (100 ft.) buffer zone to the Ag.

Sandor Hopkins (00:31:02) replies that is correct and that these are almost the same conditions.

Elliot Merja (00:31:06) says that he likes these conditions. He asks if this comes out of our subdivision rules or where exactly.

Sandor Hopkins (00:31:15) replies that this condition is only added when there is Prime Farmland or

soils of statewide importance in the vicinity and in proximity. He also explains a bit how these conditions help in the future.

Elliot Merja (00:31:45) says that he personally likes the conditions as his neighbors are in a conflict with another neighbor over spraying. If there was a buffer zone, then there would be no issue in the first place. He then goes on to invite the developer to speak.

Kevin Dow at 2314 3rd Ave. N. Great Falls, MT 59401 (00:32:25) says that he bought the land and wants to subdivide it.

Dexter Busby (00:32:52) says that there several houses to the side of the property. He would also like to know if those lots have wells and if he plans to have wells for his subdivision.

Kevin Dow (00:33:14) replies no that they plan to put in cisterns as it would be more effective. Since, he is unaware if each lot would have water underneath it to put a well on each lot. The potential owners of the lots will need to haul in water.

Elliot Merja (00:33:58) asks what the quality of the water is in that area.

Kevin Dow (00:34:00) replies that the water is surprisingly good. There may have to do some softening of the water, but other than that the water is good. There is no unpleasant odor in the water and the water is clear.

Dexter Busby (00:34:16) asks if he has had the water tested for nitrates.

Kevin Dow (00:34:17) replies yes and the results were good.

Bruce Beecher at 160 6th Ave. W. Havre, MT 59501 (00:31:02) who works for Northern Engineering & Consulting replies that there is a water quality test that was done at the state lab in Helena provided in the application.

Public Hearing opened at 01:36 PM.

Elliot Merja asks for proponents: none.

Elliot Merja asks for opponents: none.

Velma Jordan at 263 Airport Bench Rd. Great Falls, MT 59404 (00:36:00) says that she lives next to the subdivision. She would like to know how the name came about for this subdivision.

Kevin Dow (00:36:35) replies that it is named after his son, Hunter.

Velma Jordan (00:36:14) says that he is going to run into some trouble as there has always been hunters trying to hunt along the Airport Bench Road. They will think that this is an area for them to hunt even more so with the name "Hunter." She says that currently there are hunters who shoot from the road and have ended up shooting at her shop. She goes on to ask why the road is so close to her fence.

Kevin Dow (00:37:38) replies so that it does not go downhill within the middle of one of the lots.

Velma Jordan (00:37:45) asks if they can move the road a bit so it is not as close to her fence.

Kevin Dow (00:37:52) replies yes and that the plans for the roads should give Ms. Jordan an additional eighteen feet (18 ft.) from the road.

Bruce Beecher (00:38:15) explains that meeting County Road standards will place additional distance between her fence and the roadway.

Velma Jordan (00:38:22) says that she currently cannot even get there to repair her fence. She says on the back where they have their seven-acre (7 acre) track is a gully wash. She asks how do they plan to allow those people in that area access to a road.

Bruce Beecher (00:38:49) says when it goes into a major subdivision, they will create a loop, which will have two (2) access roads and for emergency vehicles. He says the topography did not show that it would not be feasible to build in that location.

Velma Jordan (00:39:14) disagrees with his statement about it being feasible to build in that specific location.

Bruce Beecher (00:39:21) says that there will be detention ponds located on each lot, and there will be drainage ditches.

Velma Jordan (00:39:35) asks if they are building in phases.

Bruce Beecher (00:39:37) replies yes.

Ryan Jordan at 17 Triview Ln. Great Falls, MT 59404 (00:39:51) says that they will be seeing his mother and him often, as his mother is going to be boxed in by these developments. He asks if there is a master plan for this subdivision. He says that there will be traffic in this area, water deficiency/loss, and other nuisances in this area. He asks if the county has thought about putting a park near this area.

Stacey Hovland at 389 Airport Bench Rd. Great Falls, MT 59404 (00:41:31) says that she has a farm that has been there since the year 1916. She says that she has water rights, and that she has three (3) wells. She says that she is afraid that with these multiple developments that her wells will start to have trouble and that there will be a lawsuit for she has stock, domestic, and agricultural use of that water. She does not want her wells to dry up because people want to move out to these developments where there is no water. She goes on to say regarding RSIDs that she does not intend to pay for someone else's road that they tore up. She says that the county has done a wonderful job trying to maintain it already. However, the road she says will not hold on for much longer and she is unaware of the county's budget to repair it. She says pavement is not an answer to the problem in her opinion as a tractor can punch through pavement on a sweltering day. She does not have an issue with the size of these lots, but she does have an issue with the density.

Public Hearing closed at 01:45 PM.

Board Discussion and Decision

Dexter Busby (00:45:16) says that Ms. Hovland has a legitimate concern with the water. However, he is unaware if they can do anything regarding it.

Ken Thornton (00:45:26) replies that it is like the comment on that he made a longtime ago with his aquifers and a nearby subdivision. Unfortunately, he says that they cannot do anything about it and that the state is not doing anything about it.

Elliot Merja (00:45:40) reminds them that the state oversees water rights.

Dexter Busby agrees with both Mr. Merja and Mr. Thornton.

Ken Thornton (00:45:43) says that the state is not doing anything with aquifers yet.

Dexter Busby (00:45:44) says that if she sees any drop in her water levels she needs to talk to the Department of Natural Resources & Conservation (DNRC).

Ken Thornton (00:45:54) says that it will come up.

Dexter Busby (00:45:56) says it will, but he is unaware if it is within their jurisdiction as an advisory board.

Sandor Hopkins (00:46:46) says to his knowledge it is not in their authority to do so.

Several of the board members and Carey Haight agrees with Mr. Hopkins.

Elliot Merja (00:46:16) says that nevertheless that it is duly noted.

Carey Haight (00:46:28) asks if the staff was able to get a hold of the airport for this proposed subdivision.

Sandor Hopkins (00:46:31) replies that the Planning Division has reached out to the airport. However, they did not contact us about this proposed subdivision. They did not reply back with any concerns or questions.

Dexter Busby (00:46:56) says except the things that they have no control over he says, "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."

Rob Skawinski seconds the motion for approval.

All in Favor, motion carries 5-0.

5. Old Business: none.

6. Board Matters:

Rob Skawinski (00:48:32) asks regarding Ryan Jordan's request for a master plan, if this is something that they can even get involved in with.

Sandor Hopkins (00:48:45) replies that currently the county does not have master plans for anything. The closest thing to resembling a master plan would be the county zoning map.

Ken Thornton (00:48:53) asks if it is District RR-5 (Rural Residential Five) or RR-2 (Rural Residential Two).

Sandor Hopkins (00:48:56) replies that it is RR-5, which entails a minimum lot size of five (5) acres. Mountain View North was right on the border. The east of that proposal is Suburban Residential 2 District and the west of that proposal is District Rural Residential 5.

Ken Thornton (00:49:09) says that he understands.

Rob Skawinski (00:49:14) says that as people keep developing in the county and as it becomes more difficult to build in the city, we keep seeing increased amount of subdivisions being built. He says that he shares the same concerns that the Jordan family has. However, he is unaware if there is anything that they can do about it.

Sandor Hopkins (00:49:37) says that currently he is unaware of what can be done by along those lines. Nonetheless, it is something that he plans to investigate and there are legitimate concerns that are being expressed here today. He hopes that we all can investigate these concerns, at the least to do our due diligence.

Carey Haight (00:50:01) says that this topic of discussion was brought to the attention of the Commissioners this morning at their meeting as well.

Dexter Busby (00:50:14) says that the development that was delayed this morning and the existing one that is next door to this proposal, are using a large amount of septic systems. Eventually, they will start to see nitrates in the aquifers near those developments and subdivisions.

Sandor Hopkins (00:50:36) says unfortunately it is something that is in the hands of the state Department of Environmental Quality as the Planning Staff are not sanitarians or water engineers. They have to defer to other agencies.

Dan Johnstone (00:50:48) asks which proposal was delayed this morning. He asks if it is the big proposal.

Carey Haight (00:50:51) replies yes. The two (2) out of the three (3) Commissioners were present at the meeting. Those two (2) Commissioners tabled the proposal as they wanted additional information and wanted to have three (3) Commissioners present to make a final decision. They will return to the proposal and have another Commissioner's meeting on July 30th, 2019.

Elliot Merja (00:51:37) asks for any other board matters from the board.

Dexter Busby (00:51:48) asks when the next meeting will be for the zoning regulation revision proposal process.

Sandor Hopkins (00:51:55) replies that they will have to have a meeting in July.

Dexter Busby (00:49:09) asks if the public hearing portion is closed for the zoning regulation revision proposal process.

Sandor Hopkins (00:52:04) replies that is indeed closed. They are thinking of the third Tuesday of July (July 16th) if they are to have a meeting about the zoning regulations. Other than that, there is no subdivision proposals that will be processed in time to put on the agenda for that meeting. It is perfectly fine if they need to find another date for that meeting.

Rob Skawinski (00:52:51) says that they will have to decide one way or another.

Elliot Merja agrees.

Carey Haight (00:52:57) says that it will be a deliberative meeting as they have closed the public portion of that meeting. The board will have to review staff report, staff recommendations, and public comment for the proposal. Then, come together as a group to have a work session, agree to table and talk further, or talk and proceed with a vote.

Some of the board members converse.

Elliot Merja (00:53:52) says that they need to have decision at some point in time.

Dexter Busby (00:54:16) asks if they are going to create a summary report of the public input and comments that they have received on the zoning regulations revisions.

Sandor Hopkins (00:54:25) replies that is there intention to create report of the public comments that they have received as well as staff response to public comments. Then, they will provide that to the board.

Some of the board members converse. They also discuss what dates work best for the next meeting in July.

7. Public Comments Regarding Matters Within the Board's Jurisdiction: none.

8. Adjournment: 01:56 PM

Rob Skawinski made a motion to adjourn

Dexter Busby seconds the motion

All in Favor, Motion passes 5-0.

DRAFT