Cascade County Special Use Permit (SUP) Application

Cascade County Public Works Department
Planning Division
121 4th St No, STE 2H/I, Great Falls MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Site Plan Requirements On Back

$450.00 Non Refundable Application Fee **Payment: Check (#)_____ Cash_____**

OFFICE USE ONLY

Date Application Received: 6/14/18
Application No.: 07-2018
Approved Permit No.: _____
Date of Final Approval: _____

Floodplain Permit (Attached):	(Y / N / N/A)
Variance Approval (Attached):	(Y / N / N/A)
County Approach Permit (Attached):	(Y / N / N/A)
Health Dept. Approval (Attached):	(Y / N / N/A)
Addressing Approval (Attached):	(Y / N / N/A)
Red Yellow Green (Development Coordination Map)	__/__/__
Date of Zoning Board of Adjustment Public Hearing	__/__/__
Approved by (Staff): _____	

Applicant/Agent: Michael Coulet **Mailing Address:** 5405 Lower River Rd #133

Home Phone: _____ Work Phone: 406 952 1191 **Cell Phone:** 406 836 1307

Owner(s) if different from applicant: Trailer Terrace Community Inc. Pres. Jesse Welling **Mailing Address:** 5405 Lower River Rd #64

Home Phone: _____ Work Phone: _____ **Cell Phone:** 406 460 0677

Property Address: 5435 Lower River Rd GF MT 59405 Sec 36 T 20 R 03E

Lot(s) _____ Blk _____ **Geo Code:** 02-3015-36-1-01-30.0000 **Parcel #** MK4A

Structure Permit Issued For: _____ **Current Zoning:** Mobile Home

OR

Change of Use Permit Issued For: Trailer Terrace Community Inc R.O.C.

Type of Improvement:

- [ ] Residential Structure, Multi/Single
- [ ] Public Entity
- [ ] Utility Installation, Minor/Major
- [ ] Membership Club
- [ ] Open-cut Mining Operation
- [ ] Warehouse
- [ ] Commercial/Agricultural in Nature
- [ ] Commercial Storage Facility
- [ ] Shop/Shed
- [ ] Office
- [x] Retail
- [ ] Industrial Use

Square Feet of Proposed Structure/Addition: 2000 **Total Land Area Acres:** 13.310 Total of Trailer Terrace

Type of Water Supply: Public Water & Sewer MT #25 Southwind **Type of Sewage Disposal:** Lagoon System

INSTRUCTIONS:

The Permit Application Form shall be submitted to the Cascade County Planning Office for review. The applicant shall obtain all required permits/forms as part of the permitting process:

- If your property is in a regulated floodplain, a Floodplain Permit must be obtained first from the Planning Office.
- If an approach to the property is from a county road, an Approach Permit is needed from the Cascade County Public Works Road and Bridge Division. If an approach will be off a state highway, an Approach Permit is needed from the State of Montana Department of Transportation.
- If your property needs an assigned address, contact from the Cascade County Public Works GIS Division for an address application.
- If your property needs a wastewater management permit, you must obtain a septic system permit from the City County Health Department (http://www.cchdmt.org/environmental-health/).
- All projects that disturb an acre or more are required to have a "General Permit for Storm Water Discharges Associated with Construction Activity" from the MT Department of Environmental Quality (http://deq.mt.gov/Water/WPB/wpbforms).

SITE PLAN REQUIREMENTS : (PERMITS WILL NOT BE ISSUED WITHOUT AN ACCURATE SITE PLAN)

Provide a complete site plan at a suitable scale (1" = 40', 1" = 100', etc) which includes the following, as applicable:

Required	Obtained	Submission Checklist
☒	☐	Written Statement to Describe Project: Provide a detailed write-up on the type and purpose of the proposed use or business. Describe the products or services provided and the operation hours, provide the number of employees, anticipated customers and traffic, etc..
☒	☐	Location of proposed structures, alterations, curb cuts, access points and utilities and the size, dimensions and uses thereof
☐	☐	Existing land use(s) on adjacent property
☐	☐	Disturbing one (1) acre or more; if yes, attach DEQ "General Permit for Storm Water Discharges Associated with Construction Activity".
☐	☐	Location, size, dimensions and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements (if applicable)
☐	☐	Location and type of existing and proposed landscaping or buffering (if applicable)
☐	☐	Location, type and height of existing and proposed fencing and/or screening (if applicable)
☐	☐	Location, type and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery and equipment (if applicable)
☐	☐	Completed Operational Statement Checklist (if applicable)

I. General Information for Applicants

A. **Understanding the Regulations:** First, the proposed use must be specifically mentioned as a category in Uses Permitted Upon Issuance of a Special Use Permit within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at http://departments.cascadecountymt.gov/planning.

II. Steps of the Application Process

A. Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County Zoning Regulations.

B. Complete, sign and return a Special Use Permit application and Special Use Permit Checklist, with the $450.00 application fee to Planning Staff.

Site plans, diagrams, business plans, operational statement checklist, photographs and other documents may be requested as part of a complete application depending on the applicant's proposal.

C. Planning Staff will notify interested agencies of the proposed project to request comments for the application.

D. Planning Staff will schedule a public hearing before the Cascade County Zoning Board of Adjustment;

Legal notice will be published twice in the Great Falls Tribune (at least six (6) days separating each publication) and sent by certified mail to all adjacent landowners.

Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.

The Zoning Board of Adjustment will make a determination on the application; three (3) affirmative votes are needed to issue the permit.

E. Upon written notice from the Planning Staff, the applicant may begin the permitted special use.

F. Permits may be revoked or expire for the following reasons:

1. The Zoning Board of Adjustment finds them in violation of the conditions of the permit or another regulation/ordinance.
2. Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
3. The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

III. SUP Criteria

A. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the Zoning Board of Adjustment to review the application.

1. The proposed development will not materially endanger the public health or safety.

a) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

Traffic conditions are light to moderate on lower River Road a reflect the local community travel. Store front located off lower River Road with a green belt Buffer. We dont anticipate an increase in traffic from stores opening.

b) **Provision of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection:**

No changes will be made with Utilities of existing structure. The Store is now connected to the Southwing water & sewer district, PWS # MT25. No additional burdens will be added to current Utilities with the Store.

c) **Soil erosion, sedimentation, and stormwater run-off:**

The existing Stores footprint has not changed. Stormwater run off will not change due to applying a SUP

d) **Protection of public, community, or private water supplies, including possible adverse effects on surface waters or ground water:**

(Same as above) SUP is being obtained for small retail sales of grocery items. No infrastructure was added or removed.

2. **The proposed development is a public necessity, or will not substantially impact the value of adjoining property.**

a) **The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.**

The surrounding communities relationship will be positive as community will have convenient shopping. The building and its recent upgrade greatly inhances the local community. No conflicts are anticipated as The Little Store is the only store in the area.

b) **Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.**

The little Store will not only be a convenient and affordable shopping solution but also should be of great value to adjoining property and their values. The Little Store would provide a place for the community to gather for coffee & say hi to neighbors building a strong sense of community

3. **The proposed development will be in harmony with the area in which it is located.**

a) **The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.**

We (TLS & TTCJ) would not forsee any conflicts of use. but instead see an excitement and positive attitudes toward having a local Store. The Stores appearance greatly enhances the Mobile Park's front appearance.

4. **The proposed development will be consistent with the Cascade County Growth Policy.**

   a) **Consistency with the Growth Policy objectives for the various planning areas (Please address all five goals with a separate sheet of paper).**

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

Objectives:

A. **Stimulate the retention of existing businesses 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, telecommunication, 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 chamber 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 alternative methods of energy production, including wind energy.**

~~in Sec.~~ attached

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, rangeland 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 Brownfield processes.**

See attached

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.**

See attached

Goal 4: Retain the presence of the US 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.**

See attached

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

Objectives:

A. Maintain Cascade County's citizens 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.**

b) **Consistency with the municipal and joint land use plans incorporated by the Growth Policy.**

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Printed Name of Applicant: Michael Coulet Date: _____

Signature of Applicant: _____ Date: _____

Printed Name of Property Owner: Jesse Welling Date: _____

Signature of Property Owner: _____ Date: _____