

# ZONING BOARD OF ADJUSTMENT

SERVING CASCADE COUNTY, MONTANA

## **Hybrid Meeting Format:**

**Courthouse Annex Room 105**

325 2<sup>nd</sup> Ave. N.

Great Falls, MT 59401

**Online Zoom Meeting ID: 818 5972 2611**

Go to <https://us02web.zoom.us/j/81859722611> to join

Toll-Free: 888-788-0099 or 877-853-5247

*Board Members: Dexter Busby, David Deffinbaugh, Kathryn Hanning, John Harding, and Ken Thornton.*

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# AGENDA

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**2/16/2023**

**9:00 AM**

**1. Call To Order**

**2. Roll Call**

**3. Meeting Minutes**

Meeting Minutes for Dec 15, 2022

Documents:

[ZBOA DRAFT MINS 12-15-22.PDF](#)

**4. Old Business**

4.I. None

**5. New Business**

5.I. Board Election Of Officers

i. Board Discussion & Action

5.II. Extension Request For Special Use Permit Application #011-2021, Submitted By Russell Martello For Tourist Cabins

i. *Staff Report Presented by Kevin Angland, Planner*

ii. *Board Discussion*

iii. *Public Hearing*

iv. *Board Discussion & Action*

Documents:

[SUP 011-2021, APPLICATION.PDF](#)

[SUP 011-2021 EXTENSION STAFF REPORT.PDF](#)

[VICINITY MAP.PDF](#)

ZONING MAP.PDF  
CS-1284.PDF  
SUP 011-2021 EXTENSION.PDF  
SUP 011-2021 6 MONTH EXTENSION REQUEST.PDF

5.III. Special Use Permit Application #019-2022, Submitted By Someday Ranch, Inc For An Event Center

- i. Staff Report Presented by Raina Leavens, Planner*
- ii. Board Discussion*
- iii. Public Hearing*
- iv. Board Discussion & Action*

Documents:

SUP 019-2022 FINDINGS OF FACT.PDF  
SUP 019-2022 STAFF REPORT.PDF  
SUP 019-2022.PDF  
SUP 019-2022 VICINITY MAP.PDF  
SUP 019-2022 ZONING.PDF  
APPLICABLE ZONING REGULATIONS.PDF  
UPDATED SUP RESPONSES 1.24.23.PDF  
USE STATEMENT FORM SUP 019-2022.PDF  
SUP 019-2022 COMMENTS.PDF

5.IV. Special Use Permit Application #001-2023, Submitted By LHC, Inc For A Quarry

- i. Staff Report Presented by Kevin Angland, Planner*
- ii. Board Discussion*
- iii. Public Hearing*
- iv. Board Discussion & Action*

Documents:

SUP 001-2023 STAFF REPORT - FINAL.PDF  
SUP 001-2023 FINDINGS OF FACT - FINAL.PDF  
VICINITY\_MAP.PDF  
ZONING\_MAP.PDF  
SPECIESDISTRIBUTION.PDF  
CS-0005272.PDF  
APPLICABLE REGULATIONS.PDF  
GF AIRPORT COMMENT.PDF  
MDT COMMENT.PDF  
MS4 COMMENT.PDF  
ROAD AND BRIDGE COMMENT.PDF

5.V. Special Use Permit Application #002-2023, Submitted By Penny And David Urick For A Second Dwelling

- i. Staff Report Presented by Kevin Angland, Planner*
- ii. Board Discussion*

*iii. Public Hearing*

*iv. Board Discussion & Action*

Documents:

SUP 2023-002.PDF  
VICINITY\_MAP.PDF  
ZONINGMAP.PDF  
CS-3443.PDF  
APPLICABLE REGS.PDF  
GF AIRPORT COMMENT.PDF  
MDT COMMENT.PDF  
MS4 COMMENT.PDF  
ROAD AND BRIDGE COMMENT.PDF

5.VI. Special Use Permit #003-2023, Submitted By John Meyer For A Gravel Pit

*i. Staff Report Presented by Raina Leavens, Planner*

*ii. Board Discussion*

*iii. Public Hearing*

*iv. Board Discussion & Action*

Documents:

SUP 003-2023 STAFF REPORT.PDF  
SUP 003-2023 FOFO.PDF  
SUP 003-2023 APP.PDF  
SUP 003-2023 VICINITY MAP.PDF  
APPLICABLE ZONING REGULATIONS.PDF  
SUP 003-2023 MDT COMMENT.PDF  
GRAVELPITCOMMENTS2.8.202\_001.PDF

**6. Board Matters**

**7. Public Comments On Other Matters Within The Board's Jurisdiction**

**8. Adjournment**

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