

Findings of Fact & Conclusions for Special Use Permit #019-2022

The Department provides that the following analysis, findings and conclusion for each of the required criteria provided under the controlling sections of the Zoning Regulations. Conditions may be required that the ZBOA determines if implemented, will mitigate potential conflicts in order to reach these conclusions.

Standards Applicable to Special Uses (CCZR § 10.6)
A. The proposed development will not materially endanger the public health or safety
(1) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches.
Applicant Response: This property was formerly an established church that had consistent traffic. The expected traffic at this venue will be much less than when it was an active church.
Staff Analysis: Proposed use could bring in crowds of up to 100 people for events, increasing traffic in the area during those times. The road approach will be from Smelter Ave NE. The Cascade County Road and Bridge Department was sent and Interested Agency Notification and commented that the project was good.
(2) Provisions of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection.
Applicant Response: There will be no changes in the way we are currently using services and utilities that are already established.
Staff Analysis: Proposed use will occur in an already established structure connected to utilities. Applicant will be utilizing Black Eagle water/sewer system. Fire protection will be provided by Black Eagle Volunteer Fire Department. Interested Agency notices were sent to these entities and no comments have been received as of the writing of this report.
(3) Soil erosion, sedimentation, and storm water runoff.
Applicant Response: There is no expected effect on these factors.
Staff Analysis: Request is for the use of an already established structure with parking lot area and no expansion or alterations are proposed. Soil erosion, sedimentation, and storm water runoff will not be affected by use.
(4) Protection of public community, or private water supplies, including possible adverse effects on surface waters or groundwater.
Applicant Response: Since the property was previously an established church, our venue will have less of a draw on public water supplies.
Staff Analysis: Applicant is planning to use structure with existing water supply connected to the Black Eagle water and sewer. No new wells or septic systems are planned for the property.

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B. The proposed development will not substantially injure the value of adjoining property or is a public necessity.
(1) 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.
Applicant Response: There will be no further development of the current buildings and parking lot, as such no conflicts are expected.
Staff Analysis: Proposed use is in line with the mixed-use character of surrounding uses and development in Black Eagle and is not anticipated to create land use conflicts that would have the potential to substantially injure the value of adjacent properties. Owner does not have plans for any structural changes.
(2) 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.
Applicant Response: As there will be no additional buildings, or parking created and maintenance of the current facilities will be upheld, there should be no impact on the value of the adjoining property.
Staff Analysis: The uses is not so necessary to the public health, safety, and general welfare of the community or County to justify its approval regardless of impact on the value of adjoining property.
C. The proposed development will be in harmony with the area in which it is located.
(1) 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.
Applicant Response: There will be no further development of the current buildings and parking lot, as such no conflicts are expected.
Staff Analysis: Proposed use would take place in a historic church that has been a part of the area for many years.
D. The proposed development will be consistent with the Cascade County Growth Policy.
(1) Consistency with the Growth Policy objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.
Applicant Response: Our event space will support the Growth Policy by allowing Cascade County citizens another location option for small gatherings (under 100) and utilizing already existing structure.
Staff Analysis: Proposed use would comply with the Cascade County Growth Policy.
Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.
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.
Applicant Response: Our event center will offer Cascade County community members another space to rent for small (under 100) gatherings in a private setting.
Staff Analysis: Proposed use will add another business to the structure onsite. Currently the structure houses a stained-glass shop and education center.

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B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

Applicant Response: By repurposing an already existing structure there will be no external groundbreaking/ modification needs. Our expected use of water should be less than when it was an active church.

Staff Analysis: Proposed use would be utilizing a historic structure and no new structures or increased use of the land are proposed.

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, telecommunications, and youth/social services.

Applicant Response: We will be using the current building which would otherwise have no use. We are renting the space, but not offering any food or drinks. We believe this encourages people to use the surrounding restaurants and vendors for these needs.

Staff Analysis: Proposed use is for an event center to allow community members to utilize a historic space that has been part of the community for some time. As Applicant does not plan on offering food onsite, it could be an opportunity for catering companies in the community to provide catering for the space/events. It is not expected that manufacturing/heavy industry or telecommunications will be either positively or negatively impacted.

D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

Applicant Response: Many people have been to this church when it was operating as the Catholic Church. We are preserving the structure, keeping it accessible for locals, and ideally drawing new people to the community.

Staff Analysis: Structure for proposed use is a historic church being of cultural value in the community. Proposed use will attract community members to the building to utilize the space.

E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

Applicant Response: Anyone who desires to rent our event space will have dates planned ahead of time allowing them to also explore other businesses in the community that may cater and offer services not included in our space.

Staff Analysis: Structure is currently utilized by a stained-glass shop that offers educational classes. The current use is limited to the basement, while the proposed use would allow for use of the entire structure and for two businesses to operate in the space.

F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chambers of

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commerce, development organizations and business roundtable organizations.

Applicant Response: Our event space is one that would support and work with other established businesses in the community. We only offer a space to hold their event - catering and other services will be sought out from other businesses in the community.

Staff Analysis: Proposed use could allow the structure to be used for development organizations to plan events and have meetings that is expected to provide a community nexus where information and ideas can be shared. It is expected that this proposal will provide an opportunity to support this objective.

G. *Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.*

Applicant Response: As mentioned above, we are hoping to foster a symbiotic relationship with local restaurants, caterers, and vendors.

Staff Analysis: Increased use of the upper floor of the building would bring more traffic to the business located in the basement of the building. Restaurants in the area could be utilized to provide catering for events.

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.*

Applicant Response: Our intent is to provide a venue that offers a space for businesses to host holiday parties/ other business gatherings as well as individuals to be able to host private events i.e., baby showers, graduation celebrations etc.

Staff Analysis: Use would not have an impact on this specific goal.

I. *Encourage the growth of the agricultural economy.*

Applicant Response: Given the nature of our venue, there is not anticipated effect on the agricultural economy.

Staff Analysis: Use would not have an impact on this specific goal.

J. *Stimulate the growth of the economy by encouraging the use of alternate methods of energy production, including wind energy.*

Applicant Response: As the energy available to us is through Northwestern Energy, we will not have an effect on this economy.

Staff Analysis: Applicant does not have plans to use alternate methods of energy production.

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Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with the 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.

Applicant Response: As our venue is located within Black Eagle city limits, this does not pertain to our proposed business.

Staff Analysis: Increase density of businesses in this location prevent agricultural and forest lands from being developed for use as a space for an event center.

B. Preserve Cascade County's scenic beauty and conserve its forests, rangelands, and streams, with their abundant wildlife and good fisheries.

Applicant Response: As our venue is located within Black Eagle city limits, this does not pertain to our proposed business.

Staff Analysis: Applicant plans to utilize a historic structure and does not plan on further development of the property. The proposal will not disturb any forests, rangelands, or streams.

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.

Applicant Response: We are utilizing existing structures and parking lot with no need for further development.

Staff Analysis: Application supports this goal by locating the proposed use in a historic structure that already houses one business in Black Eagle.

D. Assure clean air, clean water, a healthful environment, and good community appearance.

Applicant Response: We will ensure the property is maintained and pleasing to the eye.

Staff Analysis: Applicant plans to utilize an existing structure which would have less of an impact on the environment than construction of a new structure would. Structure is historic and has been a part of the communities' appearance for some time. Landscaping is not required for the proposed use, no landscaping plan was turned in by the applicant.

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E. Support the development of natural resources including but not limited to timber, mining, oil and gas production, and renewable energy production.

Applicant Response: As our venue is located within Black Eagle city limits, this does not pertain to our proposed business.

Staff Analysis: Application does not support or hinder this goal.

F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfields processes.

Applicant Response: We will not need to do any further development.

Staff Analysis: This property has not been identified as a Brownfield site. Notice was sent to the Cascade County superfund coordinator due to the vicinity of the property to a superfund site. No concerns as long as no excavation or renovation is done on the property.

Goal 3: Maintain Agricultural economy

A. Protect the most productive soil types.

Applicant Response: As our venue is located within Black Eagle city limits, we will not be affecting the productive soil.

Staff Analysis: Proposed use will not have an impact on productive soil types.

B. Continue to protect soils against erosion.

Applicant Response: We will ensure that we continue the upkeep of the lawns by watering and regular trimmings to uphold the integrity of the soil.

Staff Analysis: Proposed use will not have an impact on soil erosion.

C. Protect the floodplain from non-agricultural development.

Applicant Response: Our venue is located within the Black Eagle City limits, and we will not be doing any further groundbreaking or developing; rather repurposing existing buildings.

Staff Analysis: Property for proposed use is not within the Regulated Flood Hazard Area based on FEMA Flood Insurance Rate Map Panel #300013C0345E and will not have an impact on this goal.

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D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

Applicant Response: Given the nature of our business, it will not have an effect on the agricultural industry in Cascade County.

Staff Analysis: Proposed use will not have an impact on this goal.

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.***

Applicant Response: Our business will have no effect on Military missions in Cascade County. The nature of our venue will have no effect on reactivating the runway. There will be no conflicts as we are not undergoing any further development.

Staff Analysis: Proposed use will not have an impact on the presence of the US Military in Cascade County. The property is located in the Outer Horizontal Surface in Military Overlay District-F , which restricts structure height to no greater than 500 feet. The existing structure is not within 2,400 feet of a Missile Alert Facility or Launch Facility. No new structures are proposed at this time that would require a mitigating condition for this proposal.

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.***

Applicant Response: Our business will not impact the independent lifestyles of Cascade County Citizens. Our parking lot is currently utilized by Cascade County Sheriffs Office patrol cars and they will be invited to continue this. There will not be a need for an increased presence though, given the nature of our business.

Staff Analysis: Proposed use will not increase local governmental intervention in the area.

- B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous***

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cultural/historic sites and archaeological areas.

Applicant Response: By having a business in this building it is preserving/maintaining a stable structure that has been in the community for 99+ years.

Staff Analysis: Applicant plans to utilize a historic structure for the event venue, thus preserving the historic space for future generations.

C. *Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.*

Applicant Response: We are very excited that the Black Eagle Volunteer Fire dept is going to be located right next to use and will be supportive in any way we can.

Staff Analysis: Proposed property and structure for the use are not in the wild land/urban interface. This use would not increase fire hazards in the wildland/urban interface.

D. *Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.*

Applicant Response: Our space would be able to accommodate smaller groups to rent for educational trainings, entertainment and health information sharing initiatives.

Staff Analysis: This proposed use will directly support his objective by establishing a facility that may provide a location for educational programs to utilize. It would also coincide with current use of the structure for stained-glass art making and educational classes. Recreational opportunities and spaces may be positively impacted depending on the types of events held at the location. This proposal does not have a connection to health services and that consideration is not expected to be impacted by this proposal.

(2) Consistency with the municipal and joint land use plans incorporated by the Growth Policy.

Applicant Response: [none]

Staff Analysis: Use does support municipal and joint land use plans in the Growth Policy. See also the response for Goal #4 above.

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