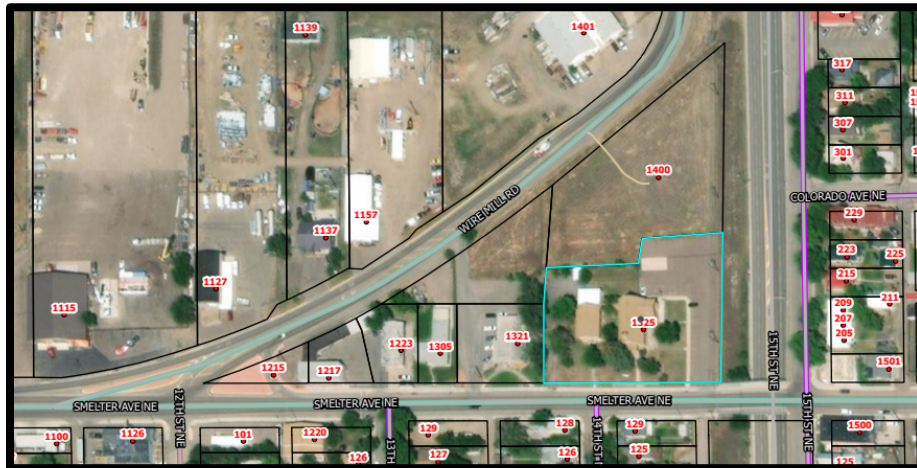


STAFF REPORT
ZONING BOARD OF ADJUSTMENT
Thursday, February 16th, 2023
9:00 a.m.

Room 105 Courthouse Annex, Cascade County Commissioners Chambers
 & Via Zoom (an online platform, see www.cascadecountymt.gov for more information)

SUP #019-2022

| SUBJECT PROPERTY INFORMATION | |
|-------------------------------|---|
| Name of Applicant & Owner: | Someday Ranch INC Lacey Kirby 3348 Limestone Canyon Rd. Raynesford, MT, 59469 |
| Legal Description(s): | Tract 3 of Blessed Sacrament Addition, Section 36, Township 21 North, Range 03 East, P.M.M., Cascade County, MT |
| Property Address | 1325 Smelter Ave. NE, Black Eagle, MT, 59414 |
| Geo-Code(s): | 02-3138-36-4-03-07-000 |
| Parcel Number(s): | 2598100 |
| Existing Zoning: | Mixed Use (MU) |
| Surrounding Land Uses/Zoning: | North: Vacant/ MU South: Residential/ MU East: Residential/ MU West: Post Office/ MU |
| Current Land Use: | Commercial |
| Applicable Regulations: | Cascade County Zoning Regulations (CCZR) §§ 7.5.11(9), 10 |
| Requested Action: | Approval of a Special Use Permit (SUP) to allow the use of an Event Center |



General Information:

The Cascade County Zoning Board of Adjustment (ZBOA) is in receipt of a Special Use Permit (SUP) Application from Someday Ranch INC to allow an "Event Center" on the Subject Property. The Applicant is requesting that a SUP be granted as required by Sections 7.5.11(9) and 10 of the CCZR.

Applicant submitted a Location/Conformance Permit Application on November 18th, 2022 for an "Event Center." Applicant was notified of the need for a SUP on November 21st, 2022. The Applicant submitted their SUP Application on December 16th, 2022, and amended their Application responses on January 24, 2023. Public Notice was published in the Great Falls Tribune on February 5th and February 12th of 2023.

The property taxes are current and there are no known violations of Cascade County ordinances or regulations on the Subject Property.

Findings with Respect to the SUP Analysis Criteria:

The Planning & GIS Department provides that the following analysis, findings and conclusion for each of the required criteria provided under the controlling sections of the CCZR are in the Findings of Fact and Conclusions for SUP #019-2022, and hereby incorporated by reference into this Staff Report and attached.

Section 10.7 Operations:

Operations in connection with the SUP shall not be more objectionable to nearby properties by reason of noise, fumes, vibrations, or flashing lights, than would be the operation of any permitted use.

Staff: Based on the information provided by the Applicant the proposed use will not be more objectionable by reason of noise, fumes, vibration, or flashing lights, than would be the operation of any permitted use.

Recommendation:

Based on the information provided, the Planning and GIS Department recommends approval of this SUP.

Motions:

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

- A. Move that Special Use Permit #019-2022 to allow an Event Center on Parcel #2598100 be **denied** due to (ZBOA member proposing denial must delineate legal reason that the application be denied); or
- B. Move the Board to adopt the Staff Report in its entirety and **approve** Special Use Permit #019-2022 to allow an Event Center on Parcel #2598100 subject to the following conditions:
 1. The Applicant obtains any other required county, state, or federal permits and approvals, and complies with the respective laws, rule, regulations and ordinances.

Attachments:

- Findings of Fact & Conclusions for SUP # 019-2022
- Special Use Permit Application
- Vicinity & Zoning Map
- Applicable Zoning Regulations
- Comment(s)

cc: Applicant(s)
County Attorney's Office