

CASCADE COUNTY PLANNING BOARD

PLANNING STAFF: Report and Recommendations

REGARDING: Planning Board Meeting Scheduled for May 17, 2022

SUBJECT: The Preliminary Subdivision Plat of Glenwood 1 Minor, located in the SE ¼ of Section 33, Township 20 North, Range 3 East, P.M.M. Cascade County, Montana.

GENERAL INFORMATION

Applicants/Owners of Record: David & Kara Bell

Property Location: This proposed subdivision is located in the W ½ of the SE ¼ of Section 24, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana and is identified as Parcel # 2645700 and Geocode 02-3016-24-4-03-01-0000.

Existing Zoning: Suburban Residential 2 (SR-2) District

Purpose: To remove an agricultural covenant

Existing Land Use: Agricultural

Surrounding Land Uses: Residential/Agricultural

Requested Action: Recommend conditional approval of the Glenwood 1 Minor Subdivision Preliminary Plat

SPECIAL INFORMATION

1. Access to the proposed subdivision will be via an easement known as Barnwood Lane.
2. Attached is a copy of the minor preliminary plat application and supplemental materials, which will remove an agricultural covenant on the 40.342-acre lot, effectively creating a one (1) lot subdivision.
3. The approach for Lot 1 is existing. The approach for Lot 1 will be from Barnwood Lane.
4. The Applicant's Traffic Impact Analysis estimates the addition of 8 vehicular trips per day exiting and entering from Barnwood Lane based on the addition of one (1) single-family lot.
5. Lot 1 currently has a garage on the property. Upon revocation of the agricultural covenant, a single-family dwelling will be placed on the property.

6. Lot 1 is not located within the FEMA Regulated Flood Hazard Area, based on FIRM Panel #30013C0631E
7. According to the US Department of Agriculture Web Soil Survey the land is considered prime farmland of statewide importance.
8. The parkland requirement is waived pursuant to M.C.A. 76-3-621(3)(e) (2021).
9. A public hearing on a minor plat is not required for first time minor subdivisions pursuant to M.C.A. 76-3-609 (2)(e)(2021).
10. An environmental assessment is not required pursuant to M.C.A. 76-3-609 (2)(d)(i) (2021).
11. The proposed subdivision will receive law enforcement services from the Cascade County Sheriff's Office and fire protection services from the Sand Coulee Fire Department.
12. The project is not located within the Wild Land Urban Interface and has been an area designated as having a low fire risk based on the *Community Fire Plan Wild Land-Urban Interface for Cascade County and Dearborn FSA Map*.
13. Project is exempt from onsite fire cistern requirements per 10-15(2)(5) of the Cascade County Subdivision Regulations, as fire protection measures are only needed when creating four (4) or more lots, or in subsequent minor subdivisions of three (3) or more lots.
14. Notice of this public meeting was published in the Great Falls Tribune on May 8, 2022.
15. Interested Agencies and adjacent property owners were provided with notification letters and a request for comments on May 2, 2022. One written comment has been received in favor of the subdivision at the time of writing this report.
16. The project lies within the Height Military Overlay District within the Outer Horizontal Surface (MOD-D) restricting structure height to no greater than one hundred and fifty (150) feet. The project is not within 2400 feet of a Military Alert Facility or Launch Facility.
17. There are no delinquent taxes on this property.
18. No public comment was received regarding this subdivision at the time of writing this report.

CONCLUSION

This proposed subdivision meets the requirements of the Cascade County Subdivision Regulations, as well as Montana's Subdivision and Surveying Laws and Regulations, and is in general compliance with the Cascade County Growth Policy if approved with conditions.

RECOMMENDATIONS

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

I move that the Cascade County Planning Board recommend, after consideration of the Staff Report and Findings of Facts, **denial** of the Glenwood 1 Minor Subdivision Preliminary Plat; or

"I move that the Cascade County Planning Board recommend, after consideration of the Staff Report and Findings of Facts, adoption of said Staff Report and Findings of Facts, and **approve** Glenwood 1 Minor Subdivision Preliminary Plat subject to the following conditions:

1. Cause to be recorded in conjunction with the final plat, a statement of waiver placed on the final plat requiring property owners of each lot in the subdivision to take part in any Rural Special Improvement District (RSID) for the reconstruction, improvement or perpetual maintenance of any county road in the vicinity used to access the major subdivision, 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 shall expire 20 years after the date the final plat is filed with Cascade County.
2. A statement shall be included on the Final Plat stating: "Lot owner(s) shall comply with the required Noxious Weed Management Plan, approved by the County Weed Supervisor;
3. Submit a written Weed Management Plan to the Cascade County Weed Board specifying the methods for weed management procedures with regards to this development and incorporate it into the HOA CCRs or file with the Clerk & Recorder's Office along with the Final Plat.
4. All vegetation disturbed during construction shall be reestablished with vegetation types that have been recommended by the MSU Extension Office.
5. A copy of the MDEQ General Discharge Permit for Stormwater associated with construction activity in order to subdivide shall be submitted prior to final plat approval, if the disturbed area will exceed one (1) acre.
6. Inclusion in the HOA or on the Final Play a covenant restricting structure height of no greater than one hundred and fifty (150) feet in height; and
7. Having the developer's surveyor correct any errors or omissions on the preliminary plat.

Attachments: Findings of Fact
Subdivision – Preliminary Plat Application

cc: Robert Osowski, Woith Engineering
David and Kara Bell