Yonker, Charity N.

From: Shannon Guilfoyle <shannon.guilfoyle@gmail.com>
Sent: Monday, November 9, 2020 9:26 PM
To: Planning Comments
Subject: Public Comment

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To: Cascade County Commissioners
From: Shannon Guilfoyle, 13 Homestake Lane, Great Falls, MT 59405
Date: 9 NOV 2020

I object to the removal of the SUP review process for large scale, intensive use on land designated as "Ag" or "MU-40." My objection is not in "name only" as suggested by Charity Yonkers in a recent, unpublished commissioner work session. I could care less what the land designation name is; I do care about its potential use. Because of this, it's important that citizens of Cascade County AND the county itself have the opportunity to review and apply conditions to SUPs. Removing this provision within the Ag District or MU-40 allows potential corporations to DO things to Cascade County rather than work WITH Cascade County. We should ALL have a say in what the future of Cascade County will look like now and well into the future.

Please consider the following:
1) Accept the Planning Board's recommendations, or;
2) Accept MU-40 and keep the SUP review process in place.

It is not apparent that Cascade County staff have put forth ANY findings to support a MU-40 district. However, IT IS CLEAR that citizens of Cascade County have come forth to object to the proposed MU-40 district as written by county staff and WE WILL NOT BE GETTING A BETTER DEAL as a result. This is a false, unsubstantiated claim made by county staff. Furthermore, it is disheartening and demoralizing for citizens, such as myself, to spend the time, energy, and effort to provide public comment and participate in hearings only to watch county staff and commissioners assume they know better than the CCPB - who put countless hours into reviewing Montana state laws and public comments - before making their recommendations. It's audacious and unwise to move forward with the staff report as it's currently being presented to you without ***addressing*** public comments before making your decision.

Sincerely,
Shannon Guilfoyle
13 Homestake Lane
Great Fall, MT 59405

Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Gordon Robinson

Complete Address: 1426 6th Ave N, Great Falls, Montana 59401

Comment Subject (please check one):

- ☒ Special Use Permit Application
- ☐ Subdivision
- ☒ Zoning Text and/or Map Amendment
- ☐ Growth Policy
- ☐ Variance
- ☐ Floodplain Regulation Amendment
- ☐ Subdivision Regulation Amendment
- ☐ County Road Abandonment/ Discontinuation of County Street
- ☐ Other (describe): _____

Comment

I totally object to the changes in zoning being proposed in MU-40. Another attempt to open the door for Freisen and the slaughterhouse. This was shot down by the citizens of the county before and someone keeps trying to bring it back in a different form. Someone stands to make a lot of money on this or it would not keep coming to the forefront of the Zoning Board. I am getting very suspicious of the abhorant behavior of members of the board that are entertaining the changes and opening the door for a large scale slaughterhouse that citizens of Cascade County don't want!

We must keep our Agricultural Zoning as is. There are prime farming lands in the areas that the zoning expansion would be taking place. We need to preserve croplands and prime pasture.

Cascade County needs new business, but not the type that will overwhelm our resources and negatively effect many to positively effect only a few!

For Office Use Only					
Date Received:		Date Reviewed:		Complete:	☐ Yes ☐ No

Yonker, Charity N.

From: Carolyn Craven <lifeisgood4us@xmailpost.com>
Sent: Tuesday, November 10, 2020 10:38 AM
To: Planning Comments
Subject: Public Comment
Attachments: 00 Public Comment Form - CKC #7.pdf; 11.07.20 Public Comments MU40 & LIGHT INDUSTRIAL.pdf

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Greetings,

Attached please find another public comment.

Thank you!

Cordially,

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Carolyn K, Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

☐ Special Use Permit Application ☐ Subdivision ■ Zoning Text and/or Map Amendment

☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street

☐ Other (describe): _____

Comment

11.03.20 Resubmission of 03.12.20 Public Comments Zoning & GP
11.04.20 Resubmission of 03.21.20 Public Comments Zoning Effects
11.05.20 Public Comments AG VS MU40 Zoning
11.07.20 Public Comments MU40 & Light Industrial

For Office Use Only					
Date Received:		Date Reviewed:		Complete:	☐ Yes ☐ No

Carolyn K. Craven
Great Falls, MT 59405

November 7, 2020

PUBLIC COMMENTS MU40 & LIGHT INDUSTRIAL

- **Value-added Agricultural Commodity Processing Facility (VACPF)**
  - **MU 40**
  - The proposed zoning changes appropriately zoned VACPF in MU20 as requiring a Special Use Permit.
  - Definition of Special Use Permit:
    - A use that would not be appropriate generally or without restriction throughout the zoning classification district but which, if further controlled as to number, area, location, or relation to the neighborhood., would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Special Use Permits may be permitted in a zoning classification district if a specific provision for such special use is explicitly listed in the Zoning District Regulations as a special use and a special use permit is issued by the Cascade County Planning Division upon approval of a Special Use Permit by the Cascade County Zoning Board of Adjustment.
  - Definition of Value-Added Commodity Processing Facility:
    - Any facility in which one or more agricultural commodities are physically processed in such a way that results in a value-added agricultural product and is not otherwise defined in these regulations.
  - Per the above definition, there is a lack of specificity of what the product might be, what possible chemicals might be used, how waste would be handled, what possible water use might be, what transportation infrastructure would be required, what fire safety might be required in the more remote parts of the county used for MU40. ***These types pf non-specific unusual uses typically require additional oversight via a Special Use Permit which allows public participation in the process of reviewing and assessing the potential impacts.***
  - The proposed zoning changes do not require a Special Use Permit for VACPF in MU40. My comment on 11-6-20 states "I noted a single inconsistency with VACPF in MU40 as permitted by right, but which appropriately requires a Special Use Permit in MU20. The unknown and potential adverse effects of a non-specific product processing facility on a much larger and remote site in MU40 must also require a Special Use Permit

CC COMMENT: **I strongly urge the Planning Department to require a Special Use Permit for a Value-added Agricultural Commodity Processing Facility (VACPF) if the MU40 District remains.**

- **<u>LIGHT INDUSTRIAL (I-1)</u>**
- Definition of Industrial, Light (I-1):
    - Place and/or building, or portion thereof, that is used or is intended for the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such apparel manufacturing, printing, and publishing.
- Intent of Industrial, Light (I-1):
    - The I-1 District is intended to provide for industrial uses that are less intensive and operate at a smaller scale relative to heavy industrial developments.

CC COMMENT: I discovered that the proposed zoning changes also allow a VACPF as a permitted right in the Light Industrial (I-1) District.

- Per this definition and the Light Industrial intent (above), it appears that a Value-added <u>Agricultural</u> Commercial Processing Facility (VACPF) is not in the appropriate zoning location for an agricultural-based processing facility. The Light Industrial focuses on manufacturing, fabrication, assembly and industrial uses and does not mention "agricultural".

CC COMMENT: I urge the Planning Department to remove VACPF from the Light Industrial District. If that is declined then I urge the requirement of a Special Use Permit in the I-1 District based on the same rationale presented above for MU40 plus the above description of the Light Industrial (I-1) District.

Respectfully submitted,

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Yonker, Charity N.

From: Kris Babbs <kris.babbs@gmail.com>
Sent: Tuesday, November 10, 2020 3:34 PM
To: Planning Comments
Subject: November 12 public meeting written comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Members of the County Commission:

I don't know if we missed the deadline, but we will try to submit this anyhow.

As a century landowner in Cascade County, Midway Ranch Properties, LLC is expressing our opposition to the proposed rezoning that is currently under consideration by the County Commission. We learned that the county proposes to change all agricultural land to Mixed Use. This proposal opens the door to intensive industrial users while disregarding the needs of the agricultural, grazing and ranching families in the area.

Cascade County must preserve the availability of agricultural lands for farming and provide stability to the farming and ranching economy. It is extremely important to designate areas where crop production is intended to be the principal use and separate competing industrial or non-agricultural development and uses to more appropriate areas in the county in order to reduce conflicts between farm and non-farm uses. It is essential that Cascade County maintain a critical mass of farmland that keeps the agricultural economy (businesses and organizations that support farms, such as farm suppliers, etc.) viable. Retaining and protecting prime farmland for crop production protects productive soils, which, if developed, are irretrievable. We need to keep land affordable for current and future farmers and protect the character of our county and the well-being of our citizens.

We support the county in it's goal to better clarify agricultural land uses. Midway Ranch Properties, LLC, borders the property that is at the heart of this zoning change proposal. We support local business development for small scale facilities and other value-added agriculture, but not at the scale the county is willing to allow in these zoning regulations.

Respectfully,

Kristin Babbs
Jeremy Johnson
Midway Ranch Properties, LLC