

PROPOSED AMENDMENTS TO MOTIONS FOR CONSIDERATION

AGRICULTURAL DISTRICT SPLIT

CURRENT MOTION FOR CONSIDERATION:

- (2) “After consideration of public comments, testimony, and the Staff Report and supporting materials, I move the Board of Cascade County Commissioners **ADOPT** the proposed map and text amendments to the Cascade County Zoning Regulations in accordance with the recommendation of the Cascade County Planning Board to divide the current Agricultural District into a Mixed Use - 20 District, and retain the remainder of property as the Agricultural District, but with the following text **MODIFICATIONS** to the Agricultural District:
- a. **ADD** an “Intent” statement that reads: “The Agricultural District is intended to protect and preserve agricultural land and uses, including land uses incidental to agricultural production and rural residential living characteristic of traditional farming and ranching.”
 - b. **MODIFY** the “Minimum Lot Area” requirement from twenty (20) acres to forty (40) acres.
 - c. **REMOVE** land uses including “General Sales,” “Shopping Center,” “Manufacture Housing Sales,” “Nursing Home,” “Parking Garage,” and “Warehouse.”
 - d. **ADD** the land use as requiring a Special Use Permit: “Value Added Agricultural Commodity Processing Facility. This may include processing, manufacturing, storage, and the like.”

PROPOSED AMENDMENTS TO MOTION:

ADD to the CCZR §§ 7.6.9 “Mixed Use 20”, 7.7.2 “Agricultural District” the following land use as a permitted principle use: “Federal Firearm Retailers, Dealers, Repairers.” **DELETE** from CCZR §§ 7.6.11(36) “Mixed Use 20”, 7.7.4(21) “Agricultural District,” the land use “Federal Firearm Retailers, Dealers, Repairers” as a use permitted upon issuance of a special use permit.

REMOVE from CCZR § 7.7.2 “Agricultural District”: “Commercial dairy if on a parcel 20 acres or greater” as an enumerated permitted principle use.

MODIFY from CCZR § 7.7.9 “Agricultural District” permitted principal use for “*A one or two family dwelling(s) on a parcel of 20 acres or greater. (example: 1 single family home or 1 duplex for two families or two single family homes). If a parcel is less than 20 acres, a second dwelling is allowed with an approved Special Use Permit*” to two (2) distinct principal land uses and put the land use requiring an SUP in CCZR § 7.7.11 as follows:

ADD to CCZR § 7.7.9 “Permitted Principle Uses:” “Single-family dwelling.”

ADD to CCZR § 7.7.9 “Permitted Principle Uses:” “Two-family dwelling (duplex), or a second single family dwelling on a parcel forty (40) acres or more.”

ADD to CCZR § 7.7.11 “Uses Permitted Upon Issuance of a Special Use Permit:” “Second single-family dwelling on a parcel less than forty (40) acres.”

PROPOSED AMENDMENTS TO MOTIONS FOR CONSIDERATION

ALL OTHER CHANGES EXCEPT MMJ-RELATED CHANGES

CURRENT MOTION FOR CONSIDERATION:

(3) After consideration of public comments, testimony, and the Staff Report and supporting materials, I move the Board of Cascade County Commissioner **ADOPT** the other proposed text amendments to the Cascade County Zoning Regulations upon a finding that such text amendments substantially comply with the Cascade County Growth Policy and MCA § 76-2-203 with the following **MODIFICATIONS**:

- a. **REMOVE** CCZR § 8.5(j) which reads: “Compliance with Circular DEQ 8 (issued by the Montana Department of Environmental Quality) to mitigate and detain storm water discharge.”
- b. **REMOVE** CCZR § 10.2(4)(h) which reads: “Compliance with Circular DEQ 8 (issued by the Montana Department of Environmental Quality) to mitigate and detain storm water discharge.”

PROPOSED AMENDMENTS TO MOTION:

REMOVE from CCZR § 2 from the definitions of “ALCOHOL DISTILLERY” and “MICRO-BREWERY” the following language: “along with other beverages and food...”

MODIFY CCZR § 2 definition for “ZONING ADMINISTRATOR” to the following: “The Zoning Administrator is appointed to be the Cascade County Planning Department through the Cascade County Planning Director, and his/her authorized employees, officers, or agents, which administers and enforces the provisions of these regulations pursuant to § 76-2-210, MCA. This consist of, but is not limited to, issuing land use permits, enforcing violations, and reviewing applications for variances and text and map amendments to the Regulations.”

ADD to CCZR § 7.10.9 “Commercial District” the following land use as a permitted principle use: “Federal Firearm Retailers, Dealers, Repairers.” **DELETE** from CCZR § 7.10.11(16) “Commercial District” the land use “Federal Firearm Retailers, Dealers, Repairers” as a use permitted upon issuance of a special use permit.

REMOVE from CCZR § 8. 20 “Light Industrial (I-1) Zoning District Standards:” (9) “operations conducted between 7 AM and 7 PM.”

REMOVE CCZR § 8.2.5.4 “WILDLIFE-FRIENDLY FENCING”