

## 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**:

- a. **ADD** to CCZR § 7.7 “Agricultural District” 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** CCZR § 7.7.1 the “Minimum Lot Area” requirement from twenty (20) acres to forty (40) acres.
- c. **REMOVE** from CCZR § 7.7.2 land uses including “General Sales,” “Shopping Center,” “Manufacture Housing Sales,” “Nursing Home,” “Parking Garage,” and “Warehouse.”
- d. **ADD** to CCZR § 7.7.4 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”, and § 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(7) “Agricultural District”: “Commercial dairy if on a parcel 20 acres or greater” as an enumerated permitted principle use.

**MODIFY** from CCZR § 7.7.2(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 § 7.7.4 as follows:

**ADD** to CCZR § 7.7.2 “Permitted Principle Uses:” “Single-family dwelling.”

**ADD** to CCZR § 7.7.2 “Permitted Principle Uses:” “Two-family dwelling (duplex), or a second single family dwelling on a parcel forty (40) acres or more.”

**ADD** to CCZR § 7.7.4 “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”