

From: Yonker, Charity N.
Sent: Monday, February 25, 2019 9:00 AM
To: nate kluz <natekluz@gmail.com>
Cc: Larson, James <jlarson@cascaedcountymt.gov>; Weber, Jane <jweber@cascaedcountymt.gov>; Briggs, Joe <jbriggs@cascaedcountymt.gov>; Clifton, Brian <bclifton@cascaedcountymt.gov>; Racki, Joshua <jracki@cascaedcountymt.gov>; Payton, Ian <ipayton@cascaedcountymt.gov>
Subject: RE: Application fo proposed zoning changes

Good morning Nate,

Section 14.1.1 of the CCZR pertains to citizen amendments through a petition process, which is also consistent with MCA 76-2-101 (frequently called Part 1 zoning). Part 1 zoning is a citizen driven process, which must be initiated via a petition.

The Planning Division is proposing revisions to the CCZR. This process is through MCA 76-2-201 (frequently called Part 2 zoning), which specifically authorizes the County Commissioners to "...adopt or revise zoning regulations...."

The Planning Division makes recommendations to the Planning Board. The Planning Board is an advisory board which cannot make final decisions, but only "advises" the Board of County Commissioners regarding their recommendations for adopting the revisions to the CCZR.

The Planning Board and/or the Commission is not required and will not go through a citizen petition process. The Planning Division is made up of planners and the Planning Board is made up appointments. The appointments to the Planning Board are done by the County Commissioners after receiving applications from the citizenry. Ultimately, the Board of the Commission is charged with making any final decisions on adopting all, part or none of the proposed zoning revisions.

I hope this information is helpful to clear up any misunderstandings or characterization of the two separate and distinct statutory processes.

Please let us know if you need any additional clarification or if you have any other questions concerning this process.

Kind regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascaedcountymt.gov

-----Original Message-----

From: nate kluz <natekluz@gmail.com>

Sent: Sunday, February 24, 2019 8:40 PM

To: Payton, Ian <ipayton@cascadecountymt.gov>

Cc: Larson, James <jlarson@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>;

Briggs, Joe <jbriggs@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>;

Clifton, Brian <bclifton@cascadecountymt.gov>; Racki, Joshua <jracki@cascadecountymt.gov>

Subject: Application fo proposed zoning changes

Ian,

I was wondering if the Planning Division will be submitting an application for their proposed zoning changes? If so, do you have a timeframe for when it will be available for public review?

Section 14.1.1 of the Cascade County Zoning Regulations gives clear instructions as to what issues need to be addressed. I had a very nice conversation on 2/20/19 with county attorney Charity Yonker. I asked Mrs. Yonker if she could provide any legal basis from exempting the Planning Division from an application. Mrs. Yonker suggested that MCA 76.2.10, 76.2.201 or 76.2.205 may provide such an exemption. These sections of code do not provide for any such exemption, nor does any such exemption exist within the current Cascade County Zoning Regulations.

The absence of an application for zoning change and addressing the issues identified in 14.1.1 in a substantive and timely manner presents a serious issue. Failure to meet this threshold should preclude consideration of the Planning Division's proposed zoning changes at the 3/26/19 meeting.

I eagerly await your reply.

Thank You,

Nate Kluz
Belt, MT

Sent from my iPad

From: Yonker, Charity N.
Sent: Thursday, February 28, 2019 8:35 AM
To: Jaybe Floyd <jaybefloyd@me.com>
Cc: Haight, Carey <chaight@cascaedcountymt.gov>; Payton, Ian <ipayton@cascaedcountymt.gov>
Subject: RE: I have a question about the County policy

Morning Jaybe,

I have received the response to your unanswered questions:

Power plants have delineations based on generation capacity and the interplay with commercial regulation. Other uses do not have comparable requirements. There are no statutory prohibitions on proposing limits.

I hope that is helpful. Please let us know if you any other questions come up.

Kind regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascaedcountymt.gov

From: Jaybe Floyd <jaybefloyd@me.com>
Sent: Friday, February 22, 2019 12:01 PM
To: Yonker, Charity N. <cyonker@cascaedcountymt.gov>
Subject: I have a question about the County policy

Hi Charity,

I will be trying to navigate the snow drifts soon to get into town for my review of the records. I will let you know if we need to reschedule.

One question is about ongoing requests for information. As the Planning Department and County Attorney Office plow through the public comments and the results of the public hearing, I assume they will be generating new internal documents to answer questions and further support the proposed changes. Am I required to submit separate requests for information to view these ? How does that work?

Another thing I am confused about is getting answers to questions. For instance, I am wondering about imposing limits in the zoning regs to the SCOPE of projects in the different districts covered under the zoning regulations. I saw that there are differentiations about sizes of power generators. So far I haven't

noticed limits for anything else. I want to ask if this observation is correct and if there is any statutory reason limits cannot be included.

I can submit this as a comment but it really is a question that I would like answered before the next hearing. Should I email the Planning Dept and ask? Do I contact your office?

Thanks for your help
Jaybe

From: [Gough, Destiny N.](#)
To: [Mr. Dexter Busby](#); [Mr. Mark Carlson](#); [Mr. Dan Johnstone](#); [Mr. Richard Liebert](#); [Mr. Elliot Merja](#); [Mr. Rob Skawinski](#); [Mr. Ken Thornton](#); [Yonker, Charity N.](#); [Stone, Michael](#); [Payton, Ian](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Ehnes, Anna L.](#)
Subject: UPDATED 03/26/2019 Minutes
Date: Wednesday, April 17, 2019 11:37:09 AM
Attachments: [PROPOSED CHANGES--Planning Board Minutes 03.26.2019.pdf](#)

Hello,

I have changed the May 26, 2019 minutes as requested. I have also attached to this email a PDF of the revised minutes for May 26, 2019. All changes have been highlighted. Please let me know if these changes are acceptable. In addition, I would love to know if there are any concerns.

Many Thanks,

Destiny Gough

Administrative Assistant for
[Cascade Planning Department](#)

121 4th St. No, STE 2H/1

Great Falls, MT, 59401

dgough@cascadecountymt.gov

(406)454-6905

From: [Tammie Lynne Smith](#)
To: [Planning Comments; "IAU"; Stone, Michael; Hopkins, Sandor R.; Haight, Carey; Yonker, Charity N.; Weber, Jane; Larson, James; Briggs, Joe; emerja@3rivers.net](#)
Subject: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing
Date: Wednesday, March 20, 2019 2:59:03 PM
Attachments: [03202019 Public Comment Re Time Limit for Hearing Comments.pdf](#)

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Thank you for posting the draft Staff Report for the March 26, 2019 Planning Board Hearing on March 11, 2019 allowing more reasonable time for public review. I have also reviewed the Board member documents that were posted on March 19, 2019, one week prior to the scheduled Hearing, including the final Staff Report.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interest parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section.

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thank you,
Tammie Lynne Smith
Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

changing the rules. They said they would contact me when I needed to apply. Then I went down a few months ago when I got a building permit for a structure at my home. I asked again if I needed to get the special use and was told no. I will be happy to do so. Someone just needs to get me a straight answer.

Kim Kraus-Wermling
Owner/ Administrator
River's Edge Assisted Living
4800 Lower River Road
Great Falls, MT 59405
406-952-0262

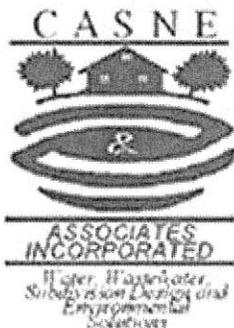
Sandor and Sandy,

Please see below email from our Client Kim Wermling at River's Edge Assisted Living. Kim shared the attached email string with me regarding her permitted number of residents, zoning issues, etc. It provides good background into the project history and how she is licensed for twelve residents.

As Sandy noted, we are currently measuring sewage flows from the facility in order to assess whether the septic system could safely accommodate another two residents (for a new total of 14). Our initial four months of monitoring results have been excellent and preliminarily indicate that the system has adequate excess capacity. We will continue to monitor the system until August 2019 and will then assess the full 12 months of data.

Feel free to call either Kim or me with any questions. Thank you,

Ryan Casne, PE
Senior Engineer, Principal
CASNE & ASSOCIATES INC.
ryan@casneinc.com
(406) 443-1656



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From: Kim Wermling <riversedgeasstlvg@yahoo.com>
Sent: Monday, January 28, 2019 1:04 PM
To: Ryan Casne <ryan@casneinc.com>
Subject: Zoning

See my correspondence with my attorney. I went down the to zoning department and was told I did not need to apply for a special use permit because they were

proprietary information intended solely for the Recipient(s) named above. If you are not the intended Recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If received in error, we apologize and ask that you please notify the Sender by calling (406) 443-1656 or via return e-mail, permanently delete this communication from your computer and destroy any printed copies. Thank you in advance for your cooperation.

From: Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Sent: Monday, January 28, 2019 4:26 PM
To: Ryan Casne <ryan@casneinc.com>; Johnson, Sandy <sjohnson@cascadecountymt.gov>
Cc: Steve Kilbreath <stevekilbreath@casneinc.com>; Kim Wermling <riversedgeasstlv@gmail.com>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>
Subject: RE: Zoning

Mr. Casne,

Planning Staff attempted to remove the 8 occupant cap regarding Community Residential Facilities last summer concurrently with a citizen-initiated zoning text amendment for an unrelated topic. Unfortunately, the Commission did not approve the part of the proposed text amendment package relevant to this discussion. A Special Use Permit would be inappropriate since there is no provision currently to allow more than 8 occupants in a facility of this type. However, staff has proposed a number of changes to our regulations, one of which is proposed to be a Special Use Permit provision to allow "A Community Residential Facility with 9 or more residents" in all Residential Districts. I don't have a timeline for when/if these current proposed changes will be approved or what the final iteration would look like, however the revisions can be viewed [here](#) and we are accepting comments regarding them if Mrs. Wermling would like to submit one in favor of this particular change.

I don't believe I got the whole email chain, I'd like to review that since Alex Dachs, our former Senior Planner who had been working with Mrs. Wermling in the past, has moved to the City Planning Office. Don't hesitate to give me a call if you'd like to discuss any of this.

Thank you,
Sandor Hopkins

From: Ryan Casne <ryan@casneinc.com>
Sent: Monday, January 28, 2019 1:40 PM
To: Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Johnson, Sandy <sjohnson@cascadecountymt.gov>
Cc: Steve Kilbreath <stevekilbreath@casneinc.com>; Kim Wermling <riversedgeasstlv@gmail.com>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; <mailto:cstanfield@cascadecountymt.gov> <cstanfield@cascadecountymt.gov>
Subject: FW: Zoning

no guarantee that the Zoning Board may not apply a cap on users or other conditions as part of the permit, however in terms of compliance with the Zoning Regulations, what Mrs. Wermling has proposed is an allowable use.

I apologize for not finding this earlier, however I hope this information proves to be good news none-the-less. Feel free to contact me if you have any questions regarding the Unclassified Use Permit process. This process is effectively identical to a Special Use Permit and all the information can be found on our website.

Best,
Sandor Hopkins

From: Ryan Casne <ryan@casneinc.com>
Sent: Monday, January 28, 2019 4:32 PM
To: Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Johnson, Sandy <sjohnson@cascadecountymt.gov>
Cc: Steve Kilbreath <stevekilbreath@casneinc.com>; Kim Wermling <riversedgeasstlvg@yahoo.com>; Ehes, Anna L. <aweber@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>
Subject: RE: Zoning

Sandor,

If I read your email correctly, Mrs. Wermling could apply for a special use permit to enlarge her facility to 12 residents, but only IF the proposed zoning changes are approved with the suggested language. Is this correct?

If the zoning changes are not approved or if that section is struck, does she have any way to move forward with the increase in occupancy? Thanks again,

Ryan Casne, PE
Senior Engineer, Principal
CASNE & ASSOCIATES INC.
ryan@casneinc.com
(406) 443-1656



This communication (including attachments) contains private, confidential, privileged and/or

From: [Ryan Casne](#)
To: [Hopkins, Sandor R.](#); [Johnson, Sandy](#)
Cc: [Steve Kilbreath](#); [Kim Wermling](#); [Stone, Michael](#); [Ehnes, Anna L.](#)
Subject: RE: Zoning
Date: Thursday, February 14, 2019 10:16:33 AM

This sounds like a good option for my Client. Thank you for your efforts Sandor.

Ryan Casne, PE
Senior Engineer, Principal
CASNE & ASSOCIATES INC.
ryan@casneinc.com
(406) 443-1656



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From: Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Sent: Wednesday, February 13, 2019 11:43 AM
To: Ryan Casne <ryan@casneinc.com>; Johnson, Sandy <sjohnson@cascadecountymt.gov>
Cc: Steve Kilbreath <stevekilbreath@casneinc.com>; Kim Wermling <riversedgeasstlv@gmail.com>; Stone, Michael <mstone@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>
Subject: RE: Zoning

Good morning,

In the course of reviewing our regulations we came across a provision under the "Unclassified Use Permits" section (Section 18) that allows for "Community Residential Facilities" without a cap on occupancy. Mrs. Wermling could submit an Unclassified Use Application under our current Zoning Regulations to raise the cap on her current operation to a potentially indeterminate level. There is

<jlarson@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; emerja@3rivers.net

Subject: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Thank you for posting the draft Staff Report for the March 26, 2019 Planning Board Hearing on March 11, 2019 allowing more reasonable time for public review. I have also reviewed the Board member documents that were posted on March 19, 2019, one week prior to the scheduled Hearing, including the final Staff Report.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interest parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section.

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thank you,

Tammie Lynne Smith

Landowner

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to attend the public hearing may submit their comments in writing. These written comments will carry the same weight in the decision making process as “live” testimony taken at the hearing. With that, “live” testimony that restates written comments already received and considered by the Planning Board will not be deemed to be new and relevant information.

Before addressing your specific questions, please note that both staff and the Planning Board want and invite public comment. The purpose behind conducting the public hearing is to obtain public comment and feedback. The Planning Board needs and wants to hear and consider what the community thinks with regard to the proposed zoning changes. That said, there is no “one and done” rule – any member of the public may speak on any number of sections and/or concerns that they feel compelled to, so long as the comment is *new and relevant*.

So given the foregoing explanation and in answer your specific questions:

1. **Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the staff report?** Participants will be allowed to provide comment on each zoning section so long as the information they are providing is *new and relevant*.
2. **Will participants be allowed only one (1) five (5) minutes comment period at the end of any one zoning section?** The public will be allowed to provide comment during the public comment periods so long as the comments are *new and relevant*.

I trust this is responsive to your inquiry. Please let me know if you have additional questions or concerns.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Wednesday, March 20, 2019 2:58 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>; 'IAU' <iau@paynewest.com>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Larson, James

From: [Haight, Carey](#)
To: [Tammie Lynne Smith](#); [Planning Comments](#); ["IAU"](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#); [emerja@3rivers.net](#)
Cc: [Payton, Ian](#); [Ehnes, Anna L.](#)
Subject: RE: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing
Date: Friday, March 22, 2019 9:30:03 AM

Ms. Smith –

Thank you for your comment and questions of March 20, 2019.

As you observed at the February 19, 2019 public hearing, there is a formal process required and followed at all public hearings conducted by Cascade County and its appointed Boards. Adherence to this process ensures an orderly inflow of information for the Board to process. To that end, operating rules like those at the February 19, 2019 hearing are imposed at each public hearing for several reasons including allowing everyone in attendance to be given an equal opportunity to participate and be treated fairly in the process, and so the Board is able to receive public comment in an orderly and intelligent fashion. I will be as “rigid” as necessary in my insistence that this process is followed in an orderly fashion for the benefit of the entire public. It is expected of everyone that cell phones will be silenced. Each citizen making public comment will be required to provide their name and address for the record. All persons speaking have the right to do so without interruption by the audience, whether those in attendance be in support of or opposed to the ideas being presented. Respectful civility and decorum will be insisted upon. Raucous mob-like conduct will not be tolerated. Such outbursts have a stifling and suppressing impact on public participation. All members of the public have an equal right to be respectfully heard by the community and Planning Board without cause to believe their participation and opinion is any less important or relevant to the public process compared to more vocal attendees.

As you noted, there will “generally” be a 5 minute time-limit imposed for members of the public to comment. I have attended hearings lasting hours upon hours. None of us think or process important details or information very efficiently after hours and hours of hearing testimony and, most importantly, many members of our community do not have endless hours to sit in a public hearing awaiting their opportunity to make a comment to the Board. For all of these reasons, the Planning Board is not going to entertain public comment which serves only to “filibuster.” The Planning Board is quite interested in all public comment, particularly new and relevant information regarding particular revisions to the Cascade County Zoning Regulations. Members of the public who have the same message to share, such as a “me too” comment, really only need to briefly state that – it is not necessary or relevant for purposes of the Planning Board’s decision making process to have multiple people at the podium reiterating the same argument about the same concern. The “me too” comment weights just as much in terms of public comment as the original speaker who elaborated at length on the particulars. By permitting repetitive public comment, other citizens who wish to voice their opinion or comment who have something new to add are delayed and forestalled from doing so. Please bear in mind too that the public notice was drafted with the “generally” language so that it would be understood that the 5 minutes will be fluid – not just to terminate commentary that was repetitively repetitive but to also permit a member of the public with new and relevant information to provide to the Planning Board *additional* time if need be. And, please remember that the Planning Board welcomes written commentary. Folks who cannot or chose not

Sent: Tuesday, March 26, 2019 4:18 PM

To: Briggs, Joe <jbriggs@cascadecountymt.gov>; jl Larson@cascadecountmt.gov; Weber, Jane <jweber@cascadecountymt.gov>

Subject: Rezoning proposal

To whom it may concern,

I have attached a letter detailing my feelings pertaining to the proposed rezoning.

Thank you

Nick Mehmke

From: [Weber, Jane](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#)
Subject: RE: Rezoning proposal
Date: Wednesday, March 27, 2019 11:28:11 AM

Great. Glad you now have.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Payton, Ian
Sent: Wednesday, March 27, 2019 11:25 AM
To: Weber, Jane <jweber@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: RE: Rezoning proposal

Thank you. This was not sent to the planningcomments email and is new. It has been added to the received comments.

From: Weber, Jane
Sent: Wednesday, March 27, 2019 11:17 AM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: FW: Rezoning proposal

All - Not sure you received these comments, so am sending your way.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: nick mehmke <nickmehmke17@gmail.com>

From: [Baker, Kyler](#)
To: [Hopkins, Sandor R.](#); [Fogerty, Bonnie](#)
Subject: RE: Reg Revision Page Update
Date: Tuesday, February 12, 2019 2:33:06 PM

The update has been made. Thank you, Sandor.

From: Hopkins, Sandor R.
Sent: Tuesday, February 12, 2019 1:27 PM
To: Baker, Kyler <kbaker@cascadecountymt.gov>; Fogerty, Bonnie <bfogerty@cascadecountymt.gov>
Subject: Reg Revision Page Update

Hey Kyler,

We updated the content of our 2019 Regulation Revision page. There is new information on there about the process as well as a link to the Public Information Request materials. Not sure if you'd want to put all of that in the news blurb on the county landing page but it's there. At a minimum our first paragraph was updated and should be changed to have links to the Planning Board hearing material. Give me a call if you have any questions about this.

Thank you,

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Yonker, Charity N.](#)
To: [Hopkins, Sandor R.](#); [Haight, Carey](#); [Ehnes, Anna L.](#); [Stone, Michael](#); [Payton, Ian](#)
Subject: RE: Public Notice for review
Date: Thursday, February 21, 2019 10:22:50 AM
Attachments: [Planning Board 2nd Public Hearing Notice 3-26-2019.docx-final.docx](#)

Sandor,

See the Notice attached. Carey Ann and I have both reviewed and edited.

Thank you!
Charity

From: Hopkins, Sandor R.
Sent: Wednesday, February 20, 2019 4:07 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Subject: Public Notice for review

Please find the attached document and let me know what changes should be made before we send this to the Trib and start publicly posting.

Thank you,

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Payton, Ian](#)
To: [Tammie Lynne Smith](#); [Stone, Michael](#); [Hopkins, Sandor R.](#)
Subject: RE: PUBLIC COMMENTS 03/19 - 03/24/19
Date: Monday, March 25, 2019 5:15:46 PM

All comments received that could be opened will be scanned. Board members will be emailed a notification.

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Monday, March 25, 2019 3:51 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: PUBLIC COMMENTS 03/19 - 03/24/19

Good Afternoon,

In preparation for the Planning Board Hearing, tomorrow, is the planning division going to publish the public comments received during the period 03/19/19 @ 3:41 pm through 03/24/19 latter today?

Will the Board members receive copies of these public comments received after the Board packets were distributed?

Thank you,
Tammie Lynne Smith
Landowner

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From: [Clifton, Brian](#)
To: [Ehnes, Anna L.](#)
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Stone, Michael](#)
Subject: Re: Press Release
Date: Wednesday, February 06, 2019 4:09:58 PM

I'm good

Brian

On Feb 6, 2019, at 11:50 AM, Ehnes, Anna L. <aweber@cascadecountymt.gov> wrote:

Hello!

Attached is the press release that I quickly put together using the consistent info from our website. Let me know if you suggest any changes.

Thank you,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

<Press Release 02.06.2019.docx>

Good afternoon Ms. Floyd:

Per our earlier phone conversation, you requested an appointment time to look through the public record documents in hard copy at the Planning office. Within the potential time and days you provided, Friday, 2/22/19, at 1:30 p.m. will work well for the Planning Division.

If something comes up and you need to cancel or reschedule, feel free to email or call me.

You also requested indexing of new documents. I have discussed this with Planning and at this time we are not going to devote additional County time and resources to indexing these files.

Kind regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: [Yonker, Charity N.](#)
To: [Jaybe Floyd](#)
Cc: [_planning](#); [Clifton, Brian](#); [Haight, Carey](#)
Subject: RE: PIR Appointment
Date: Thursday, February 21, 2019 10:46:49 AM

Good morning Jaybe,

No need to apologize. Glad you will be able to make it on Friday and thanks for your suggestions!

Kind regards,

Charity N. Yonker

Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascaedcountymt.gov

From: Jaybe Floyd <jaybefloyd@me.com>
Sent: Wednesday, February 20, 2019 3:21 PM
To: Yonker, Charity N. <cyonker@cascaedcountymt.gov>
Cc: [_planning](#) <_planning@cascaedcountymt.gov>; [Clifton, Brian](#) <bclifton@cascaedcountymt.gov>; [Haight, Carey](#) <chaight@cascaedcountymt.gov>
Subject: Re: PIR Appointment

I will be there on Friday at 1:30.

Thank you for speaking to me about the zoning information on the county website. Again, let me apologize for my lack of computer and programing knowledge and thank you for your patience with me.

As we discussed the volume of information contained in these files making downloading problematic or impossible. If the file cannot be indexed or tabbed in some way, is it possible to just arbitrarily divide the file into 3 or 4 separate parts so the volume of info in each download is reduced?

Thank you,
Jaybe Floyd

On Feb 20, 2019, at 3:15 PM, Yonker, Charity N. <cyonker@cascaedcountymt.gov> wrote:

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

This is not a Public Comment to the Draft Zoning Regulations. This is a request for services availability at the Hearing.

I have received two inquiries concerning the ability for disabled citizens to participate at the Planning Board Hearing on March 26, 2019.

We request that the public podium be accessible for citizens with special needs including walking devices, wheelchairs, or assistance from a caregiver. I recall the microphone at the February 19, 2019 Planning Board Hearing was both moveable and adjustable. Please advise if similar tools will be available at the Expo Park's Family Center.

Thank you,
Tammie Lynne Smith
Landowner

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From: [Haight, Carey](#)
To: [Payton, Ian](#); [Tammie Lynne Smith](#); [Planning Comments](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Yonker, Charity N.](#); [emerja@3rivers.net](#)
Subject: RE: MAR 26 HEARING - ACCOMODATION FOR DISABLED
Date: Thursday, March 21, 2019 5:10:55 PM

Good afternoon Tammie –

Please be assured that Cascade County will ensure that attendees with limited mobility will have equal access and ability to participate in the Planning Board’s public hearing process and we will ensure that those with special needs – particularly those we have advanced notice of (sign interpreters, etc.). I believe that there will be a couple of wireless/remote microphones will be available for the audience to use if need be as opposed to having to come to the podium.

Please let us know if you have any further questions in this regard.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY’S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Payton, Ian
Sent: Thursday, March 21, 2019 4:55 PM
To: [Tammie Lynne Smith <tammielsmith@3riversdbs.net>](#); [Planning Comments <planningcomments@cascadecountymt.gov>](#); [Stone, Michael <mstone@cascadecountymt.gov>](#); [Hopkins, Sandor R. <shopkins@cascadecountymt.gov>](#); [Haight, Carey <chaight@cascadecountymt.gov>](#); [Yonker, Charity N. <cyonker@cascadecountymt.gov>](#); [emerja@3rivers.net](#)
Subject: RE: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Yes, accommodations have been considered.

From: [Tammie Lynne Smith <tammielsmith@3riversdbs.net>](#)
Sent: Wednesday, March 20, 2019 7:51 PM
To: [Planning Comments <planningcomments@cascadecountymt.gov>](#); [Payton, Ian <ipayton@cascadecountymt.gov>](#); [Stone, Michael <mstone@cascadecountymt.gov>](#); [Hopkins, Sandor R. <shopkins@cascadecountymt.gov>](#); [Haight, Carey <chaight@cascadecountymt.gov>](#); [Yonker, Charity N. <cyonker@cascadecountymt.gov>](#); [emerja@3rivers.net](#)
Subject: MAR 26 HEARING - ACCOMODATION FOR DISABLED

coverage requirements for large rural areas such as the zoning jurisdictional area of this county. Dimensional lot requirements tend to vary from jurisdiction to jurisdiction although a PhD or Master's student could survey regional rural zoning regulations to get averages and use those to suggest a "standard." In general, rural planning is understudied and it's very different from urban planning. Most research in this country is on urban planning and associated issues. What would peers do? The answer to that is contingent upon the planning department and the unique geography they operate. A standard for lot coverage and other dimensional requirements would only ever serve as general guidance for certain zoning conditions. In general, these requirements have to be set by the unique specificity of the district involved and the community.

Hopefully, those answers covered your question. If you think there should be a maximum lot coverage you may provide that as a recommendation to the Planning Board and the Commission through the Public Comment Form. Both entities have the ability to add such recommendation to the staff proposal.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [nate kluz](#)
To: [Stone, Michael](#)
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: Re: Lot coverage question
Date: Thursday, March 28, 2019 10:51:39 AM

Michael,

Thank you for your prompt response. I have just scanned your reply, but it seems to be the sort of thoughtful analysis we were missing at the meeting.

I'll get back to you after I read this.

Thanks,

Nate

Sent from my iPhone

On Mar 28, 2019, at 10:32 AM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Hi Nate,

Ian forwarded me your question about lot coverage. Your first question asked about a logic for the percentages. There was a reasoning for the lot coverage percentages. The thought was that lowering the lot coverage from 40% to 10% for larger lots (5 acres or more) better preserves open space. The 40% seemed excessive considering many lots in the Agricultural District are around 640 acres. It's worth noting that large lot disturbances are already regulated by DEQ for problems related to stormwater runoff. Additionally, refer to the relevant section in the staff report where a bar graph was provided as Figure 1. If you look carefully at that graph, you'll notice that you can cover more lot area with a 4 acre lot than with a 5 acre lot. Once you get around the 10 acre lot size that coverage area catches back up with the allowed lot coverage for a 4 acre lot under this lot coverage scheme. The thought here is that developments planning larger lot coverages will be incentivized to utilize these smaller lots which, based on the spatial autocorrelation analysis, tend towards being clustered in the MU-20 District. So, it's aimed at incentivizing cluster development which protects open space and conserves larger lots. For very large disturbance developments like airports, the 10% lot coverage requirement produces a buffer between the developed area and the property lines and thus facilitates open space and distance from other properties. The larger the proposed development, the larger the lot will have to be in order to accommodate the planned development area.

As for standard accepted practice, there is no guidance that I am aware of on lot

So far I haven't noticed limits for anything else. I want to ask if this observation is correct and if there is any statutory reason limits cannot be included.

I can submit this as a comment but it really is a question that I would like answered before the next hearing. Should I email the Planning Dept and ask? Do I contact your office?

Thanks for your help
Jaybe

From: [Yonker, Charity N.](#)
To: [Jaybe Floyd](#)
Cc: [Haight, Carey](#); [_planning](#); [Payton, Ian](#)
Subject: RE: I have a question about the County policy
Date: Monday, February 25, 2019 5:14:30 PM

Hi Jaybe,

Glad you were able to make it in on Friday.

The Planning Division will be updating the documents online as they move through the revision process.

I will forward your other question to the Planning Division.

Let me know if you have any other questions.

Kind regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: Jaybe Floyd <jaybefloyd@me.com>
Sent: Friday, February 22, 2019 12:01 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: I have a question about the County policy

Hi Charity,

I will be trying to navigate the snow drifts soon to get into town for my review of the records. I will let you know if we need to reschedule.

One question is about ongoing requests for information. As the Planning Department and County Attorney Office plow through the public comments and the results of the public hearing, I assume they will be generating new internal documents to answer questions and further support the proposed changes. Am I required to submit separate requests for information to view these ? How does that work?

Another thing I am confused about is getting answers to questions. For instance, I am wondering about imposing limits in the zoning regs to the SCOPE of projects in the different districts covered under the zoning regulations. I saw that there are differentiations about sizes of power generators.

hearing.

1. Will the agenda include an update to acknowledge the public comments received since the March 26, 2019 hearing and discussion?
2. Has the discussion regarding the Draft Zoning Regulations been specifically suspended pending a decision regarding the five year review and update of the Cascade County Growth Policy?

It would be helpful, and appreciated, if a clear and concise statement about the status of the Draft Zoning Regulations is made by the Planning Division. I have received a number of inquiries from citizens asking for clarification of the two related processes.

Thank you,

Tammie Lynne Smith

Landowner

397 Highwood Rd

Great Falls, MT 59405

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From: [Tammie Lynne Smith](mailto:Tammie.Lynne.Smith)
To: [Payton, Ian](mailto:Payton,Ian); [Stone, Michael](mailto:Stone,Michael); [Hopkins, Sandor R.](mailto:Hopkins,Sandor.R.); [Haight, Carey](mailto:Haight,Carey); [Yonker, Charity N.](mailto:Yonker,Charity.N.)
Subject: RE: DRAFT ZONING REGULATIONS
Date: Tuesday, April 30, 2019 4:39:11 PM

Thank you Mr. Payton.

I appreciate the agenda update, draft zoning regulations clarification, and Public Comments Update #11.

Thanks,
Tammie Lynne Smith
Landowner

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From: Payton, Ian [<mailto:ipayton@cascadecountymt.gov>]
Sent: Tuesday, April 30, 2019 3:47 PM
To: Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: RE: DRAFT ZONING REGULATIONS

The agenda for May 21 has not been finalized. Subdivisions and a hearing to consider whether revisions to the CCGP will be necessary are anticipated.

Zoning is not scheduled for the 21st and is presently on hold. Comments regarding the CCZR have been posted periodically prior to formal inclusion in board packets. An additional posting of received comments (# 11) has occurred.

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Sunday, April 28, 2019 3:21 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: DRAFT ZONING REGULATIONS

Good Day,

I understand that the Planning Board staff packets for the May 21, 2019 Planning Board Hearing will be published sometime after May 13, 2019 to include public comments related to the "need to revise" the Cascade County Growth Policy. I am looking forward to the planning staff review and discussion of this important county issue.

I listened to the audio of the April 16, 2019 Planning Board Hearing. It is unclear if the discussion regarding the Draft Zoning Regulations will be included in the May 21, 2019

Name: _____
Date: _____
Page: _____

Topic: _____

Page: _____

Great Falls, MT 59401
406-454-6811

From: [Payton, Ian](#)
To: [Haight, Carey](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Cc: [Yonker, Charity N.](#)
Subject: RE: Another letter....
Date: Tuesday, April 09, 2019 11:23:28 AM

This letter has been added.

From: Haight, Carey
Sent: Tuesday, April 9, 2019 10:53 AM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: FW: Another letter....

Public comment on the zoning regs...

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Baker, Kyler
Sent: Tuesday, April 9, 2019 10:48 AM
To: Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Cc: Fogerty, Bonnie <bfogerty@cascadecountymt.gov>
Subject: Another letter....

Good morning,

We just received this letter via mail from Cheryl today. I will keep the original with the others.
THANKS!

Kyler Baker
Cascade County Commission Office
325 2nd Ave N Room #111

Phone: 406-454-6905

From: [GRSC-West-Legals mbx](#)
To: [Hopkins, Sandor R.](#)
Subject: RE: 0003406217 -- Legal ad to run February 24, and March 3
Date: Friday, February 22, 2019 12:35:26 PM
Attachments: [OrderConf.pdf](#)

Hello,

Please find attached your order confirmation and proof of ad for review.

Your ad is set to run in the:

Great Falls Tribune on February 24th and March 3rd for \$74.56 which includes an affidavit.

Please reply prior to 3:00 PM TODAY with any changes for the ad.

Thank you,

Melissa Rome
Team Lead- Public Notice | Business Solutions

Great Falls Tribune | LOCALiQ
PART OF THE USA TODAY NETWORK

Office: 406-791-1420 option 3
triblegals@greatfallstribune.com

greatfallstribune.com

From: Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Sent: Friday, February 22, 2019 12:50 PM
To: TribLegals <TribLegals@greatfallstribune.com>
Subject: 0003406217 -- Legal ad to run February 24, and March 3

Good morning Tribune Legal Ad Staff,

Please find the attached legal notice to run in the Great Falls Tribune on February 24 and March 3, 2019. Planning acct is 195747. Please contact me if you have any questions about this.

Thank you,

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section.

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thank you,
Tammie Lynne Smith
Landowner

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the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section?

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thanks,

Tammie Lynne Smith

Landowner

From: Tammie Lynne Smith [<mailto:tammielsmith@3riversdbs.net>]

Sent: Wednesday, March 20, 2019 2:58 PM

To: 'PlanningComments@casadecountymt.gov' <PlanningComments@casadecountymt.gov>;

'IAU' <iau@paynewest.com>; 'MStone@casadecountymt.gov'

<MStone@casadecountymt.gov>; 'SHopkins@casadecountymt.gov'

<SHopkins@casadecountymt.gov>; 'CHaight@casadecountymt.gov'

<CHaight@casadecountymt.gov>; 'Yonker, Charity N.' <cyonker@casadecountymt.gov>;

'JWeber@casadecountymt.gov' <JWeber@casadecountymt.gov>;

'JLarson@casadecountymt.gov' <JLarson@casadecountymt.gov>;

'JBriggs@casadecountymt.gov' <JBriggs@casadecountymt.gov>; 'emerja@3rivers.net'

<emerja@3rivers.net>

Subject: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Thank you for posting the draft Staff Report for the March 26, 2019 Planning Board Hearing on March 11, 2019 allowing more reasonable time for public review. I have also reviewed the Board member documents that were posted on March 19, 2019, one week prior to the scheduled Hearing, including the final Staff Report.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interest parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

From: [Haight, Carey](#)
To: [Tammie Lynne Smith](#); [Planning Comments](#); ["IAU"](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#); emerja@3rivers.net
Subject: RE: 2ND REQUEST FOR INFORMATIO: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing
Date: Thursday, March 21, 2019 5:12:02 PM

Ms. Smith –

You will receive a response to your below inquiry before close of business tomorrow. Thank you.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Thursday, March 21, 2019 5:07 PM
To: planningcomments@cascadecountymt.gov; 'IAU' <iau@paynewest.com>; [Stone, Michael](mailto:mstone@cascadecountymt.gov) <mstone@cascadecountymt.gov>; [Hopkins, Sandor R.](mailto:hopskins@cascadecountymt.gov) <hopskins@cascadecountymt.gov>; [Haight, Carey](mailto:chaight@cascadecountymt.gov) <chaight@cascadecountymt.gov>; [Yonker, Charity N.](mailto:cyonker@cascadecountymt.gov) <cyonker@cascadecountymt.gov>; [Weber, Jane](mailto:jweber@cascadecountymt.gov) <jweber@cascadecountymt.gov>; [Larson, James](mailto:jl Larson@cascadecountymt.gov) <jl Larson@cascadecountymt.gov>; [Briggs, Joe](mailto:jbriggs@cascadecountymt.gov) <jbriggs@cascadecountymt.gov>; emerja@3rivers.net
Subject: 2ND REQUEST FOR INFORMATIO: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

This is the 2nd request for *information and clarification* concerning Time Limits for Public Oral Comments at the March 26, 2019 Planning Board Hearing. The original request for this information was made on Wednesday, March 20, 2019 at 2:58 pm. See email below.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interested parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at

--

Patricia Rosenleaf

prosenleaf1@gmail.com

406-452-3941

From: [Weber, Jane](#)
To: [Koehler, Martin](#)
Cc: [Clifton, Brian](#); [Payton, Ian](#); [Hopkins, Sandor R.](#); [Stone, Michael](#); [Briggs, Joe](#); [Larson, James](#)
Subject: Re: [cascadecountymt.gov] Contact Form Submission
Date: Thursday, February 21, 2019 8:01:05 AM

All - please add this to the Zoning Regulations public comment file.

Thank you,
Jane

From: Koehler, Martin
Sent: Thursday, February 21, 2019 7:19 AM
To: _commission
Cc: _informationservices
Subject: FW: [cascadecountymt.gov] Contact Form Submission

Forwarding this to you the Commision.

Martin H Koehler
Endpoint Specialist
[Cascade County](#)
325 2nd Ave North
Great Falls, MT 59401
Phone: +1 (406) 454-6793

From: webfeedback@cascadecountymt.gov <webfeedback@cascadecountymt.gov>
Sent: Wednesday, February 20, 2019 4:27 PM
To: [_informationservices](mailto:_informationservices@cascadecountymt.gov) <[informationservices@cascadecountymt.gov](mailto:_informationservices@cascadecountymt.gov)>
Subject: [cascadecountymt.gov] Contact Form Submission

Dear Commissioners:

I am writing today to comment on why the original change was made in designating what can be built on the property in question. Why are you carving out a slaughterhouse use on non-industrial zoned land when none existed until one was proposed? You should know that your dealings are seen as extremely nefarious. You KNOW how most of the people of the city and county feel about this heinous proposal, and yet you persist in working toward that end. You are supposed to be representatives of the citizens of this county; not supreme deciders of what will happen despite the prevailing sentiment. At the very least, the future of this "Food Park" should be put to a public vote. I would be very surprised if even 10% of the voting public agreed with what you are doing. In that the doings have been "closed door" and sneaked in, your position is even more suspicious.

Patricia Rosenleaf

From: [Yonker, Charity N.](#)
To: [_planning](#)
Cc: [Haight, Carey](#)
Subject: Public Records Requests
Date: Thursday, February 07, 2019 10:56:06 AM
Attachments: [PIR.pdf](#)

We have received 5 public records requests to-date requesting zoning regulation docs. The time span, which many requests do not specify, but should be from the last zoning regulation revision (June 2018) to the present. One requester specifically asks for the past year of relevant docs. My review of the docs indicates that you have included all docs and communications that are relevant to the current zoning regulations, including revisions at least back to 2017.

I have attached the PIR info for our County. Destiny is working with IT on setting up a way to put the documents in the electronic file in a secure format to prevent alteration of the documents, especially since some requesters would like to put them on thumb drives. Hopefully, this can be done with relative ease because otherwise the process will need to be supervised.

Destiny, before I start contacting folks can you confirm when the electronic files will be ready to go? Then, I will contact them and have them schedule a time with Destiny/Planning for inspection of the records.

Requesters will need to bring their own thumb drives if that is what they wish. Also prior to individuals leaving the office, they must pay for their copies per the PIR rate. If they request copies of large maps/docs, then it is a "custom" request and apply the normal planning rates.

Destiny, after the inspection/copying for each requester has been completed, can you please email me to let me know (1) who came in on what date; and (2) when the request was fulfilled.

Thanks,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: [Hopkins, Sandor R.](#)
To: [Yonker, Charity N.](#); [Haight, Carey](#); "aehnes@cascaedcountymt.gov"; [Stone, Michael](#); [Payton, Ian](#)
Subject: Public Notice for review
Date: Wednesday, February 20, 2019 4:07:00 PM
Attachments: [Planning Board 2nd Public Hearing Notice 3-26-2019.docx](#)

Please find the attached document and let me know what changes should be made before we send this to the Trib and start publicly posting.

Thank you,

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Hopkins, Sandor R.](#)
To: "aehnes@cascadecountymt.gov"; [Stone, Michael](#); [Payton, Ian](#)
Subject: Public Notice for 3/26 hearing
Date: Wednesday, February 20, 2019 3:01:00 PM

Hey friends,

I got through most of this legal notice, just a couple things we'll need to iron out before it goes over to the Attorney's for final review. I wanted to get some language in there about people being restricted to 5 minutes speaking blocks and what the purpose of the meeting would be. Obviously we will need to double check with all the locations that we want to send the regulations.

You can find it [here](#).

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Tammie Lynne Smith](#)
To: [Planning Comments; Payton, Ian; Stone, Michael; Hopkins, Sandor R.](#)
Subject: PUBLIC COMMENTS FOR MARCH 26 2019
Date: Tuesday, March 26, 2019 3:26:27 PM
Attachments: [03262019 Public Hearing Comments Section 1.docx](#)
[03262019 Public Hearing Comments Section 2.docx](#)
[03262019 Public Hearing Comments Section 4.docx](#)
[03262019 Public Hearing Comments Section 7.docx](#)

TAMMIE LYNNE SMITH
397 Highwood Rd
Great Falls MT 59405

Attached are the hard copies of my public comments for the Planning Board Hearing on March 26, 2019.
Please include in the public record.

Thanks,
Tammie Lynne Smith
Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); EMerja@cascadecountymt.gov
Subject: PUBLIC COMMENT RE: 2019 ZONING REGULATIONS & MAR 26, 2019 PLANNING BOARD HEARING
Date: Friday, February 22, 2019 1:57:39 PM
Attachments: [02222019 Comments Re March 26 2019 Hearing.pdf](#)

TO: CASCADE PLANNING DEPT. STAFF, PLANNING BOARD, AND COUNTY ATTORNEY

Attached is the required Public Comment Form regarding the 2019 Zoning Regulations and the March 26, 2019 Planning Board Hearing.

I have questions regarding the Hearing process:

1. Is the March 26, 2019 meeting intended to be the final Planning Board Hearing related to the proposed zoning changes?
2. Will planning staff or the Planning Board Members respond to the public's specific zoning questions presented in writing up to the start of the hearing or previously presented orally at the February 19, 2019 Hearing?
3. When will planning staff prepare the Planning Board packets for the March 26, 2019 Hearing?
4. Will the Planning Board packet for the March 26, 2019 Hearing be made available to the public via the website or do I need to submit a Request for Information?
 - a. If the packet is made available on the website will it be in the Planning Board tab only or will be also be included on the 2019 Draft Zoning Regulations tab.

Thank you,
Tammie Lynne Smith
Landowner

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From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#)
Subject: Public Comment Re MU-40 and Cascade County Growth Policy Analysis
Date: Friday, March 22, 2019 2:17:29 PM
Attachments: [03222019 Public Comment Re MU40 and CC Growth Policy Analysis.pdf](#)
[MU-40 and Cascade County Growth Policy Analysis.docx](#)

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Attached is the required Public Comment Form and one attachment regarding the analysis of MU-40 and the Cascade County Growth Policy.

Thank you,
Tammie Lynne Smith
Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#)
Subject: Public Comment re Cooperative Public Participation
Date: Saturday, March 16, 2019 4:04:31 PM
Attachments: [03162019 Public Comment Re Cooperative Public Participation.pdf](#)

TO: CASCADE COUNTY PLANNING DIVISION STAFF, PLANNING BOARD,
COMMISSIONERS, AND ATTORNEY

Attached is the required Public Comment Form regarding the 2019 Draft Zoning
Regulations and Cooperative Public Participation.

Thank you,
Tammie Lynne Smith
Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

From: [Ehnes, Anna L.](#)
To: [Payton, Ian](#)
Cc: [Clifton, Brian](#); [Hopkins, Sandor R.](#); [Stone, Michael](#)
Subject: Press Release
Date: Wednesday, February 06, 2019 11:50:11 AM
Attachments: [Press Release 02.06.2019.docx](#)

Hello!

Attached is the press release that I quickly put together using the consistent info from our website. Let me know if you suggest any changes.

Thank you,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Ehnes, Anna L.](#)
To: [Payton, Ian](#); [Yonker, Charity N.](#); [Haight, Carey](#); [Clifton, Brian](#); [Hopkins, Sandor R.](#); [Stone, Michael](#)
Subject: Press Release #2 draft
Date: Thursday, February 21, 2019 11:00:24 AM
Attachments: [Press Release 02.21.2019.docx](#)

Hello,

Attached is the second press release draft, please let me know if there are any changes or suggestions that anyone has. There are mostly minor changes with filling in the information for the second meeting on March 26, 2019 as well as information on the locations where a copy of the revisions can be found.

Have a great day!

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

> Administrative Assistant for
> Cascade Planning Department,
> 121 4th St. No, STE 2H/1
> Great Falls, MT. 59401
> (406)454-6905
> dgough@casadecountymt.gov<<mailto:dgough@casadecountymt.gov>>
>
>
>

From: wwranch@3rivers.net
To: [Gough, Destiny N.](#)
Cc: [Ehnes, Anna L.](#); [Hopkins, Sandor R.](#); [Payton, Ian](#); [Stone, Michael](#); emerja@3rivers.net; doci@earthlink.net; dbusby@centric.net; kkmithornton@msn.com; forwardscout1991@yahoo.com; rob@unitedmaterialsqtg.com; [Richard Liebert](#)
Subject: Planning Board hearing, March
Date: Wednesday, February 20, 2019 12:24:06 PM

Date good by me, won't be stuck in a drift later in the day!

I would please ask the staff to elaborate, clear up some confusion I have on why changes being proposed, where SUP permits will be used (public is calling me as others I assume for answers), etc., I would suggest staff present a powerpoint (not death by powerpoint either) to articulate the problems in the regulations to be fixed and why, based on facts and assumptions, criteria, etc. This will help with clarity, understanding and public trust.

As a cattle rancher, ag producer, I have some anxiety about changing Ag District into MU20 and MU40 but do understand some of the intent but examples would help. Also there is some inconsistency about 'reducing' government intervention and that concerns people as it seems to 'assume' there will be fewer SUP permits needed, which creates anxiety and concern from citizens when it comes to the sensitive issue of slaughterhouses and CAFO sites.

We should have full audio/video support like has been done for ZBOA hearings, and allow citizens to fully participate, including digital and insure board, staff and public can see and hear effectively, as an old retired soldier, I have to wear hearing aids now.

Thanks,

Richard Liebert

> Planning Board Members,
>
> The March Planning Meeting will be:
>
> Tuesday, March 26th, 2019
> At 4:30 pm
> Family Living Center at the Expo Park ,
> 400 3rd St NW, Great Falls, MT 59404
>
> Please call or email Cascade County Planning Division, if you cannot
> attend.
>
> Many Thanks,
>
> Destiny Gough

From: [Yonker, Charity N.](#)
To: jaybefloyd@me.com
Cc: [_planning](#); [Clifton, Brian](#); [Haight, Carey](#)
Subject: PIR Appointment
Date: Wednesday, February 20, 2019 3:15:55 PM

Good afternoon Ms. Floyd:

Per our earlier phone conversation, you requested an appointment time to look through the public record documents in hard copy at the Planning office. Within the potential time and days you provided, Friday, 2/22/19, at 1:30 p.m. will work well for the Planning Division.

If something comes up and you need to cancel or reschedule, feel free to email or call me.

You also requested indexing of new documents. I have discussed this with Planning and at this time we are not going to devote additional County time and resources to indexing these files.

Kind regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@casadecountymt.gov

From: [Yonker, Charity N.](#)
To: [Payton, Ian](#); [Avent, Greg](#); [Ehnes, Anna L.](#); [Gough, Destiny N.](#); [Hopkins, Sandor R.](#); [Stone, Michael](#)
Cc: [Haight, Carey](#)
Subject: PIR 030719
Date: Monday, March 11, 2019 4:48:26 PM
Attachments: [PIR 030719 - Tammy Lynn Smith.pdf](#)

Hi Everyone,

My understanding is that all of this is available on the website or by inspection at Planning, correct?

Do all of these "Versions" requested exists? Let me know, so I can get a response out.

Thanks,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: Stone, Michael
To: forwardsout1991@yahoo.com; wwranch@3rivers.net; emerja@3rivers.net; Rob_Skawinski@earthlink.net; kkmithornton@msn.com; doci@earthlink.net; dabusby@centric.net
Cc: [Payton, Ian](mailto:Payton_Ian@earthlink.net); [Hopkins, Sandor R.](mailto:Hopkins_Sandor_R@earthlink.net); [Ehnes, Anna L.](mailto:Ehnes_Anna_L@earthlink.net)
Subject: March 26, 2019 Planning Board Meeting Materials
Date: Tuesday, March 19, 2019 5:21:43 PM
Attachments: [image001.png](#)
[PB Meeting Materials.zip](#)

Hello all,

Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report. This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the [Planning Division webpage](#) and in the zipped package attached to this email. Please let us know if you have any questions.

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Stone, Michael](#)
To: forwardscout1991@yahoo.com; doci@earthlink.net
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: March 26, 2019 Meeting Materials
Date: Wednesday, March 20, 2019 8:14:25 AM
Attachments: [image001.png](#)

Hello Dan and Mark,

Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report. This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the [Planning Division webpage](#). A zipped package with the meeting materials was sent to all the board members, however, the file size exceeds the maximum for your email servers so the email that was sent yesterday got rejected. Please let us know if you have any questions.

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); emerja@3rivers.net
Subject: MAR 26 HEARING - ACCOMODATION FOR DISABLED
Date: Wednesday, March 20, 2019 7:51:07 PM

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

This is not a Public Comment to the Draft Zoning Regulations. This is a request for services availability at the Hearing.

I have received two inquiries concerning the ability for disabled citizens to participate at the Planning Board Hearing on March 26, 2019.

We request that the public podium be accessible for citizens with special needs including walking devices, wheelchairs, or assistance from a caregiver. I recall the microphone at the February 19, 2019 Planning Board Hearing was both moveable and adjustable. Please advise if similar tools will be available at the Expo Park's Family Center.

Thank you,
Tammie Lynne Smith
Landowner

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From: [Clifton, Brian](#)
To: [Payton, Ian](#)
Cc: [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#); [Payne, Leslie](#)
Subject: Legal Notice on Website
Date: Wednesday, February 06, 2019 7:01:31 AM

Ian,

Just a small typo on the Public Hearing process. #3 ..."after 45 notice" need to say after 45 **days** notice

Other than that it looks good. Nice job.

Brian

From: [Tammie Lynne Smith](#)
To: [Planning Comments; Payton, Ian; Stone, Michael; Hopkins, Sandor R.](#)
Subject: Guest Ranch Use Changes
Date: Sunday, March 24, 2019 4:12:54 PM
Attachments: [Public Comment Form - MASTER.pdf](#)

See attached.

From: [Weber, Jane](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#)
Subject: FW: Rezoning proposal
Date: Wednesday, March 27, 2019 11:18:23 AM
Attachments: [planning board.docx](#)

All - Not sure you received these comments, so am sending your way.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: nick mehmke <nickmehmke17@gmail.com>
Sent: Tuesday, March 26, 2019 4:18 PM
To: Briggs, Joe <jbriggs@cascadecountymt.gov>; jlaron@cascadecountmt.gov; Weber, Jane <jweber@cascadecountymt.gov>
Subject: Rezoning proposal

To whom it may concern,
I have attached a letter detailing my feelings pertaining to the proposed rezoning.
Thank you
Nick Mehmke

From: [Weber, Jane](#)
To: [Payton, Ian](#); [Clifton, Brian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#)
Subject: FW: proposed county zoning changes
Date: Tuesday, February 19, 2019 9:30:12 AM
Attachments: [planning board comments.pdf](#)

I have responded to Mr. Tinsen and informed him that his comments were being forwarded to the Planning staff.

Please include the attached with public comments for the Planning Board's review.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Logan Tinsen <logantinsen@gmail.com>
Sent: Sunday, February 17, 2019 7:26 PM
To: Weber, Jane <jweber@cascaedcountymt.gov>
Subject: proposed county zoning changes

Commissioner Weber,

I know the onus is on the planning board for the proposed zoning changes to Cascade County at this time, however, I feel you as an elected official should be aware how I feel as a constituent. I have sent this attachment to the planning board as well.

Best Wishes,

Logan Tinsen

From: [Ehnes, Anna L.](#)
To: [Hopkins, Sandor R.](#); [Stone, Michael](#); [Payton, Ian](#)
Subject: FW: News Release
Date: Wednesday, February 06, 2019 3:03:02 PM
Attachments: [_svc.printer@cascadecountymt.gov_20190206_144014.pdf](#)

This was sent.

-Anna

From: Ehnes, Anna L.
Sent: Wednesday, February 6, 2019 2:59 PM
To: 'cascadecourier@mcn.net' <cascadecourier@mcn.net>; 'dmurray@greatfallstribune.com' <dmurray@greatfallstribune.com>; 'heath@krtv.com' <heath@krtv.com>; 'jenn@theelectricgf.com' <jenn@theelectricgf.com>; 'newsroom@kfbb.com' <newsroom@kfbb.com>; 'krtvnews@krtv.com' <krtvnews@krtv.com>; 'kpuckett@greatfallstribune.com' <kpuckett@greatfallstribune.com>; 'rblackburn@kfbb.com' <rblackburn@kfbb.com>; 'sthompson@greatfallstribune.com' <sthompson@greatfallstribune.com>; 't.haywood@kfbb.com' <t.haywood@kfbb.com>; 'trosenbaum@greatfallstribune.com' <trosenbaum@greatfallstribune.com>
Subject: News Release

Good Afternoon,

Please see the attached news release from the Cascade County Planning Division.

Thank you,

Anna L. Ehnes
Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Weber, Jane](#)
To: lalonnieward@gmail.com
Subject: FW: Need for additional hearing for public comment on changes to CC Zoning Regs
Date: Tuesday, February 19, 2019 9:58:04 AM
Attachments: [Cascade County Public Comment Form.pdf](#)

Ms. Ward – thank you for your comment relating to the Zoning Regulations process. I have forwarded your comments to the Planning Staff. Please know that a second public hearing will be held by the Planning Board, likely sometime in March. Hopefully, you can attend. If not, please know that specific comments are accepted in the Planning Office. You can send them to the Planning Division at 121 4th St North, Suite 2H/I, Great Falls, MT 59401.

If you want to know when the next Public Hearing is held by the Planning Board, please watch for a notice in the Legal section of the GF Tribune or on the Cascade County website. We normally post in both places.

Thank you for providing your comments to the Commission,
Jane

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: LaLonnie Ward <lalonnieward@gmail.com>
Sent: Monday, February 18, 2019 5:13 PM
To: Planning Comments <planningcomments@casadecountymt.gov>
Cc: Larson, James <jlarson@casadecountymt.gov>; Weber, Jane <jweber@casadecountymt.gov>; Briggs, Joe <jbriggs@casadecountymt.gov>
Subject: Re: Need for additional hearing for public comment on changes to CC Zoning Regs

Attached please find Cascade County Public Comment Form

Thank you,
LaLonnie Ward

From: [Haight, Carey](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Cc: [Yonker, Charity N.](#)
Subject: FW: Another letter....
Date: Tuesday, April 09, 2019 10:53:27 AM
Attachments: [April 7, 2019 Letter.pdf](#)

Public comment on the zoning regs...

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Baker, Kyler
Sent: Tuesday, April 9, 2019 10:48 AM
To: Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Cc: Fogerty, Bonnie <bfogerty@cascadecountymt.gov>
Subject: Another letter....

Good morning,

We just received this letter via mail from Cheryl today. I will keep the original with the others.
THANKS!

Kyler Baker
Cascade County Commission Office
325 2nd Ave N Room #111
Great Falls, MT 59401
406-454-6811

Respectfully,

Nate Kluz, Belt

Sent from my iPad

Zoning Regulations 14.1.1? The bits of correspondence I have had with Ian Payton and Charity Yonker suggest they assert the PD are exempt from CCZR 14.1.1, but there has never been a public justification made, nor has the board addressed the standing of this proposal in light of 14.1.1.

Another issue I have pertains to the role of the county attorneys office in the zoning changes. They have asserted that they represent the planning board and planning division. I think it is a conflict of interest from them to represent a board and a petitioner before the board. I don't understand why a citizen advisory board even needs legal representation and I can't think of any similar situations outside of Cascade County where this is the case. I have been before the County Tax Appeal Board on numerous occasions and never has the county attorney been involved in any way.

Lastly, the board has not sat the planning administrator and secretary of the board. I do not know who the planning administrator is, nor have any designees been identified. This is a specific requirement of the planning board by-laws.

Thank you for your time and consideration. I look forward to hearing any thoughts you all may have on these subjects.

And thanks for your service.

Nate

Sent from my iPad

On May 1, 2019, at 10:01 PM, Elliot Merja <emerja@3rivers.net> wrote:

C

Sir

The changes are on hold until we receive public input on the growth policy review.

As far as CCZR 14.1.1 I will review it it is not fresh in my mind so I can not speak to it

As far as the county attorneys office goes if they weren't there I would request them, I am on a few boards and from time to time they have come and always been a great help with clarity and the law.

I attend board training on Feb 5 2019 presented by MSU at that training they pointed out our responsibility even on advisory board I know what legal issues can come up

Why is legal such an issue for you?

Maybe you miss the March 26 meeting it was pointed out that Ian Payton is the planning administrator

As far as a secretary of the board goes on all the boards I have been on when there is a paid staff secretary they are appointed it only makes sense since as the board is volunteer and the work load would be unfair.

I have a question for you Why have you gone to the County Tax Appeal Board on numerous occasions is there a problem with Zoning?

Sincerely

Elliot Merja

On 5/1/2019 8:49 PM, nate kluz wrote:

Dear President Merja and Board members,

I am writing for clarification on the status of the 2019 planning division initiated zoning changes. Specifically, what determination has been made as to the completeness to the PDs "application" in the absence of submitting the requirements of the Cascade County

From: nate kluz <natekluz@gmail.com>
Sent: Thursday, May 2, 2019 7:48 AM
To: Elliot Merja <emerja@3rivers.net>
Cc: Gough, Destiny N. <dgough@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Dexter Busby - PB19 <dbusby@centric.net>; Dan Johnstone - PB19 <doci@earthlink.net>; Ken Thorton - PB19 <kkmithornton@msn.com>; Richard Liebert - PB19 <wwranch@3rivers.net>; Rob skawinski - PB19 <rob@unitedmaterialsgtf.com>
Subject: Re: 2019 Proposed Zoning Changes

Elliot,

Thank you for your response.

I'm glad the changes are on hold.

Why legal is an issue for me is a tough question. I guess I see the omnipresence of the county attorneys office in all county affairs as unnecessary, counterproductive and just plain odd. I feel these unelected officials wield way too much power, particularly their influence of elected and appointed officials. For example, when we spoke the Friday prior to the 3/26 meeting, you indicated the the staff would not be reading verbatim from the proposed regs or reports. At the meeting they did exactly that. The only logical explanation for your toleration of that is that the board was the board was instructed to accept this for some unknown reason. The 3/26 meeting was a failure. The PD reading there publicly available report verbatim had its desired effect, a stream of frustrated citizens heading for the door.

I did miss the part of the 3/26 meeting about Ian Payton being the planning administrator. The planning board by-laws are specific as to his position as the board secretary and an ex-officio board member.

My experience before the county and state tax appeal boards comes from my experience as a staff appraiser with the DOR Property Assessment Division, circa 2008-2010. I appraised county properties outside of incorporated areas, mostly what the proposed changes would call MU-20.

Thanks for your time,

between the citizens of the county and county government.

Respectfully,

Nate Kluz
Belt, MT
231-5600

Sent from my iPad

On May 3, 2019, at 9:23 AM, Haight, Carey <chaight@cascaDECOUNTYmt.gov> wrote:

Good morning Mr. Kluz –

The county attorney is an elected official and the deputy county attorneys that attend to official county business do so under the authority of the elected official. The county attorney's office is present in all county affairs because the county attorney is the legal advisor to the Board of County Commissioners and all other county officials, officers and directors. That includes county boards such as the Planning and Zoning Board of Adjustment. There is nothing counterproductive or odd about the county being represented by counsel.

Planning staff read the entire staff report into the record because that process is important for purposes of making a full and complete record. Planning staff reads each staff report they prepare and present to the board and will continue to do so. Your allegation that planning staff only read their report into the record because they had some devious plan to frustrate the public at a meeting which was held for the exclusive purpose of having public input and participation is not true and totally unfounded.

I hope I have addressed your expressed concerns.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascaDECOUNTYmt.gov

Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915

chaight@cascaedcountymt.gov

From: nate kluz <natekluz@gmail.com>
Sent: Friday, May 3, 2019 9:55 AM
To: Haight, Carey <chaight@cascaedcountymt.gov>
Cc: Elliot Merja <emerja@3rivers.net>; Gough, Destiny N. <dgough@cascaedcountymt.gov>; Dexter Busby - PB19 <dbusby@centric.net>; Dan Johnstone - PB19 <doci@earthlink.net>; Ken Thorton - PB19 <kkmithornton@msn.com>; Richard Liebert - PB19 <wwranch@3rivers.net>; Rob skawinski - PB19 <rob@unitedmaterialsgtf.com>; Yonker, Charity N. <cyonker@cascaedcountymt.gov>; Racki, Joshua <jracki@cascaedcountymt.gov>; Larson, James <jlarson@cascaedcountymt.gov>; Weber, Jane <jweber@cascaedcountymt.gov>; Briggs, Joe <jbriggs@cascaedcountymt.gov>
Subject: Re: 2019 Proposed Zoning Changes

Ms. Haight,

Thank you for your response.

Has your office considered the potential conflict of interest in representing the both the planning board and planning division with respect to the planning divisions proposed zoning changes? I believe it is inappropriate for your office to represent a board and a petitioner before the board. What controls exist in the county attorneys office to examine potential conflicts of interest?

The reading of staff reports at meetings is unnecessary. The board can make a simple motion to include these reports into the public record. The reports prior to the 3/26/19 were available in draft form two weeks prior to the meeting and final form a week before the meeting. These meetings ought to be a opportunity for substantive discussion between board, staff and community on the merits and defects of proposals affecting the community.

I beg of you to please start considering pragmatic good-faith measures that assure ample public input in these meetings. The absence of this will only hasten the growing distrust

From: [Gough, Destiny N.](#)
To: [Payton, Ian](#); [Ehnes, Anna L.](#); [Stone, Michael](#); [Hopkins, Sandor R.](#)
Subject: Fw: 2019 Proposed Zoning Changes
Date: Monday, May 06, 2019 8:26:33 AM

Many Thanks,

Destiny Gough

Administrative Assistant for
[Cascade Planning Department](#)

121 4th St. No, STE 2H/1
Great Falls, MT. 59401
dgough@cascaedcountymt.gov
(406)454-6905

From: Haight, Carey
Sent: Friday, May 3, 2019 2:38 PM
To: nate kluz
Cc: Elliot Merja; Gough, Destiny N.; Dexter Busby - PB19; Dan Johnstone - PB19; Ken Thorton - PB19; Richard Liebert - PB19; Rob skawinski - PB19; Yonker, Charity N.; Racki, Joshua; Larson, James; Weber, Jane; Briggs, Joe
Subject: RE: 2019 Proposed Zoning Changes

Mr. Kluz –

It is my understanding that you have already had a discussion with the County Attorney personally on this subject and he advised you that there is no conflict, yet you persist in questioning. The County Attorney's Office represents Cascade County. Accordingly, there is no conflict in providing legal advice to the various boards and departments in their performance of the business of Cascade County. The County Attorney's Office, like all attorneys licensed in Montana, adheres to the Montana Rules of Professional Conduct.

Carey Ann Haight

From: [Weber, Jane](#)
To: lalonnieward@gmail.com
Subject: FW: 2019 - Proposed changes to Cascade County Zoning Regulations
Date: Tuesday, February 19, 2019 10:03:54 AM
Attachments: [Cascade Cty Public Comment Form-3 .pdf](#)

Ms. Ward – your comments arrived and I have forwarded them to the Planning Staff for the official record. Thank you for taking the time to write them down and send to us. They arrived in our offices via your email.

Respectfully,
Jane Weber

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: LaLonnie Ward <lalonnieward@gmail.com>
Sent: Monday, February 18, 2019 11:46 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Cc: Weber, Jane <jweber@cascadecountymt.gov>; Larson, James <jl Larson@cascadecountymt.gov>;
Briggs, Joe <jbriggs@cascadecountymt.gov>
Subject: 2019 - Proposed changes to Cascade County Zoning Regulations

Provided I have done this correctly, attached please find comments regarding the proposed changes to Cascade County Zoning Regulations.

Thank you,
LaLonnie Ward
70 McKinior Road
Great Falls, MT 59405
(406) 452-5866

From: [Stone, Michael](#)
To: emerja@3rivers.net
Cc: [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#); [Payton, Ian](#)
Subject: Fencing Revisions in the Proposed Regulations
Date: Thursday, February 28, 2019 11:48:06 AM

Hi Elliot,

I am writing you to provide a response to your questions from the February 19th Planning Board Meeting. You requested background information on two additions to §8.2.5 which covers fencing. Your first question concerned the origin of the requirement stated at §8.2.5.2(4) which reads “the electric fence is not used in conjunction with a barbed-wire fence for the same fenced perimeter.” The answer to this question is not what I had originally suggested. My first thought was that I pulled it from the MCA on what constitutes a “legal fence,” however, that is not the case. This language was added for strategic reasons and based on several readings on electrical fencing and barbed wire fencing. I’ll try to be concise in explaining what is meant here.

The context is that the current regulations do not allow electrical fencing in any residential districts. This was perceived as problematic due to the pervasiveness of agricultural uses in the SR-1, SR-2, and RR-5 residential districts. We also know that electric fencing is widely used in those areas. This presented a need to negotiate between protecting humans, particularly children, in these residential areas (the perceived reason behind the current prohibition) while accommodating agricultural uses of electrical fencing. The strategy applied was to write the fencing requirements in a way that captures the specificity of electrical fencing for livestock. The requirement of §8.2.5.2(4) was added to prevent a situation in which an animal or human gets snagged on barbed wire and continuously shocked. This is why that language was added.

The second question concerned the language in §8.2.5 reading “woven fencing shall not be erected anywhere in the county for range fencing, however, woven fencing may be used for small area enclosures, such as corrals, pens, coops, and the like.” This was added because allowing woven fencing as range fencing negates the intent of §8.2.5.4 which is to encourage wildlife-friendly fencing designs while allowing woven fencing for smaller areas that would not hinder wild animal migrations or corridor mobility. The definition of “legal fence” in Montana Code Annotated (MCA) §81-4-101 allows an exception for woven fencing which. Since §8.2.5.4 depends upon MCA §81-4-101, the restriction of woven fencing was necessary to preserve the intent of §8.2.5.4.

Please let me know if you have any question or comments.

Thanks, Michael

From: [Yonker, Charity N.](#)
To: [Hopkins, Sandor R.](#)
Cc: [Haight, Carey](#)
Subject: Example -- Summary and detail for draft zoning changes
Date: Tuesday, February 05, 2019 4:10:16 PM

You might find this helpful. It's not Montana, but might help with drafting a staff report for hearing.

http://www.montgomeryplanningboard.org/agenda/2013/documents/20130207_DraftofArticle59-1GeneralZoningCodeProvisions_000.pdf

Charity N. Yonker

Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: [Tammie Lynne Smith](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#)
Subject: DRAFT ZONING REGULATIONS
Date: Sunday, April 28, 2019 3:20:55 PM

Good Day,

I understand that the Planning Board staff packets for the May 21, 2019 Planning Board Hearing will be published sometime after May 13, 2019 to include public comments related to the "need to revise" the Cascade County Growth Policy. I am looking forward to the planning staff review and discussion of this important county issue.

I listened to the audio of the April 16, 2019 Planning Board Hearing. It is unclear if the discussion regarding the Draft Zoning Regulations will be included in the May 21, 2019 hearing.

1. Will the agenda include an update to acknowledge the public comments received since the March 26, 2019 hearing and discussion?
2. Has the discussion regarding the Draft Zoning Regulations been specifically suspended pending a decision regarding the five year review and update of the Cascade County Growth Policy?

It would be helpful, and appreciated, if a clear and concise statement about the status of the Draft Zoning Regulations is made by the Planning Division. I have received a number of inquiries from citizens asking for clarification of the two related processes.

Thank you,

Tammie Lynne Smith

Landowner
397 Highwood Rd
Great Falls, MT 59405

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From: [Tammie Lynne Smith](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#)
Subject: DRAFT ZONING REGULATIONS PUBLIC COMMENTS
Date: Sunday, April 28, 2019 3:00:46 PM

Good Day,

Part 10 of the Public Comments related to the Draft Zoning Regulations was published to the Planning Division website and included comments submitted during the period April 02 through April 12, 2019. When will Part 11, for comments received since April 12, 2019, be published?

Thank you,
Tammie Lynne Smith
Landowner
397 Highwood Rd
Great Falls, MT 59405

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From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#)
Subject: COMMERCIAL ZONING INTENT AND CASCADE COUNTY GROWTH POLICY
Date: Monday, March 25, 2019 10:50:44 AM
Attachments: [03252019 Commercial Zoning Intent and CC Growth Policy.pdf](#)
[Commercial Zoning Intent and Cascade County Growth Policy.docx](#)

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Attached is the required Public Comment Form and one attachment regarding the Commercial Zoning District stated Intent.

Thanks,

Tammie Lynne Smith

Landowner

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From: [Kayt Bonahoom](#)
To: [Hopkins, Sandor R.](#)
Subject: Cascade County Zoning Meeting
Date: Tuesday, March 05, 2019 10:51:20 AM

Hey Sandor,

I heard that Cascade county would be holding a zoning meeting to discuss the Medical Marijuana Zoning. I am not having luck finding out when and where this meeting will be held.

Can you direct me?

Thank you,

Kayt Bonahoom
406-438-3021

From: Hopkins, Sandor R.
To: "forwardscout1991@yahoo.com"; "wwranch@3rivers.net"; "emerja@3rivers.net"; "rob@unitedmaterialsqtg.com"; "kkmithornton@msn.com"; "doci@earthlink.net"; "dbusby@centric.net"
Subject: Additional Public Comments
Date: Monday, March 25, 2019 5:35:00 PM

Good afternoon gentlemen,

The Planning Division has received additional public comments regarding the proposed revisions to our zoning regulations since the mailing of the board packs last week. We have uploaded these to our website and they can be found at the following link:

<http://www.cascadecountymt.gov/df/departments/public-works/planning/planning-board/2019/Public%20Comments%20received%203-19%20to%203-25.pdf>

Planning staff is overbooked and will be out of the office all day tomorrow, however if you have any issues with this please feel free to respond to me here and I will endeavor to check my email around 9-10 tomorrow morning. Otherwise, we will see you tomorrow evening.

Thank you,

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#)
Subject: 03072019 Public Comment r 5 Yr. Review of Growth Policy
Date: Friday, March 08, 2019 2:54:44 PM
Attachments: [03072019 Public Comment re 5 Yr Review of Growth Policy.pdf](#)

TO: CASCADE COUNTY PLANNING DIVISION STAFF, PLANNING BOARD,
COMMISSIONERS, AND ATTORNEY

Attached is the required Public Comment Form regarding the 2019 Draft Zoning Regulations and compliance with the Cascade County Growth Policy.

Thank you,
Tammie Lynne Smith
Landowner

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From: [Tammie Lynne Smith](#)
To: [Planning Comments](#); [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Haight, Carey](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#)
Subject: 03062019 Public Comment re Zoning Regulations
Date: Wednesday, March 06, 2019 8:19:23 PM
Attachments: [03062019 Public Comment re Zoning Regulations.pdf](#)

TO: CASCADE COUNTY PLANNING DIVISION STAFF, PLANNING BOARD,
COMMISSIONERS, AND ATTORNEY

Attached is the required Public Comment Form regarding the 2019 Zoning Regulations.

Thank you,

Tammie Lynne Smith

Landowner

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From: mstene@dec.state.nh.us
To: Michael.Liebert@dec.state.nh.us; Richard.Lyons@dec.state.nh.us; Charmaine.L@dec.state.nh.us
Cc: Michael.Liebert@dec.state.nh.us
Subject: 25 March Meeting
Date: Wednesday, March 27, 2013 9:36:34 PM

Greetings Michael, Sander and Azra,

I also would like to thank you all on the arrangements yesterday to help the public participate and I would suggest using multi-media more please to articulate what to many can be complex, dense and confusing if one is not familiar with regulations and the process on a daily basis.

I would agree with Chairman Merza about the merits of MU20 and MU40, but I would suggest those very concepts on what's best process arguments for Ag District vs. MU20 and J40 concept, so citizen working groups and heard work sessions done during the last growth policy review can have solid community input supplemented by the data analysis (I LIKE data having been a staff officer many years beats command) that can provide us the ability to have criteria on best options, such as keep Ag District, implement MU20 and MU40 or another option.

Richard Liebert

ps - Michael, my apologies for my confusion about location conform state permits and the Hutterite Colonies, as it seems confusing on what is allowed per Permitted Principle Use, as colonies have more than one dwelling.

> Hello Elliot and Richard,

>

> Planning staff have been busy putting together the materials for the staff

> report and coordinating with legal in the preparation of the staff report

> This process has led to a slight delay in sending out the meeting

> materials. The packets are now in the mail but we wanted to provide a

> digital copy for everyone to review as soon as possible. The meeting

> materials can be found on the Planning Division

> webpage: <https://us-east-2-protection.sophos.com/>

> <https://us-east-2-protection.sophos.com/>

> A zipped package with the meeting materials was sent to the other board

> members, however, the file size exceeds the maximum for 3rd party servers

> so the email that was sent yesterday got rejected. Please let us know if

> you have any questions.

>

> Thanks, Michael

>

>

> [Signature]

>

> Website: <https://us-east-2-protection.sophos.com/>

> Email: mstene@dec.state.nh.us

>

>

>

'JWeber@cascadecountymt.gov' <JWeber@cascadecountymt.gov>;
'JLarson@cascadecountymt.gov' <JLarson@cascadecountymt.gov>;
'JBriggs@cascadecountymt.gov' <JBriggs@cascadecountymt.gov>; 'emerja@3rivers.net'
<emerja@3rivers.net>

Subject: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Thank you for posting the draft Staff Report for the March 26, 2019 Planning Board Hearing on March 11, 2019 allowing more reasonable time for public review. I have also reviewed the Board member documents that were posted on March 19, 2019, one week prior to the scheduled Hearing, including the final Staff Report.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interest parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section.

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thank you,
Tammie Lynne Smith
Landowner

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From: [Tammie Lynne Smith](mailto:Tammie.Lynne.Smith)
To: [Planning Comments](mailto:PlanningComments@casadecountymt.gov); ["IAU"](mailto:IAU@paynewest.com); [Stone, Michael](mailto:Stone.Michael@casadecountymt.gov); [Hopkins, Sandor R.](mailto:Hopkins.Sandor.R@casadecountymt.gov); [Haight, Carey](mailto:Haight.Carey@casadecountymt.gov); [Yonker, Charity N.](mailto:Yonker.Charity.N@casadecountymt.gov); [Weber, Jane](mailto:Weber.Jane@casadecountymt.gov); [Larson, James](mailto:Larson.James@casadecountymt.gov); [Briggs, Joe](mailto:Briggs.Joe@casadecountymt.gov); emerja@3rivers.net
Subject: 2ND REQUEST FOR INFORMATIO: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing
Date: Thursday, March 21, 2019 5:10:02 PM

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

This is the 2nd request for *information and clarification* concerning **Time Limits for Public Oral Comments at the March 26, 2019 Planning Board Hearing**. The original request for this information was made on Wednesday, March 20, 2019 at 2:58 pm. See email below.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interested parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
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In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thanks,
Tammie Lynne Smith
Landowner

From: Tammie Lynne Smith [<mailto:tammielsmith@3riversdbns.net>]
Sent: Wednesday, March 20, 2019 2:58 PM
To: 'PlanningComments@casadecountymt.gov' <PlanningComments@casadecountymt.gov>; 'IAU' <iau@paynewest.com>; 'MStone@casadecountymt.gov' <MStone@casadecountymt.gov>; 'SHopkins@casadecountymt.gov' <SHopkins@casadecountymt.gov>; 'CHaight@casadecountymt.gov' <CHaight@casadecountymt.gov>; 'Yonker, Charity N.' <cyonker@casadecountymt.gov>;

From: [Clifton, Brian](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: [_svc.printer@cascadecountymt.gov_20190220_111827.pdf](#)
Date: Wednesday, February 20, 2019 11:36:57 AM
Attachments: [_svc.printer@cascadecountymt.gov_20190220_111827.pdf](#)

All,

This is what was used for the 2012 update. See if it helps.

Brian

From: Ehnes, Anna L.
Sent: Wednesday, February 6, 2019 3:02 PM
To: Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Subject: FW: News Release

This was sent.
-Anna

From: Ehnes, Anna L.
Sent: Wednesday, February 6, 2019 2:59 PM
To: 'casadecourier@mcn.net' <casadecourier@mcn.net>; 'dmurray@greatfallstribune.com' <dmurray@greatfallstribune.com>; 'heath@krtv.com' <heath@krtv.com>; 'jenn@theelectricgf.com' <jenn@theelectricgf.com>; 'newsroom@kfbb.com' <newsroom@kfbb.com>; 'krtvnews@krtv.com' <krtvnews@krtv.com>; 'kpuckett@greatfallstribune.com' <kpuckett@greatfallstribune.com>; 'rblackburn@kfbb.com' <rblackburn@kfbb.com>; 'sthompson@greatfallstribune.com' <sthompson@greatfallstribune.com>; 't.haywood@kfbb.com' <t.haywood@kfbb.com>; 'trosenbaum@greatfallstribune.com' <trosenbaum@greatfallstribune.com>
Subject: News Release

Good Afternoon,

Please see the attached news release from the Cascade County Planning Division.

Thank you,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: Briggs, Joe
Sent: Thursday, February 7, 2019 4:38 PM
To: Haight, Carey <chaight@cascadecountymt.gov>; Gough, Destiny N. <dgough@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascadecountymt.gov>; Higginbotham, Sean <shigginbotham@cascadecountymt.gov>
Subject: RE: Public Records Requests

Thank you Carey Ann.

Joe Briggs
Cascade County Commissioner

From: Haight, Carey
Sent: Thursday, February 07, 2019 3:01 PM
To: Gough, Destiny N. <dgough@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascadecountymt.gov>; Higginbotham, Sean <shigginbotham@cascadecountymt.gov>
Subject: RE: Public Records Requests

Change of plans ☺

As long as we have the records loaded on Planning's web page in PDF format, the public can access the read-only version of the documents and download, save, print etc. WITHOUT having a county computer set up for their convenience, and without them having their thumb drives being inserted into our machines and possibly creating virus problems from infected stuff. I've copied Sean in on this to make sure he has been looped in on the change as well. So, Planning will just need to make sure that as additional items/information are acquired that those additional documents are uploaded onto the cite so the public is given access periodically to new stuff coming in.

Hope all this makes sense. Please let me know if there are any questions or concerns!

THANKS!

From: Yonker, Charity N.
Sent: Thursday, February 7, 2019 12:10 PM
To: Gough, Destiny N. <dgough@cascadecountymt.gov>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>
Subject: RE: Public Records Requests

That will be perfect! ☺ Let me know when IT finishes set up, so we can start getting folks scheduled!

From: Gough, Destiny N.
Sent: Thursday, February 7, 2019 11:59 AM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>
Subject: RE: Public Records Requests

Hello Charity,

Our paper copies are currently available. However, the electronic copies we are still working on. IT is going to install a computer upfront in the waiting room of the Planning office. The computer will only contain the read-only

the electronic copies of the public records. As of right now, I am unaware of when the installation will be completed.

I can create a sign-in sheet for the visits, if you would like. I will also email you a list of who came in and when the request was filled.

Many Thanks,

Destiny Gough

Administrative Assistant for
Cascade Planning Department,
121 4th St. No, STE 2H/1
Great Falls, MT. 59401
(406) 454-6905
dgough@cascapecountymt.gov

From: Yonker, Charity N.

Sent: Thursday, February 07, 2019 10:55 AM

To: _planning <_planning@cascapecountymt.gov>

Cc: Haight, Carey <chaight@cascapecountymt.gov>

Subject: Public Records Requests

We have received 5 public records requests to-date requesting zoning regulation docs. The time span, which many requests do not specify, but should be from the last zoning regulation revision (June 2018) to the present. One requester specifically asks for the past year of relevant docs. My review of the docs indicates that you have included all docs and communications that are relevant to the current zoning regulations, including revisions at least back to 2017.

I have attached the PIR info for our County. Destiny is working with IT on setting up a way to put the documents in the electronic file in a secure format to prevent alteration of the documents, especially since some requesters would like to put them on thumb drives. Hopefully, this can be done with relative ease because otherwise the process will need to be supervised.

Destiny, before I start contacting folks can you confirm when the electronic files will be ready to go? Then, I will contact them and have them schedule a time with Destiny/Planning for inspection of the records.

Requesters will need to bring their own thumb drives if that is what they wish. Also prior to individuals leaving the office, they must pay for their copies per the PIR rate. If they request copies of large maps/docs, then it is a "custom" request and apply the normal planning rates.

Destiny, after the inspection/copying for each requester has been completed, can you please email me to let me know (1) who came in on what date; and (2) when the request was fulfilled.

Thanks,

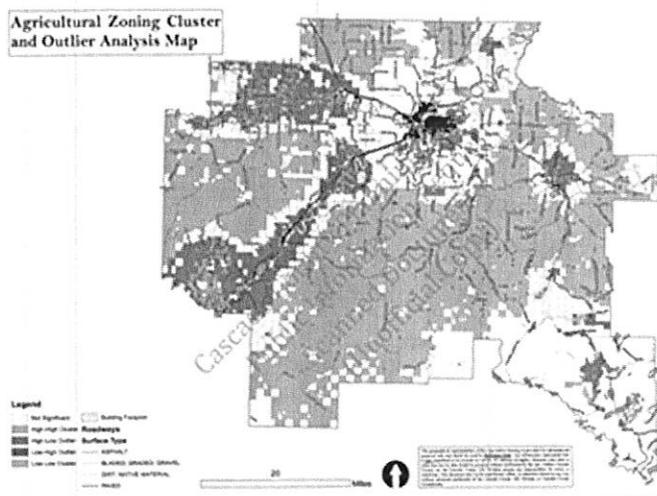
Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascapecountymt.gov

From: kate@appcom.net <kate@appcom.net>
Sent: Saturday, March 16, 2019 11:52 AM
To: Stone, Michael <mstone@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Subject: Staff Report Question

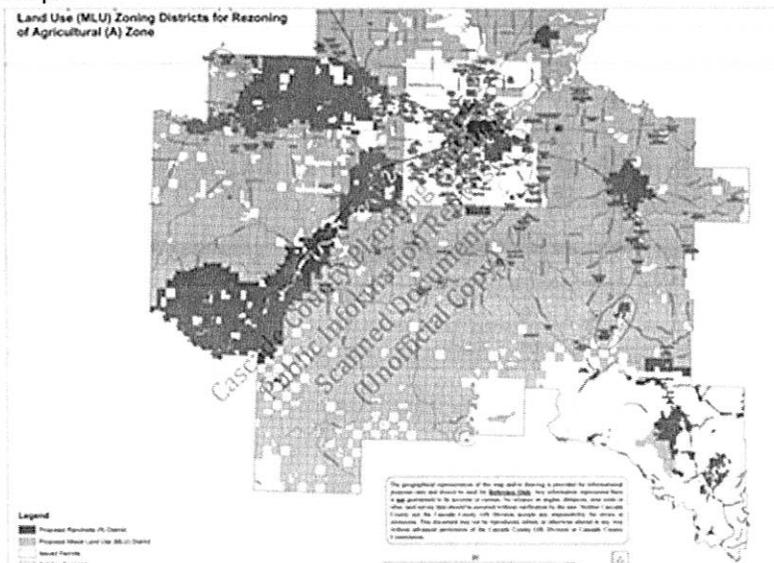
Hi,

I downloaded the draft staff report dated March 26, 2019. Appendix 2 references a "Map 1" and a "Map 2". These maps were not included in the PDF File but I did download another file from the Planning Dept. web site titled "Scanned Public Information Maps". I want to make sure that I have the correct maps that are referenced in the staff report. Can you confirm that the maps below are the ones that correspond to Map 1 & Map 2? Thanks.

Map 1



Map 2



Kate McMahon
Applied Communications
406-863-9255

From: nate kluz <natekluz@gmail.com>
Sent: Tuesday, March 19, 2019 4:21 PM
To: Payton, Ian <ipayton@casadecountymt.gov>
Subject: Re: Screenshot 2019-03-13 at 8.04.00 PM

Ian,

I guess what I am asking is what is the logic of any of the percentages for site coverage? Is there a standard accepted practice for these determinations? What would your peers do in similar situations?

Thanks,

Nate

Sent from my iPad

On Mar 18, 2019, at 4:35 PM, Payton, Ian <ipayton@casadecountymt.gov> wrote:

The rate is 5x the lot coverage of the largest current ag. footprint. As stated in the Lot Coverage draft report section, the current percentage could allow up to 256 acres of impermeable surface. The planning admin. per board bylaws is "a salaried employee hired by the Commission."

From: nate kluz <natekluz@gmail.com>
Sent: Friday, March 15, 2019 8:48 AM
To: Payton, Ian <ipayton@casadecountymt.gov>
Subject: Re: Screenshot 2019-03-13 at 8.04.00 PM

I guess I'm not sure why the maximum coverage area is so high. Where does the 10% rate come from and what is the logic for that? I think you guys should consider a maximum footprint for the districts and not a rate.

Who is the planning administrator for the planning board?

Sent from my iPhone

On Mar 15, 2019, at 8:17 AM, Payton, Ian <ipayton@casadecountymt.gov> wrote:

If we read your question correctly, not to date. The maximum lot coverages per district as reflected in tables is a footprint limit.

From: nate kluz <natekluz@gmail.com>
Sent: Thursday, March 14, 2019 4:56 PM
To: Payton, Ian <ipayton@casadecountymt.gov>
Subject: Re: Screenshot 2019-03-13 at 8.04.00 PM

Thanks Ian. I figured that out after the fact.

Has any consideration been given to an upper limit applicable to all lots of a certain class?

Thanks,

Nate

Sent from my iPhone

On Mar 14, 2019, at 4:45 PM, Payton, Ian <ipayton@cascadecountymt.gov> wrote:

Property is Fairhaven Colony. Lot coverage max for 5 acres and greater is 10% as per the table.

From: nate kluz <natekluz@gmail.com>

Sent: Wednesday, March 13, 2019 8:10 PM

To: Payton, Ian <ipayton@cascadecountymt.gov>

Subject: Screenshot 2019-03-13 at 8.04.00 PM

Ian,

I just had two quick questions.

What is the property referenced in the screenshot below?

What is the calculation used for maximum lot coverage for properties greater than 40 acres? Or, is the value stated on the next page for 40 acres a maximum for all properties in MU -40 regardless of size?

Thanks,

Nate Kluz

<image001.jpg>

Sent from my iPad

From: Haight, Carey
Sent: Wednesday, February 6, 2019 9:08 AM
To: Weber, Jane <jweber@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>; Clifton, Brian <bclifton@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascadecountymt.gov>; Racki, Joshua <jracki@cascadecountymt.gov>
Subject: RE: Cascade County Public Comment Form

Good morning -

I believe the Planning Division has received complaints in the past about the timeframe for holding the Planning Board and/or Zoning Board meetings and has generally determined that there is no perfect time for the meetings to take place. I would concur with that. As we most recently experienced with the solar farm hearings, one of which was held in the evening, we received complaints about people having to work all day and then try to attend a hearing that ran late, commitments in the evening for families and children's activities, etc. Typically Planning has advised folks that they can submit comments in writing which will be shared with the Board and incorporated into the record.

I thought there was discussion about a press release which would clarify the process a bit for the public so that they have a better that this isn't a "one and done" process. Is that in the works??

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Weber, Jane
Sent: Wednesday, February 6, 2019 8:58 AM
To: Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>; Clifton, Brian <bclifton@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>
Subject: FW: Cascade County Public Comment Form

Carey Ann – how would you advise the commissioners respond to these requests. This is the second one that has been sent.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North

Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Duane Culver (via Google Docs) <kbr1951@gmail.com>
Sent: Tuesday, February 05, 2019 10:40 PM
To: Weber, Jane <jweber@cascadecountymt.gov>
Subject: Cascade County Public Comment Form

kbr1951@gmail.com has attached the following document:



Cascade County Public Comment Form

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



From: Clifton, Brian
Sent: Wednesday, February 6, 2019 10:51 AM
To: Payton, Ian <ipayton@cascaedcountymt.gov>
Subject: Fwd: Cascade County Public Comment Form

Prepare the news release please.

Brian

Begin forwarded message:

From: "Weber, Jane" <jweber@cascaedcountymt.gov>
Date: February 6, 2019 at 10:49:46 AM MST
To: "Haight, Carey" <chaight@cascaedcountymt.gov>, "Briggs, Joe" <jbriggs@cascaedcountymt.gov>, "Larson, James" <jlarson@cascaedcountymt.gov>, "Clifton, Brian" <bclifton@cascaedcountymt.gov>, "Payton, Ian" <ipayton@cascaedcountymt.gov>
Cc: "Yonker, Charity N." <cyonker@cascaedcountymt.gov>, "Racki, Joshua" <jracki@cascaedcountymt.gov>
Subject: RE: Cascade County Public Comment Form

Thank you, Carey Ann. I have asked Public Works to prepare and release a news article to all media. I advised that Bonnie and Kyler can share our list of media, so that everyone is reached. Jenn Rowell is only one source and many people are still unaware of her online news feed.

Some folks receive their news via radio, others through television and a decreasing number through the Tribune. We should be sending information to ALL of the media or even consider conducting a press conference so they all receive the information at the same time.

Thank you,

Jane

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Haight, Carey
Sent: Wednesday, February 06, 2019 9:08 AM
To: Weber, Jane <jweber@cascaedcountymt.gov>; Briggs, Joe <jbriggs@cascaedcountymt.gov>; Larson, James <jlarson@cascaedcountymt.gov>; Clifton, Brian <bclifton@cascaedcountymt.gov>; Payton, Ian <ipayton@cascaedcountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascaedcountymt.gov>; Racki, Joshua <jracki@cascaedcountymt.gov>
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Carey Ann Haight
Chief Civil Deputy
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Jane Weber
Cascade County Commissioner
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325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

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Sent: Tuesday, February 05, 2019 10:40 PM
To: Weber, Jane <jweber@cascadecountymt.gov>
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kbr1951@gmail.com has attached the following document:



Cascade County Public Comment Form

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



From: Haight, Carey
Sent: Thursday, March 21, 2019 5:11 PM
To: Payton, Ian <ipayton@cascaedcountymt.gov>; Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Planning Comments <planningcomments@cascaedcountymt.gov>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>; Yonker, Charity N. <cyonker@cascaedcountymt.gov>; emerja@3rivers.net
Subject: RE: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Good afternoon Tammie –

Please be assured that Cascade County will ensure that attendees with limited mobility will have equal access and ability to participate in the Planning Board's public hearing process and we will ensure that those with special needs – particularly those we have advanced notice of (sign interpreters, etc.). I believe that there will be a couple of wireless/remote microphones will be available for the audience to use if need be as opposed to having to come to the podium.

Please let us know if you have any further questions in this regard.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascaedcountymt.gov

From: Payton, Ian
Sent: Thursday, March 21, 2019 4:55 PM
To: Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Planning Comments <planningcomments@cascaedcountymt.gov>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>; Haight, Carey <chaight@cascaedcountymt.gov>; Yonker, Charity N. <cyonker@cascaedcountymt.gov>; emerja@3rivers.net
Subject: RE: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Yes, accommodations have been considered.

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Wednesday, March 20, 2019 7:51 PM
To: Planning Comments <planningcomments@cascaedcountymt.gov>; Payton, Ian <ipayton@cascaedcountymt.gov>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>; Haight, Carey <chaight@cascaedcountymt.gov>; Yonker, Charity N. <cyonker@cascaedcountymt.gov>; emerja@3rivers.net
Subject: MAR 26 HEARING - ACCOMODATION FOR DISABLED

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

This is not a Public Comment to the Draft Zoning Regulations. This is a request for services availability at the Hearing.

I have received two inquiries concerning the ability for disabled citizens to participate at the Planning Board Hearing on March 26, 2019.

We request that the public podium be accessible for citizens with special needs including walking devices, wheelchairs, or assistance from a caregiver. I recall the microphone at the February 19, 2019 Planning Board Hearing was both moveable and adjustable. Please advise if similar tools will be available at the Expo Park's Family Center.

Thank you,
Tammie Lynne Smith
Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

From: Haight, Carey
Sent: Thursday, March 21, 2019 6:10 PM
To: Payton, Ian <ipayton@cascaedcountymt.gov>; Payne, Leslie <lpayne@cascaedcountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascaedcountymt.gov>; Clifton, Brian <bclifton@cascaedcountymt.gov>
Subject: FW: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Good evening!!

Please see the below email string. It is important that we have access (physical) for our limited mobility folks as well as remote/wireless microphones so that members of the audience can readily participate. I appreciate your efforts to ensure that these accommodations are in place and for ensuring that this happens in advance of the Planning Board's hearing next week.

Thanks!!

Sent from Mail for Windows 10

Carey Ann Haight
Chief Civil Deputy
Cascade County Attorney's Office
121 4th Street North, Suite 2A
Great Falls, MT 59401

Ph: 406.454.6915

Email: chaight@cascaedcountymt.gov

From: Haight, Carey
Sent: Thursday, March 21, 2019 5:46:52 PM
To: Tammie Lynne Smith
Subject: Re: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Perfect! Please do —

Have a nice night .

Carey Ann Haight
Deputy County Attorney
Cascade County Attorney's Office
Sent from my iPhone

On Mar 21, 2019, at 5:21 PM, Tammie Lynne Smith <tammielsmith@3riversdbs.net> wrote:

Thank you for your timely response Ms. Haight.

I am aware of two limited mobility citizens who want to attend and participate in the Hearing. Wireless/remote microphones are appreciated.
I have not been contacted by anyone with hearing or visual special needs but will contact you if I do.

Tammie Lynne Smith

From: Haight, Carey [<mailto:chaight@cascadecountymt.gov>]
Sent: Thursday, March 21, 2019 5:11 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Planning Comments <planningcomments@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; emerja@3rivers.net
Subject: RE: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Good afternoon Tammie –

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Please let us know if you have any further questions in this regard.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Payton, Ian
Sent: Thursday, March 21, 2019 4:55 PM
To: Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Planning Comments <planningcomments@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; emerja@3rivers.net
Subject: RE: MAR 26 HEARING - ACCOMODATION FOR DISABLED

Yes, accommodations have been considered.

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>

Sent: Wednesday, March 20, 2019 7:51 PM

To: Planning Comments <planningcomments@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; emerja@3rivers.net

Subject: MAR 26 HEARING - ACCOMODATION FOR DISABLED

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

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Thank you,
Tammie Lynne Smith
Landowner

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From: Carolyn Craven <lifeisgood4us@xmailpost.com>
Sent: Friday, March 22, 2019 8:22 AM
To: Weber, Jane <jweber@cascadecountymt.gov>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>
Subject: Re: Cascade County Proposed Zoning Changes - Public Comments

Thank you very much!

Sent from my iPad

On Mar 22, 2019, at 8:15 AM, Weber, Jane <jweber@cascadecountymt.gov> wrote:

Carolyn – as far as I know, all of the comments will be assembled and provided to the Planning Board prior to their deliberative meeting which will be held sometime after their hearings.

Please recall that the commissioners will also eventually conduct a hearing sometime later this spring. That date has not yet been selected.

Ian, if I have misrepresented any of this response, please correct anything that I've said.

Have a good weekend, all

Jane

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Carolyn Craven <lifeisgood4us@xmailpost.com>
Sent: Thursday, March 21, 2019 4:21 PM
To: Weber, Jane <jweber@cascadecountymt.gov>
Subject: RE: Cascade County Proposed Zoning Changes - Public Comments

Thank you Jane.
Do you know if the Planning BOD read the public comments?

From: Weber, Jane <jweber@cascadecountymt.gov>
Sent: Thursday, March 21, 2019 4:08 PM
To: Carolyn Craven <lifeisgood4us@xmailpost.com>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>
Subject: RE: Cascade County Proposed Zoning Changes - Public Comments

Thank you, Carolyn for also sending to our planning office.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Carolyn Craven <lifeisgood4us@xmailpost.com>
Sent: Thursday, March 21, 2019 10:41 AM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Cc: Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jl Larson@cascadecountymt.gov>;
Weber, Jane <jweber@cascadecountymt.gov>
Subject: Cascade County Proposed Zoning Changes - Public Comments

Attached are more public comments. Not sure if the county Public Comment Form is a requirement or if the proper ID on papers is sufficient.

Thank you to the Planning Department BOD and the ZBOA, whom I understand are all volunteers! Thank you for your commitment and service to all of us in Cascade County.

Respectfully submitted,

Carolyn Craven
101 14th Avenue South
Great Falls MT 59405

From: Haight, Carey

Sent: Friday, March 22, 2019 9:30 AM

To: Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Planning Comments <planningcomments@cascaedcountymt.gov>; 'IAU' <iau@paynewest.com>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>; Yonker, Charity N. <cyonker@cascaedcountymt.gov>; Weber, Jane <jweber@cascaedcountymt.gov>; Larson, James <jlarson@cascaedcountymt.gov>; Briggs, Joe <jbriggs@cascaedcountymt.gov>; emerja@3rivers.net

Cc: Payton, Ian <ipayton@cascaedcountymt.gov>; Ehnes, Anna L. <aweber@cascaedcountymt.gov>

Subject: RE: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

Ms. Smith –

Thank you for your comment and questions of March 20, 2019.

As you observed at the February 19, 2019 public hearing, there is a formal process required and followed at all public hearings conducted by Cascade County and its appointed Boards. Adherence to this process ensures an orderly inflow of information for the Board to process. To that end, operating rules like those at the February 19, 2019 hearing are imposed at each public hearing for several reasons including allowing everyone in attendance to be given an equal opportunity to participate and be treated fairly in the process, and so the Board is able to receive public comment in an orderly and intelligent fashion. I will be as “rigid” as necessary in my insistence that this process is followed in an orderly fashion for the benefit of the entire public. It is expected of everyone that cell phones will be silenced. Each citizen making public comment will be required to provide their name and address for the record. All persons speaking have the right to do so without interruption by the audience, whether those in attendance be in support of or opposed to the ideas being presented. Respectful civility and decorum will be insisted upon. Raucous mob-like conduct will not be tolerated. Such outbursts have a stifling and suppressing impact on public participation. All members of the public have an equal right to be respectfully heard by the community and Planning Board without cause to believe their participation and opinion is any less important or relevant to the public process compared to more vocal attendees.

As you noted, there will “generally” be a 5 minute time-limit imposed for members of the public to comment. I have attended hearings lasting hours upon hours. None of us think or process important details or information very efficiently after hours and hours of hearing testimony and, most importantly, many members of our community do not have endless hours to sit in a public hearing awaiting their opportunity to make a comment to the Board. For all of these reasons, the Planning Board is not going to entertain public comment which serves only to “filibuster.” The Planning Board is quite interested in all public comment, particularly new and relevant information regarding particular revisions to the Cascade County Zoning Regulations. Members of the public who have the same message to share, such as a “me too” comment, really only need to briefly state that – it is not necessary or relevant for purposes of the Planning Board’s decision making process to have multiple people at the podium reiterating the same argument about the same concern. The “me too” comment weights just as much in terms of public comment as the original speaker who elaborated at length on the particulars. By permitting repetitive public comment, other citizens who wish to voice their opinion or comment who have something new to add are delayed and forestalled from doing so. Please bear in mind too that the public notice was drafted with the “generally” language so that it would be understood that the 5 minutes will be fluid – not just to terminate commentary that was repetitively repetitive but to also permit a member of the public with new and relevant information to provide to

the Planning Board *additional* time if need be. And, please remember that the Planning Board welcomes written commentary. Folks who cannot or chose not to attend the public hearing may submit their comments in writing. These written comments will carry the same weight in the decision making process as “live” testimony taken at the hearing. With that, “live” testimony that restates written comments already received and considered by the Planning Board will not be deemed to be new and relevant information.

Before addressing your specific questions, please note that both staff and the Planning Board want and invite public comment. The purpose behind conducting the public hearing is to obtain public comment and feedback. The Planning Board needs and wants to hear and consider what the community thinks with regard to the proposed zoning changes. That said, there is no “one and done” rule – any member of the public may speak on any number of sections and/or concerns that they feel compelled to, so long as the comment is *new and relevant*.

So given the foregoing explanation and in answer your specific questions:

1. **Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the staff report?** Participants will be allowed to provide comment on each zoning section so long as the information they are providing is *new and relevant*.
2. **Will participants be allowed only one (1) five (5) minutes comment period at the end of any one zoning section?** The public will be allowed to provide comment during the public comment periods so long as the comments are *new and relevant*.

I trust this is responsive to your inquiry. Please let me know if you have additional questions or concerns.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

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Sent: Wednesday, March 20, 2019 2:58 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>; 'IAU' <iau@paynewest.com>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Larson, James

<jlarson@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; emerja@3rivers.net

Subject: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Thank you for posting the draft Staff Report for the March 26, 2019 Planning Board Hearing on March 11, 2019 allowing more reasonable time for public review. I have also reviewed the Board member documents that were posted on March 19, 2019, one week prior to the scheduled Hearing, including the final Staff Report.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interest parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section.

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thank you,
Tammie Lynne Smith
Landowner

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From: Weber, Jane
Sent: Monday, March 25, 2019 8:01 AM
To: Payton, Ian <ipayton@cascaedcountymt.gov>; Haight, Carey <chaight@cascaedcountymt.gov>; Clifton, Brian <bclifton@cascaedcountymt.gov>
Subject: FW: [cascaedcountymt.gov] Contact Form Submission

From our inbox.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: webfeedback@cascaedcountymt.gov <webfeedback@cascaedcountymt.gov>
Sent: Sunday, March 24, 2019 8:06 PM
To: _commission <commission@cascaedcountymt.gov>
Subject: [cascaedcountymt.gov] Contact Form Submission

I enclose a letter regarding the rezoning.

Cascade County Planning Board
March 21, 2019
Comments Pertaining to the Rezoning Proposal

I am a fourth generation farmer, rancher, and landowner in Cascade County. I lived and worked on the family ranch that my great grandparents started, until my marriage fifty years ago. I now live on my husband's family farm and ranch that his great, great grandparents started. With over 100 years of combined hard work, dedication, countless trials, and tribulations, I am concerned about how this tradition and lifestyle can be carried on by my sons and their families. I find myself asking, Why do we do what we do? The first thing that comes to mind is "it's a lifestyle", but it is also a "commitment" rarely seen in the world today. I feel, we, as a family farm and ranch, are dedicated to the land, to our community, and also to the basic rural lifestyle that makes us unique and distinct from vast portions of society. With that basic understanding, I believe the best way to preserve this lifestyle and the community that we all enjoy, in Cascade County, is to "not" fix that which is not broken. I am very concerned that the proposed changes in rezoning agricultural land could alter permanently the exact things we all enjoy. We, who live here like our rural lands in Cascade County free of large industrial complexes, we expect and desire an environment that is free of pollution and odors that make life miserable. We have no desire to have massive amounts of traffic and all the social problems associated with large groups of poverty-stricken labor forces that these industrial complexes are known to attract. I worry about how this change will affect my sons and their families, who farm our land now and in the future. The life style that we live now has been a wonderful way to raise a family. My concern is for not only our children and grandchildren, but for the land that we love and the wide-open spaces that brought us here. We already have what most of the rest of the world desires. I love the clean air, water

and wide-open healthy spaces. We are privileged to live in communities that many parts of the country wish they could replicate. It's for these reasons and countless others that I ask; "What are we all talking about"? I feel we have a pretty good community already. Why are we trying to fix that which is not broken? I would recommend leaving the care of the land in the hands of the people that have been doing it right all along. In my opinion we don't need to change anything. We, who are living, in Cascade County, like it the way it is.

Rezoning the vast majority of the agricultural land in Cascade County to MU-20 and MU- 40 designations essentially allows massive slaughterhouses, feedlots, confined animal feeding operations and other high impact industries to proceed without public hearings, public comment or the standard conditions required through a "special permit" process. It appears, to me, that while these changes are designed to make high impact and intensive operations less accountable to the public and easier to proceed, it also makes it more difficult for small businesses, like tourist based enterprises to start up, in essence making our community less attractive to friendly, low impact businesses. In addition, unfortunately, with the current and likely future health of agriculture, a lot of farms/ranches are looking at alternative sources of revenue like outfitting/guiding, beds and breakfasts, road side stands, family friendly business, etc. In my opinion, there is no reason a new mixed-use designation for agriculture land is needed, except to circumvent

public input and public opinion in favor of fast tracking questionable enterprises. I feel we already have a successful zoning designation in place. The proper format of public comment and decision is the cornerstone of protecting our rural agricultural lands and communities. In my opinion, it is wrong to embrace a format and system that stifles the current process of open discussion and transparency, in the name of encouraging a fast tract to a supposed business that could very well destroy everything we currently cherish. I feel, everyone in Cascade County deserves to have a strong and powerful voice in preserving and protecting the uniqueness of our agriculture lands in Cascade County.

Thank you for taking the time to read my concerns about the Rezoning Proposal. Sincerely,

Robyn Mehmke

--

Robyn Mehmke
mehmkefarm@gmail.com
406-788-5817

From: Yonker, Charity N.
Sent: Monday, March 11, 2019 4:41 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>
Cc: Haight, Carey <chaight@cascadecountymt.gov>
Subject: Staff Report for 03/26/19

Hi Ian,

I pulled up the Staff Report draft online, because I thought I may have misspoke this am when I provided the feedback to the draft. Turns out I did! If you could correct the draft under "Purpose," first sentence, which currently reads "Part 1 zoning process." Please correct to "Part 2 zoning process." Part 1 is citizen-driven through Petition, while we are revising under Part 2. I know this is already creating confusion with folks thinking the County needs to go through the citizen-driven application process, so the sooner you can address that mistake the better.

Thanks,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: Haight, Carey
Sent: Monday, March 25, 2019 10:46 AM
To: Weber, Jane <jweber@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Cc: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: FW: Public Comment Re MU-40 and Cascade County Growth Policy Analysis

Good morning Jane –

My understanding is that the public comments are uploaded onto the planning web page for the zoning amendments periodically, and that they are provided to the planning board for review and consideration along with the staff report. I have Ian copied in to confirm that.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Weber, Jane
Sent: Monday, March 25, 2019 10:34 AM
To: Haight, Carey <chaight@cascadecountymt.gov>
Subject: FW: Public Comment Re MU-40 and Cascade County Growth Policy Analysis

Carey Ann – how are these types of comments handled?

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Friday, March 22, 2019 2:14 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Larson, James

<jlarson@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>

Subject: Public Comment Re MU-40 and Cascade County Growth Policy Analysis

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Attached is the required Public Comment Form and one attachment regarding the analysis of MU-40 and the Cascade County Growth Policy.

Thank you,

Tammie Lynne Smith

Landowner

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From: Planning Comments
Sent: Monday, March 25, 2019 4:43 PM
To: Kirsten Krauss <kirst.kragfmt@gmail.com>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>
Subject: RE: Proposed zoning regulation changes in Cascade County

Hello,

Thank you for your comments. We received three(3) separate emails that included attachments. The attachments that we could open are attached, we are unable to open the attachments that are in the form of ".pages". If you could send them in PDF form that would work best, if this is not possible they can always be mailed to our office or dropped off. If you have any questions you can always call our office.

Thank you and have a great day,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: Kirsten Krauss <kirst.kragfmt@gmail.com>
Sent: Sunday, March 24, 2019 7:23 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Cc: Weber, Jane <jweber@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>
Subject: Proposed zoning regulation changes in Cascade County

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Monday, March 25, 2019 5:30 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>
Subject: RE: PUBLIC COMMENTS 03/19 - 03/24/19

Thank you Ian. I know you and your staff are burdened today in preparation for the Hearing. I appreciate your efforts to continue publishing the public documents.

Tammie Lynne Smith

From: Payton, Ian [mailto:ipayton@cascadecountymt.gov]
Sent: Monday, March 25, 2019 5:16 PM
To: Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: RE: PUBLIC COMMENTS 03/19 - 03/24/19

All comments received that could be opened will be scanned. Board members will be emailed a notification.

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Monday, March 25, 2019 3:51 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: PUBLIC COMMENTS 03/19 - 03/24/19

Good Afternoon,

In preparation for the Planning Board Hearing, tomorrow, is the planning division going to publish the public comments received during the period 03/19/19 @ 3:41 pm through 03/24/19 latter today?

Will the Board members receive copies of these public comments received after the Board packets were distributed?

Thank you,
Tammie Lynne Smith
Landowner

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From: Weber, Jane
Sent: Wednesday, March 27, 2019 11:28 AM
To: Payton, Ian <ipayton@cascaedcountymt.gov>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>
Subject: RE: Rezoning proposal

Great. Glad you now have.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: Payton, Ian
Sent: Wednesday, March 27, 2019 11:25 AM
To: Weber, Jane <jweber@cascaedcountymt.gov>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>
Subject: RE: Rezoning proposal

Thank you. This was not sent to the planningcomments email and is new. It has been added to the received comments.

From: Weber, Jane
Sent: Wednesday, March 27, 2019 11:17 AM
To: Payton, Ian <ipayton@cascaedcountymt.gov>; Stone, Michael <mstone@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>
Subject: FW: Rezoning proposal

All - Not sure you received these comments, so am sending your way.

Jane Weber
Cascade County Commissioner
Courthouse Annex
325 2nd Avenue North
Great Falls, MT 59401
Office Phone: 406-454-6814 (direct line)
Office Phone: 406-454-6810 (Administrative Assistant, Bonnie Fogerty)
Cell Phone: 406-781-0741

From: nick mehmke <nickmehmke17@gmail.com>
Sent: Tuesday, March 26, 2019 4:18 PM
To: Briggs, Joe <jbriggs@cascaedcountymt.gov>; jlarson@cascaedcountmt.gov; Weber, Jane

<jweber@cascadecountymt.gov>

Subject: Rezoning proposal

To whom it may concern,

I have attached a letter detailing my feelings pertaining to the proposed rezoning.

Thank you

Nick Mehmke

From: nate kluz <natekluz@gmail.com>

Sent: Wednesday, March 27, 2019 7:29 PM

To: Payton, Ian <ipayton@cascaedcountymt.gov>

Cc: Larson, James <jlarson@cascaedcountymt.gov>; Weber, Jane <jweber@cascaedcountymt.gov>;
emerja@3rivers.net

Subject: One additional question

Ian,

When I met with the planning staff on 2/15/19, planner Stone asserted a point of view that all agriculture in industrial? To my knowledge, this point of view has been asserted to least one other party seeking clarification. What does this mean? Has this of view been used as an underlying assumption of the proposed zoning changes?

Thank You,

Nate Kluz

Belt, MT

Sent from my iPad

From: nate kluz <natekluz@gmail.com>
Sent: Thursday, March 28, 2019 10:51 AM
To: Stone, Michael <mstone@cascaedcountymt.gov>
Cc: Payton, Ian <ipayton@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>; Ehnes, Anna L. <aweber@cascaedcountymt.gov>
Subject: Re: Lot coverage question

Michael,

Thank you for your prompt response. I have just scanned your reply, but it seems to be the sort of thoughtful analysis we were missing at the meeting.

I'll get back to you after I read this.

Thanks,

Nate

Sent from my iPhone

On Mar 28, 2019, at 10:32 AM, Stone, Michael <mstone@cascaedcountymt.gov> wrote:

Hi Nate,

Ian forwarded me your question about lot coverage. Your first question asked about a logic for the percentages. There was a reasoning for the lot coverage percentages. The thought was that lowering the lot coverage from 40% to 10% for larger lots (5 acres or more) better preserves open space. The 40% seemed excessive considering many lots in the Agricultural District are around 640 acres. It's worth noting that large lot disturbances are already regulated by DEQ for problems related to stormwater runoff. Additionally, refer to the relevant section in the staff report where a bar graph was provided as Figure 1. If you look carefully at that graph, you'll notice that you can cover more lot area with a 4 acre lot than with a 5 acre lot. Once you get around the 10 acre lot size that coverage area catches back up with the allowed lot coverage for a 4 acre lot under this lot coverage scheme. The thought here is that developments planning larger lot coverages will be incentivized to utilize these smaller lots which, based on the spatial autocorrelation analysis, tend towards being clustered in the MU-20 District. So, it's aimed at incentivizing cluster development which protects open space and conserves larger lots. For very large disturbance developments like airports, the 10% lot coverage requirement produces a buffer between the developed area and the property lines and thus facilitates open space and distance from other properties. The larger the proposed development, the larger the lot will have to be in order to accommodate the planned development area.

As for standard accepted practice, there is no guidance that I am aware of on lot coverage requirements for large rural areas such as the zoning jurisdictional area of this county. Dimensional lot requirements tend to vary from jurisdiction to jurisdiction although a PhD or Master's student could survey regional rural zoning regulations to get averages and use those to suggest a "standard." In general, rural planning

is understudied and it's very different from urban planning. Most research in this country is on urban planning and associated issues. What would peers do? The answer to that is contingent upon the planning department and the unique geography they operate. A standard for lot coverage and other dimensional requirements would only ever serve as general guidance for certain zoning conditions. In general, these requirements have to be set by the unique specificity of the district involved and the community.

Hopefully, those answers covered your question. If you think there should be a maximum lot coverage you may provide that as a recommendation to the Planning Board and the Commission through the Public Comment Form. Both entities have the ability to add such recommendation to the staff proposal.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: nate kluz <natekluz@gmail.com>
Sent: Friday, March 29, 2019 11:04 AM
To: Payton, Ian <ipayton@cascadecountymt.gov>
Subject: Re: Public comments

Any progress on getting these comments released?

Thanks,

Nate

Sent from my iPad

> On Mar 27, 2019, at 1:20 PM, Payton, Ian <ipayton@cascadecountymt.gov> wrote:

>

> After comments have been processed a batch will be released when ready.

>

> -----Original Message-----

> From: nate kluz <natekluz@gmail.com>

> Sent: Wednesday, March 27, 2019 12:24 PM

> To: Payton, Ian <ipayton@cascadecountymt.gov>

> Subject: Public comments

>

> When will the public comments received after 3/25 5:00 PM be available on the website?

>

> Thanks,

>

> Nate

>

> Sent from my iPhone

Ian,

When will you comply with 76-2-203 of part 2 zoning?

Thanks,

Nate

Sent from my iPhone

> On Apr 2, 2019, at 1:36 PM, Payton, Ian <ipayton@cascadecountymt.gov> wrote:

>

> Mr. Kluz,

>

> The lot coverage item has been previously addressed. The Planning Division staff proposed revisions of the CCZR pursuant to the Part 2 zoning process. The Division cannot speak on behalf of the county attorney.

>

> -----Original Message-----

> From: nate kluz <natekluz@gmail.com>

> Sent: Wednesday, March 27, 2019 6:46 PM

> To: Payton, Ian <ipayton@cascadecountymt.gov>

> Cc: Larson, James <jl Larson@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; emerja@3rivers.net

> Subject: Questions From 3/26/2019 Planning Board Meeting

>

> Ian,

>

> I'm still hoping to get answers from my previous e-mail and those presented at the planning board meeting. They are:

>

> With the maximum lot coverage ratio, what is the logic behind the 10% number? What is a standard accepted practice in the professional planning field for developing these ratios? What would your peers in the professional planning world do in similar situations? What is the common practice for developing these ratios in other Montana counties? If the current largest lot coverage area is 5.4 acres why would we need to allow 32 acres for that same site?

>

> If we are reconciling the zoning district names to their actual allowable use, did the planning division consider change the allowable uses to a more bona-fide agricultural uses? Would that not be more in line with the growth policy?

>

> What other Montana counties with permissive zoning use the two value-added terms as specific call-outs for principal permitted uses? Are there regional communities using these terms? Please cite any professional planning literature that pertains to these concepts?

>

> Does the planning division and county attorneys offices still stand by their assertion that the proposed changes are exempt from the application process in the Cascade County Zoning Regulations 14.1.1?

>

> Thank You,
>
> Nate Kluz
> Belt, Mt
>
> Sent from my iPad

From: nate kluz <natekluz@gmail.com>
Sent: Friday, April 5, 2019 10:43 AM
To: Stone, Michael <mstone@cascadecountymt.gov>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: Re: Industrial Agriculture Question

I was thinking of a run-down of the covered areas throughout the state on land and assemblages of land under common ownership on 40 acres or more.

Thanks,

Nate

Sent from my iPhone

On Apr 5, 2019, at 10:35 AM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Nate,

Whether or not the agriculture in Cascade County generally consists of animal confinement and monoculture crops is an empirical question. The way the details of that question are worked out is of consequence as well. I don't have the time to delve into that question and analysis at the moment but, it may be possible to include it as a component of the Growth Policy update process pursuant to §76-1-601(3)(b).

I'm not quite sure what you're asking for in the geospatial analysis. Maybe by "covered areas" you mean land cover? In which case you'd be asking if we could determine the dominant land cover on parcels 40 acres or greater in size?

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: nate kluz <natekluz@gmail.com>
Sent: Friday, April 5, 2019 10:05 AM
To: Stone, Michael <mstone@cascadecountymt.gov>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: Re: Industrial Agriculture Question

Thanks Michael.

I guess I understand the industrial revolution, economies of scale, mechanization, the green revolution and all that sort of stuff.

There are many other attributes of industrial agriculture that you don't address. From the bit of research I have done on this subject, industrial agriculture generally relies on monocultural crop patterns and more industrial confined animal feeding operations. Cascade County agriculture could not be described in that way. In fact, cropping patterns in the golden triangle region are diversifying more each year and confined animal feeding is a small part of our agricultural pattern of development.

That books looks good.

Would you be able to use the geo-spatial tools you have to query what the largest covered areas are in Montana on 40 acres or more or other assemblages of commonly owned lands?

Thanks,

Nate

Sent from my iPhone

On Apr 5, 2019, at 9:07 AM, Stone, Michael <mstone@casadecountymt.gov> wrote:

Hi Nate,

Ian forwarded your email about industrial agriculture to me since you were asking about something I said and what was meant by it. To begin "industrial" and "agriculture" can mean a lot of things to people, so I'll provide the context in which to understand what I typically mean when I refer to "industrial agriculture."

Let's start with a clear example of something industrial that speaks to any reasonable intuition: the Fordian factory line. The invention of this process is a feat of techniques in social organization and integration with mechanization, as such, it is scientific and technological. The factory line provides a means of achieving timeliness in production processes; it facilitates large-scale production through mechanization, standardization, and specialization. In short, the factory line is aimed at achieving "efficiency" in production. The Fordian factory line concerned the application of an industrial technique to the manufacturing of vehicles. What would this application look like for farming wheat? You need not look farther than a local farming operation. When I speak of "industrial agriculture" it means agricultural production that utilizes industrial techniques. Using the factory line as an example, this means agricultural production practices which have become mechanized, standardized, and specialized.

It is not the case that *all* agricultural activity in Montana is industrial. Obviously, a community garden does not qualify as industrial agriculture. However, the predominant form of agriculture in Montana is industrial. Production practices are standardized, functions are specialized, and almost every aspect is mechanized. If you would like to explore the topic more, I would recommend Deborah Fitzgerald's book titled *Every Farm a Factory*.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>

Sent: Sunday, April 28, 2019 3:00 PM

To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>

Subject: DRAFT ZONING REGULATIONS PUBLIC COMMENTS

Good Day,

Part 10 of the Public Comments related to the Draft Zoning Regulations was published to the Planning Division website and included comments submitted during the period April 02 through April 12, 2019. When will Part 11, for comments received since April 12, 2019, be published?

Thank you,

Tammie Lynne Smith

Landowner

397 Highwood Rd

Great Falls, MT 59405

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From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Tuesday, April 30, 2019 4:39 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: RE: DRAFT ZONING REGULATIONS

Thank you Mr. Payton.
I appreciate the agenda update, draft zoning regulations clarification, and Public Comments Update #11.

Thanks,
Tammie Lynne Smith
Landowner

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From: Payton, Ian [<mailto:ipayton@cascadecountymt.gov>]
Sent: Tuesday, April 30, 2019 3:47 PM
To: Tammie Lynne Smith <tammielsmith@3riversdbs.net>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: RE: DRAFT ZONING REGULATIONS

The agenda for May 21 has not been finalized. Subdivisions and a hearing to consider whether revisions to the CCGP will be necessary are anticipated.
Zoning is not scheduled for the 21st and is presently on hold. Comments regarding the CCZR have been posted periodically prior to formal inclusion in board packets. An additional posting of received comments (# 11) has occurred.

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>
Sent: Sunday, April 28, 2019 3:21 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: DRAFT ZONING REGULATIONS

Good Day,

I understand that the Planning Board staff packets for the May 21, 2019 Planning Board Hearing will be published sometime after May 13, 2019 to include public comments related to the "need to revise" the Cascade County Growth Policy. I am looking forward to the planning staff review and discussion of this important county issue.

I listened to the audio of the April 16, 2019 Planning Board Hearing. It is unclear if the discussion regarding the Draft Zoning Regulations will be included in the May 21, 2019 hearing.

1. Will the agenda include an update to acknowledge the public comments received since the March 26, 2019 hearing and discussion?
2. Has the discussion regarding the Draft Zoning Regulations been specifically suspended pending a decision regarding the five year review and update of the Cascade County Growth Policy?

It would be helpful, and appreciated, if a clear and concise statement about the status of the Draft Zoning Regulations is made by the Planning Division. I have received a number of inquiries from citizens asking for clarification of the two related processes.

Thank you,

Tammie Lynne Smith

Landowner

397 Highwood Rd

Great Falls, MT 59405

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From: [Clifton, Brian](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: [_svc.printer@cascadecountymt.gov_20190220_111827.pdf](#)
Date: Wednesday, February 20, 2019 11:36:56 AM
Attachments: [_svc.printer@cascadecountymt.gov_20190220_111827.pdf](#)

All,

This is what was used for the 2012 update. See if it helps.

Brian

From: maria@casaco.com
To: maria@casaco.com
Cc: maria@casaco.com; maria@casaco.com; maria@casaco.com; maria@casaco.com; maria@casaco.com
Subject: 28 March 2019
Date: Wednesday, March 27, 2019 5:54:54 PM

Greetings Michael, Sander and Anna,

I also would like to thank you all on the arrangements yesterday to help the public participate and I would suggest using multi-media more please to articulate what to many can be complex, dense and confusing if one is not familiar with regulations and the process on a daily basis

I would agree with Chairman Merja about the merits of MU20 and MU40, but I would suggest these very concepts on what's best pro/con arguments for Ag District vs. MU20 and 40 concept, so citizens working groups and board work sessions done during the last growth policy review can have solid community input supplemented by the data analysis (LHE data having been a staff officer many years beside commands) that can provide us the ability to have criteria on best options, such as keep Ag District, implement MU20 and MU40 or another option.

Richard Liebert

ps - Michael, my apologies for my confusion about location conformance permits and the Hunterle Colonies, as it seems confusing on what is allowed per Permitted Principle Use, as colonies have more than one dwelling.

-> Hello Elliot and Richard,

- >
- > Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report.
- > This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the Planning Division webpage: <https://casaco-protection.sophos.com/>
- > A zipped package with the meeting materials was sent to the other board members, however, the file size exceeds the maximum for servers' servers so the email that was sent yesterday got rejected. Please let us know if you have any questions.
- >
- > Thanks, Michael
- >
- >
- > [Signature]
- > Website: <http://casaco.com>
- > Email: mstone@casaco.com
- >
- >

From: [Stone, Michael](#)
To: emerja@3rivers.net
Cc: [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#); [Payton, Ian](#)
Subject: Fencing Revisions in the Proposed Regulations
Date: Thursday, February 28, 2019 11:48:05 AM

Hi Elliot,

I am writing you to provide a response to your questions from the February 19th Planning Board Meeting. You requested background information on two additions to §8.2.5 which covers fencing. Your first question concerned the origin of the requirement stated at §8.2.5.2(4) which reads “the electric fence is not used in conjunction with a barbed-wire fence for the same fenced perimeter.” The answer to this question is not what I had originally suggested. My first thought was that I pulled it from the MCA on what constitutes a “legal fence,” however, that is not the case. This language was added for strategic reasons and based on several readings on electrical fencing and barbed wire fencing. I’ll try to be concise in explaining what is meant here.

The context is that the current regulations do not allow electrical fencing in any residential districts. This was perceived as problematic due to the pervasiveness of agricultural uses in the SR-1, SR-2, and RR-5 residential districts. We also know that electric fencing is widely used in those areas. This presented a need to negotiate between protecting humans, particularly children, in these residential areas (the perceived reason behind the current prohibition) while accommodating agricultural uses of electrical fencing. The strategy applied was to write the fencing requirements in a way that captures the specificity of electrical fencing for livestock. The requirement of §8.2.5.2(4) was added to prevent a situation in which an animal or human gets snagged on barbed wire and continuously shocked. This is why that language was added.

The second question concerned the language in §8.2.5 reading “woven fencing shall not be erected anywhere in the county for range fencing, however, woven fencing may be used for small area enclosures, such as corrals, pens, coops, and the like.” This was added because allowing woven fencing as range fencing negates the intent of §8.2.5.4 which is to encourage wildlife-friendly fencing designs while allowing woven fencing for smaller areas that would not hinder wild animal migrations or corridor mobility. The definition of “legal fence” in Montana Code Annotated (MCA) §81-4-101 allows an exception for woven fencing which. Since §8.2.5.4 depends upon MCA §81-4-101, the restriction of woven fencing was necessary to preserve the intent of §8.2.5.4.

Please let me know if you have any question or comments.

Thanks, Michael

From: [Haight, Carey](#)
To: [Payton, Ian](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Cc: [Yonker, Charity N.](#)
Subject: FW: Another letter....
Date: Tuesday, April 9, 2019 10:53:26 AM
Attachments: [April 7, 2019 Letter.pdf](#)

Public comment on the zoning regs...

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Baker, Kyler
Sent: Tuesday, April 9, 2019 10:48 AM
To: Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Cc: Fogerty, Bonnie <bfogerty@cascadecountymt.gov>
Subject: Another letter....

Good morning,

We just received this letter via mail from Cheryl today. I will keep the original with the others.
THANKS!

Kyler Baker
Cascade County Commission Office
325 2nd Ave N Room #111
Great Falls, MT 59401
406-454-6811

From: [Clifton, Brian](#)
To: [Payton, Ian](#)
Cc: [Stone, Michael](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#); [Payne, Leslie](#)
Subject: Legal Notice on Website
Date: Wednesday, February 6, 2019 7:01:30 AM

Ian,

Just a small typo on the Public Hearing process. #3 ..."after 45 notice" need to say after 45 **days** notice

Other than that it looks good. Nice job.

Brian

From: [Stone, Michael](#)
To: forwardscout1991@yahoo.com; doci@earthlink.net
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: March 26, 2019 Meeting Materials
Date: Wednesday, March 20, 2019 8:14:24 AM
Attachments: [image001.png](#)

Hello Dan and Mark,

Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report. This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the [Planning Division webpage](#). A zipped package with the meeting materials was sent to all the board members, however, the file size exceeds the maximum for your email servers so the email that was sent yesterday got rejected. Please let us know if you have any questions.

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-21
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Stone, Michael](#)
To: emerja@3rivers.net; wyranch@3rivers.net
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: March 26, 2019 Meeting Materials
Date: Wednesday, March 20, 2019 8:08:10 AM
Attachments: [image001.png](#)

Hello Elliot and Richard,

Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report. This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the [Planning Division webpage](#). A zipped package with the meeting materials was sent to the other board members, however, the file size exceeds the maximum for 3rivers' servers so the email that was sent yesterday got rejected. Please let us know if you have any questions.

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Stone, Michael](#)
To: forwardscout1991@yahoo.com; wwranch@3rivers.net; emerja@3rivers.net; [Rob Skawinski](mailto:Rob.Skawinski@earthlink.net); kkmithornton@msn.com; doci@earthlink.net; dbusby@centric.net
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: March 26, 2019 Planning Board Meeting Materials
Date: Tuesday, March 19, 2019 5:21:34 PM
Attachments: [image001.png](#)
[PB Meeting Materials.zip](#)

Hello all,

Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report. This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the [Planning Division webpage](#) and in the zipped package attached to this email. Please let us know if you have any questions.

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: Ehnes, Anna L.
To: ["cascadecourier@mcn.net"](mailto:cascadecourier@mcn.net); ["dmurray@greatfallsribune.com"](mailto:dmurray@greatfallsribune.com); ["heath@krtv.com"](mailto:heath@krtv.com); ["jenn@theelectricgf.com"](mailto:jenn@theelectricgf.com); ["newsroom@kfb.com"](mailto:newsroom@kfb.com); ["krtvnews@krtv.com"](mailto:krtvnews@krtv.com); ["kpuckett@greatfallsribune.com"](mailto:kpuckett@greatfallsribune.com); ["rblackburn@kfb.com"](mailto:rblackburn@kfb.com); ["sthompson@greatfallsribune.com"](mailto:sthompson@greatfallsribune.com); ["t.haywood@kfb.com"](mailto:t.haywood@kfb.com); ["trosenbaum@greatfallsribune.com"](mailto:trosenbaum@greatfallsribune.com)
Subject: News Release
Date: Wednesday, February 6, 2019 2:59:00 PM
Attachments: [_svc.printer@cascadecountymt.gov_20190206_144014.pdf](#)

Good Afternoon,

Please see the attached news release from the Cascade County Planning Division.

Thank you,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: Ehnes, Anna L.
To: "cascadecourier@mcn.net"; "dmurray@greatfallstribune.com"; "heath@krtv.com"; "jenn@theelectricgf.com"; "newsroom@kfbf.com"; "krtvnews@krtv.com"; "kpuckett@greatfallstribune.com"; "rblackburn@kfbf.com"; "sthompson@greatfallstribune.com"; "t.haywood@kfbf.com"; "trosenbaum@greatfallstribune.com"
Subject: News Release
Date: Thursday, February 21, 2019 4:17:00 PM
Attachments: _svc.printer@cascadecountymt.gov_20190221_160413.pdf

Good Afternoon,

Please see the attached news release from the Cascade County Planning Division.

Thank you,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: wwranch@3rivers.net
To: Gough, Destiny N.
Cc: Ehnes, Anna L.; Hopkins, Sandor R.; Payton, Ian; Stone, Michael; emerja@3rivers.net; docj@earthlink.net; dbusby@centric.net; kkmithornton@msn.com; forwardscout1991@yahoo.com; rob@unitedmaterialsqtg.com; Richard Liebert
Subject: Planning Board hearing, March
Date: Wednesday, February 20, 2019 12:24:07 PM

Date good by me, won't be stuck in a drift later in the day!

I would please ask the staff to elaborate, clear up some confusion I have on why changes being proposed, where SUP permits will be used (public is calling me as others I assume for answers), etc., I would suggest staff present a powerpoint (not death by powerpoint either) to articulate the problems in the regulations to be fixed and why, based on facts and assumptions, criteria, etc. This will help with clarity, understanding and public trust.

As a cattle rancher, ag producer, I have some anxiety about changing Ag District into MU20 and MU40 but do understand some of the intent but examples would help. Also there is some inconsistency about 'reducing' government intervention and that concerns people as it seems to 'assume' there will be fewer SUP permits needed, which creates anxiety and concern from citizens when it comes to the sensitive issue of slaughterhouses and CAFO sites.

We should have full audio/video support like has been done for ZBOA hearings, and allow citizens to fully participate, including digital and insure board, staff and public can see and hear effectively, as an old retired soldier, I have to wear hearing aids now.

Thanks,

Richard Liebert

> Planning Board Members,
>
> The March Planning Meeting will be:
>
> Tuesday, March 26th, 2019
> At 4:30 pm
> Family Living Center at the Expo Park ,
> 400 3rd St NW, Great Falls, MT 59404
>
> Please call or email Cascade County Planning Division, if you cannot
> attend.
>
> Many Thanks,
>
> Destiny Gough

> Administrative Assistant for
> Cascade Planning Department,
> 121 4th St. No, STE 2H/1
> Great Falls, MT. 59401
> (406)454-6905
> dgough@casadecountymt.gov<<mailto:dgough@casadecountymt.gov>>
>
>
>

From: [Yonker, Charity N.](#)
To: kate@appcom.net
Cc: deborah.HRS@outlook.com; [Haight, Carey](#); [Payton, Ian](#); [_planning](#)
Subject: Pre-App Meeting
Date: Thursday, February 21, 2019 9:52:31 AM
Attachments: [19-0221 Ltr McMahon.pdf](#)

Dear Ms. McMahon:

Please see my attached letter for your review.

Regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: [Hopkins, Sandor R.](#)
To: [Ehnes, Anna L.](#); [Stone, Michael](#); [Payton, Ian](#)
Subject: Public Notice for 3/26 hearing
Date: Wednesday, February 20, 2019 3:01:28 PM

Hey friends,

I got through most of this legal notice, just a couple things we'll need to iron out before it goes over to the Attorney's for final review. I wanted to get some language in there about people being restricted to 5 minutes speaking blocks and what the purpose of the meeting would be. Obviously we will need to double check with all the locations that we want to send the regulations.

You can find it [here](#).

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: Yonker, Charity N.
To: _planning
Cc: Payton, Ian; Haight, Carey
Subject: Public Records Requests
Date: Tuesday, February 5, 2019 9:31:32 AM

Morning All!

We have several requests for public records. Please prepare a file that contains: any and all relevant (1) documents (includes all drafts, meeting minutes, memos, relied on maps, materials, studies, etc.); (2) communications (emails, phone notes/logs, etc.); and (3) recordings relating to the proposed draft zoning regulation.

Legal would like to review the file (hardcopy and anything electronic like recordings) prior to opening it up for inspection to ensure there is only "public records" contained and also if it might be plausible to post some of these records on the planning website for everyone to have access to, e.g. current reg, drafts, notices, meeting minutes, etc.

If possible, it would be great if the file was compiled by Friday, 2/8/19, for legal review. While you are doing this, please run under the general rule that all docs, communications, and recordings are public records.

Let us know if you have questions in the process, if you think you will need more time, or finish before Friday!!!

Thank you!!!

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascaedcountymt.gov

From: [Yonker, Charity N.](#)
To: [_planning](#)
Cc: [Haight, Carey](#)
Subject: Public Records Requests
Date: Thursday, February 7, 2019 10:56:07 AM
Attachments: [PIR.pdf](#)

We have received 5 public records requests to-date requesting zoning regulation docs. The time span, which many requests do not specify, but should be from the last zoning regulation revision (June 2018) to the present. One requester specifically asks for the past year of relevant docs. My review of the docs indicates that you have included all docs and communications that are relevant to the current zoning regulations, including revisions at least back to 2017.

I have attached the PIR info for our County. Destiny is working with IT on setting up a way to put the documents in the electronic file in a secure format to prevent alteration of the documents, especially since some requesters would like to put them on thumb drives. Hopefully, this can be done with relative ease because otherwise the process will need to be supervised.

Destiny, before I start contacting folks can you confirm when the electronic files will be ready to go? Then, I will contact them and have them schedule a time with Destiny/Planning for inspection of the records.

Requesters will need to bring their own thumb drives if that is what they wish. Also prior to individuals leaving the office, they must pay for their copies per the PIR rate. If they request copies of large maps/docs, then it is a "custom" request and apply the normal planning rates.

Destiny, after the inspection/copying for each requester has been completed, can you please email me to let me know (1) who came in on what date; and (2) when the request was fulfilled.

Thanks,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascaedcountymt.gov

From: [Yonker, Charity N.](#)
To: [Jaybe Floyd](#)
Cc: [Haight, Carey](#); [_planning](#); [Payton, Jan](#)
Subject: RE: I have a question about the County policy
Date: Monday, February 25, 2019 5:14:32 PM

Hi Jaybe,

Glad you were able to make it in on Friday.

The Planning Division will be updating the documents online as they move through the revision process.

I will forward your other question to the Planning Division.

Let me know if you have any other questions.

Kind regards,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: Jaybe Floyd <jaybefloyd@me.com>
Sent: Friday, February 22, 2019 12:01 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: I have a question about the County policy

Hi Charity,

I will be trying to navigate the snow drifts soon to get into town for my review of the records. I will let you know if we need to reschedule.

One question is about ongoing requests for information. As the Planning Department and County Attorney Office plow through the public comments and the results of the public hearing, I assume they will be generating new internal documents to answer questions and further support the proposed changes. Am I required to submit separate requests for information to view these? How does that work?

Another thing I am confused about is getting answers to questions. For instance, I am wondering about imposing limits in the zoning regs to the SCOPE of projects in the different districts covered under the zoning regulations. I saw that there are differentiations about sizes of power generators.

So far I haven't noticed limits for anything else. I want to ask if this observation is correct and if there is any statutory reason limits cannot be included.

I can submit this as a comment but it really is a question that I would like answered before the next hearing. Should I email the Planning Dept and ask? Do I contact your office?

Thanks for your help
Jaybe

From: [nate kluz](mailto:nate.kluz@gmail.com)
To: [Stone, Michael](mailto:mstone@cascadecountymt.gov)
Cc: [Payton, Ian](mailto:ipayton@cascadecountymt.gov); [Ehnes, Anna L.](mailto:ehnes@cascadecountymt.gov); [Hopkins, Sandor R.](mailto:shopkins@cascadecountymt.gov)
Subject: Re: Industrial Agriculture Question
Date: Friday, April 5, 2019 10:43:14 AM

I was thinking of a run-down of the covered areas throughout the state on land and assemblages of land under common ownership on 40 acres or more.

Thanks,

Nate

Sent from my iPhone

On Apr 5, 2019, at 10:35 AM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Nate,

Whether or not the agriculture in Cascade County generally consists of animal confinement and monoculture crops is an empirical question. The way the details of that question are worked out is of consequence as well. I don't have the time to delve into that question and analysis at the moment but, it may be possible to include it as a component of the Growth Policy update process pursuant to §76-1-601(3)(b).

I'm not quite sure what you're asking for in the geospatial analysis. Maybe by "covered areas" you mean land cover? In which case you'd be asking if we could determine the dominant land cover on parcels 40 acres or greater in size?

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: nate kluz <natekluz@gmail.com>
Sent: Friday, April 5, 2019 10:05 AM
To: Stone, Michael <mstone@cascadecountymt.gov>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: Re: Industrial Agriculture Question

Thanks Michael.

I guess I understand the industrial revolution, economies of scale, mechanization, the green revolution and all that sort of stuff.

There are many other attributes of industrial agriculture that you don't address. From the bit of research I have done on this subject, industrial agriculture generally relies on monocultural crop patterns and more industrial confined animal feeding operations.

Cascade County agriculture could not be described in that way. In fact, cropping patterns in the golden triangle region are diversifying more each year and confined animal feeding is a small part of our agricultural pattern of development.

That books looks good.

Would you be able to use the geo-spatial tools you have to query what the largest covered areas are in Montana on 40 acres or more or other assemblages of commonly owned lands?

Thanks,

Nate

Sent from my iPhone

On Apr 5, 2019, at 9:07 AM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Hi Nate,

Ian forwarded your email about industrial agriculture to me since you were asking about something I said and what was meant by it. To begin "industrial" and "agriculture" can mean a lot of things to people, so I'll provide the context in which to understand what I typically mean when I refer to "industrial agriculture."

Let's start with a clear example of something industrial that speaks to any reasonable intuition: the Fordian factory line. The invention of this process is a feat of techniques in social organization and integration with

mechanization, as such, it is scientific and technological. The factory line provides a means of achieving timeliness in production processes; it facilitates large-scale production through mechanization, standardization, and specialization. In short, the factory line is aimed at achieving “efficiency” in production. The Fordian factory line concerned the application of an industrial technique to the manufacturing of vehicles. What would this application look like for farming wheat? You need not look farther than a local farming operation. When I speak of “industrial agriculture” it means agricultural production that utilizes industrial techniques. Using the factory line as an example, this means agricultural production practices which have become mechanized, standardized, and specialized.

It is not the case that *all* agricultural activity in Montana is industrial. Obviously, a community garden does not qualify as industrial agriculture. However, the predominant form of agriculture in Montana is industrial. Production practices are standardized, functions are specialized, and almost every aspect is mechanized. If you would like to explore the topic more, I would recommend Deborah Fitzgerald’s book titled *Every Farm a Factory*.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [nate kluz](#)
To: [Stone, Michael](#)
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: Re: Lot coverage question
Date: Thursday, March 28, 2019 10:51:51 AM

Michael,

Thank you for your prompt response. I have just scanned your reply, but it seems to be the sort of thoughtful analysis we were missing at the meeting.

I'll get back to you after I read this.

Thanks,

Nate

Sent from my iPhone

On Mar 28, 2019, at 10:32 AM, Stone, Michael <mstone@casadecountymt.gov> wrote:

Hi Nate,

Ian forwarded me your question about lot coverage. Your first question asked about a logic for the percentages. There was a reasoning for the lot coverage percentages. The thought was that lowering the lot coverage from 40% to 10% for larger lots (5 acres or more) better preserves open space. The 40% seemed excessive considering many lots in the Agricultural District are around 640 acres. It's worth noting that large lot disturbances are already regulated by DEQ for problems related to stormwater runoff. Additionally, refer to the relevant section in the staff report where a bar graph was provided as Figure 1. If you look carefully at that graph, you'll notice that you can cover more lot area with a 4 acre lot than with a 5 acre lot. Once you get around the 10 acre lot size that coverage area catches back up with the allowed lot coverage for a 4 acre lot under this lot coverage scheme. The thought here is that developments planning larger lot coverages will be incentivized to utilize these smaller lots which, based on the spatial autocorrelation analysis, tend towards being clustered in the MU-20 District. So, it's aimed at incentivizing cluster development which protects open space and conserves larger lots. For very large disturbance developments like airports, the 10% lot coverage requirement produces a buffer between the developed area and the property lines and thus facilitates open space and distance from other properties. The larger the proposed development, the larger the lot will have to be in order to accommodate the planned development area.

As for standard accepted practice, there is no guidance that I am aware of on lot

coverage requirements for large rural areas such as the zoning jurisdictional area of this county. Dimensional lot requirements tend to vary from jurisdiction to jurisdiction although a PhD or Master's student could survey regional rural zoning regulations to get averages and use those to suggest a "standard." In general, rural planning is understudied and it's very different from urban planning. Most research in this country is on urban planning and associated issues. What would peers do? The answer to that is contingent upon the planning department and the unique geography they operate. A standard for lot coverage and other dimensional requirements would only ever serve as general guidance for certain zoning conditions. In general, these requirements have to be set by the unique specificity of the district involved and the community.

Hopefully, those answers covered your question. If you think there should be a maximum lot coverage you may provide that as a recommendation to the Planning Board and the Commission through the Public Comment Form. Both entities have the ability to add such recommendation to the staff proposal.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: elliot@casacoalition.org
To: [Richard.Michael](mailto:Richard.Michael@casacoalition.org)
Cc: elliot@casacoalition.org; [Elliot.Michael](mailto:Elliot.Michael@casacoalition.org); [Elliot.Michael](mailto:Elliot.Michael@casacoalition.org)
Subject: Re: March 26, 2019 Meeting Minutes
Date: Friday, March 22, 2019 8:50:45 PM

Thanks. I hope the maps and other material will be displayed electronically for benefit of all, and I'm looking for appendices in the mail packet I received yesterday.

Richard

> Hello Elliot and Richard,
>
> Planning staff have been busy putting together the materials for the staff report and coordinating with legal in the preparation of the staff report.
> This process has led to a slight delay in sending out the meeting materials. The packets are now in the mail but we wanted to provide a digital copy for everyone to review as soon as possible. The meeting materials can be found on the Planning Division website: <https://casacoalition.org/arcgis/rest/services/Planning/MapServer/info>
> A zipped package with the meeting materials was sent to the other board members, however, the file size exceeds the maximum for servers' servers so the email that was sent yesterday got rejected. Please let us know if you have any questions.
>
> Thanks, Michael
>
> [Signature]
> Website: <http://casacoalition.org>
> Email: elliot@casacoalition.org

From: [The Cascade Courier](#)
To: [Ehnes, Anna L.](#)
Subject: Re: News Release
Date: Monday, February 25, 2019 3:36:34 PM

Received. Thank you.

Felicia O'Brien
Publisher/Editor
The Cascade Courier
P.O. Box 309
Cascade, MT 59421
(Office)406-468-9231
(Cell)406-799-0301
cascadecourier@mcn.net

From: [Yonker, Charity N.](#)
To: [Jaybe Floyd](#)
Cc: [_planning](#); [Clifton, Brian](#); [Haight, Carey](#)
Subject: RE: PIR Appointment
Date: Thursday, February 21, 2019 10:46:50 AM

Good morning Jaybe,

No need to apologize. Glad you will be able to make it on Friday and thanks for your suggestions!

Kind regards,

Charity N. Yonker

Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascaedcountymt.gov

From: Jaybe Floyd <jaybefloyd@me.com>
Sent: Wednesday, February 20, 2019 3:21 PM
To: Yonker, Charity N. <cyonker@cascaedcountymt.gov>
Cc: [_planning](#) <_planning@cascaedcountymt.gov>; [Clifton, Brian](#) <bclifton@cascaedcountymt.gov>; [Haight, Carey](#) <chaight@cascaedcountymt.gov>
Subject: Re: PIR Appointment

I will be there on Friday at 1:30.

Thank you for speaking to me about the zoning information on the county website. Again, let me apologize for my lack of computer and programming knowledge and thank you for your patience with me.

As we discussed the volume of information contained in these files making downloading problematic or impossible. If the file cannot be indexed or tabbed in some way, is it possible to just arbitrarily divide the file into 3 or 4 separate parts so the volume of info in each download is reduced?

Thank you,
Jaybe Floyd

On Feb 20, 2019, at 3:15 PM, Yonker, Charity N. <cyonker@cascaedcountymt.gov> wrote:

Good afternoon Ms. Floyd:

Per our earlier phone conversation, you requested an appointment time to look through the public record documents in hard copy at the Planning office. Within the potential time and days you provided, Friday, 2/22/19, at 1:30 p.m. will work well for the Planning Division.

If something comes up and you need to cancel or reschedule, feel free to email or call me.

You also requested indexing of new documents. I have discussed this with Planning and at this time we are not going to devote additional County time and resources to indexing these files.

Kind regards,

Charity N. Yonker

Civil Deputy Attorney

CASCADE COUNTY ATTORNEY'S OFFICE

121 4th Street North, Suite 2A

Great Falls, MT 59401

Phone: (406) 454-6915

Fax: (406) 454-6949

cyonker@cascaedcountymt.gov

From: kate@appcom.net
To: [Stone, Michael](#); "[Deborah Jenkins](#)"; "[Tammie Lynne Smith](#)"
Cc: [Payton, Ian](#); [Ehnes, Anna L.](#); [Hopkins, Sandor R.](#)
Subject: RE: Pre-Application Meeting Notes
Date: Tuesday, February 19, 2019 10:02:34 AM
Attachments: [Memo - Cascade County Planning - 2-11-19.doc](#)

Hi,

We are in receipt of your response regarding the meeting notes from the pre-application meeting on February 7th. As mentioned previously, the purpose of the pre-application meeting is to provide information regarding the information, process, timeline necessary to complete the application. This requires that staff answer questions about these matters to make certain that the applicant has a complete and accurate understanding of the process, timeline and information regarding application materials. The meeting notes we prepared are attached and represent our understanding of the process based on the information that was provided by staff at the pre-application meeting. Since the land owners will be relying on these notes to proceed with the application process it is important that they accurate. If there are portions of the meeting notes that are incorrect, staff is obligated to provide us with the information necessary to proceed with the application in conformance with the zoning ordinance. Your previous e-mail indicated that staff did not concur that these meeting notes we prepared were an accurate representation of the meeting. You have since provided the following additional information.

1. E-mail on February 13 which indicated the additional information that was necessary for the zoning amendment application. This clarifies the information found in paragraph #'s 4 and 5 of the meeting notes.
2. E-mail on February 15 regarding the timeline for processing the zoning amendment. This clarifies the information found in paragraph #9 of the meeting notes.

Can you confirm that the remaining paragraphs in the meeting notes are accurate and can be relied upon to proceed with the application? If there are still portions of the meeting notes that you are not in agreement with, please indicate which paragraphs require additional clarification and provide us with the correct information. Staff obligations related to the pre-application meeting are not fulfilled until we either receive confirmation that the meeting notes are correct or receive clarifications regarding the portions of the meeting notes that staff believes are not accurate.

Kate McMahon
Applied Communications
406-863-9255

From: Stone, Michael <mstone@cascadecountymt.gov>

Sent: Friday, February 15, 2019 3:50 PM

To: kate@appcom.net; 'Deborah Jenkins' <deborah.HRS@outlook.com>; 'Tammie Lynne Smith' <tammielsmith@3riversdbs.net>

Cc: Payton, Ian <ipayton@cascaedcountymt.gov>; Ehnes, Anna L. <aweber@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>

Subject: RE: Pre-Application Meeting Notes

As previously addressed, staff have provided guidance, as of February 13th, on additional information needed for the zoning amendment application provided to planning staff prior to the pre-application meeting. Providing that information is pursuant to §14.1.1 of the Cascade County Zoning Regulations (CCZR). In addition to indicating necessary information, staff are required to provide process and timeline regarding the application. Staff recall providing this during the pre-application meeting, however, we are happy to reiterate this information here. The process for the application is provided in §14.2 through §14.4 of the CCZR. The timeline for the processing of the application depends on many contingencies. These contingencies are as follows: (1) scope and scale of the proposed amendments in the submitted application; (2) staff time and availability in reviewing the application given other workload; (3) availability of the Planning Board for the public hearing; and, (4) availability of the Board of County Commissioners for the public hearing. Given these contingencies it is not possible to provide a definite timeline for the application process. However, staff can provide updates on the process as it proceeds once an application is submitted and the timeline of the process will conform to the temporal requirements of §76-2-204, MCA and §14.3 through §14.3 CCZR once the application reaches those stages of the process. This fulfills staff obligations of the pre-application meeting. We look forward to receiving and reviewing your completed application. Please feel free to contact us should you have any additional questions about the application.

From: kate@appcom.net <kate@appcom.net>

Sent: Friday, February 15, 2019 12:51 PM

To: Stone, Michael <mstone@cascaedcountymt.gov>; 'Deborah Jenkins' <deborah.HRS@outlook.com>; 'Tammie Lynne Smith' <tammielsmith@3riversdbs.net>

Cc: Payton, Ian <ipayton@cascaedcountymt.gov>; Ehnes, Anna L. <aweber@cascaedcountymt.gov>; Hopkins, Sandor R. <shopkins@cascaedcountymt.gov>

Subject: RE: Pre-Application Meeting Notes

Hi,

We are in receipt of the memo Feb. 12th regarding additional information needed for staff review of the zoning amendment application. Are there other items in notes from the Feb. 7th meeting that staff believes are not an accurate representation of the discussion? We prepared the meeting notes to provide guidance on moving forward with preparing the final application. It is important that we have an accurate understanding of the process and timeline. As noted in Section 14.1.1, providing this information is the purpose of the pre-application meeting. Can staff send a track changes copy of the meeting notes with your corrections so we can rely on the most accurate information to prepare the application?

Kate McMahon
Applied Communications
406-863-9255

From: Stone, Michael <mstone@cascadecountymt.gov>
Sent: Friday, February 15, 2019 11:22 AM
To: kate@appcom.net; 'Deborah Jenkins' <deborah.HRS@outlook.com>; 'Tammie Lynne Smith' <tammielsmith@3riversdbs.net>
Cc: Payton, Ian <ipayton@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Subject: RE: Pre-Application Meeting Notes

Applicants and Technical Participant,

The Cascade County Planning Division has received the prepared memo attached to the February 12th email. Planning staff have reviewed the document and do not consider the contents to be an accurate representation of the discussions held during the pre-application meeting held on February 7th. Planning staff have provided a follow up document from the meeting addressing the additional information needed for staff to review the zoning amendment application should it be submitted. This fulfills staff obligations of the pre-application meeting. We look forward to receiving and reviewing your completed application. Please feel free to contact us should you have any additional questions about the application.

Sincerely, Planning Staff

From: kate@appcom.net <kate@appcom.net>
Sent: Tuesday, February 12, 2019 5:23 PM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>
Cc: 'Deborah Jenkins' <deborah.HRS@outlook.com>; 'Tammie Lynne Smith' <tammielsmith@3riversdbs.net>
Subject: Pre-Application Meeting Notes

Mr. Payton,
Attached are the notes from the pre-application meeting on Feb. 7 regarding the proposed text amendments to the zoning ordinance. Please respond to this e-mail to confirm that you have received the attachment. After you have had a chance to review the notes, please let me know if you have any corrections or additional information you would like to provide. If we do not receive a response by the end of the week, we will assume the notes are an accurate representation of the items that were discussed.

Kate McMahon
Applied Communications
406-863-9255

From: [Yonker, Charity N.](#)
To: [Ehnes, Anna L.](#); [Payton, Ian](#); [Haight, Carey](#); [Clifton, Brian](#); [Hopkins, Sandor R.](#); [Stone, Michael](#)
Subject: RE: Press Release #2 draft
Date: Thursday, February 21, 2019 3:50:19 PM
Attachments: [Press Release 02.21.2019 - cy edits.docx](#)

Hi Anna,

Here are my edits.

Thanks,
Charity

From: Ehnes, Anna L.
Sent: Thursday, February 21, 2019 10:59 AM
To: Payton, Ian <ipayton@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Clifton, Brian <bclifton@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>
Subject: Press Release #2 draft

Hello,

Attached is the second press release draft, please let me know if there are any changes or suggestions that anyone has. There are mostly minor changes with filling in the information for the second meeting on March 26, 2019 as well as information on the locations where a copy of the revisions can be found.

Have a great day!

Anna L. Ehnes
Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Clifton, Brian](#)
To: [Ehnes, Anna L.](#)
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Stone, Michael](#)
Subject: Re: Press Release
Date: Wednesday, February 6, 2019 4:09:58 PM

I'm good

Brian

On Feb 6, 2019, at 11:50 AM, Ehnes, Anna L. <aweber@cascadecountymt.gov> wrote:

Hello!

Attached is the press release that I quickly put together using the consistent info from our website. Let me know if you suggest any changes.

Thank you,

Anna L. Ehnes

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

<Press Release 02.06.2019.docx>

From: [Yonker, Charity N.](#)
To: [Hopkins, Sandor R.](#); [Haight, Carey](#); [Ehnes, Anna L.](#); [Stone, Michael](#); [Payton, Ian](#)
Subject: RE: Public Notice for review
Date: Thursday, February 21, 2019 10:22:50 AM
Attachments: [Planning Board 2nd Public Hearing Notice 3-26-2019.docx-final.docx](#)

Sandor,

See the Notice attached. Carey Ann and I have both reviewed and edited.

Thank you!
Charity

From: Hopkins, Sandor R.
Sent: Wednesday, February 20, 2019 4:07 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>
Subject: Public Notice for review

Please find the attached document and let me know what changes should be made before we send this to the Trib and start publicly posting.

Thank you,

Sandor Hopkins

Cascade County Planner, CFM
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905

From: [Haight, Carey](#)
To: [Tammie Lynne Smith](#); [Planning Comments](#); ["IAU"](#); [Stone, Michael](#); [Hopkins, Sandor R.](#); [Yonker, Charity N.](#); [Weber, Jane](#); [Larson, James](#); [Briggs, Joe](#); [emerja@3rivers.net](#)
Cc: [Payton, Ian](#); [Ehnes, Anna L.](#)
Subject: RE: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing
Date: Friday, March 22, 2019 9:30:02 AM

Ms. Smith –

Thank you for your comment and questions of March 20, 2019.

As you observed at the February 19, 2019 public hearing, there is a formal process required and followed at all public hearings conducted by Cascade County and its appointed Boards. Adherence to this process ensures an orderly inflow of information for the Board to process. To that end, operating rules like those at the February 19, 2019 hearing are imposed at each public hearing for several reasons including allowing everyone in attendance to be given an equal opportunity to participate and be treated fairly in the process, and so the Board is able to receive public comment in an orderly and intelligent fashion. I will be as “rigid” as necessary in my insistence that this process is followed in an orderly fashion for the benefit of the entire public. It is expected of everyone that cell phones will be silenced. Each citizen making public comment will be required to provide their name and address for the record. All persons speaking have the right to do so without interruption by the audience, whether those in attendance be in support of or opposed to the ideas being presented. Respectful civility and decorum will be insisted upon. Raucous mob-like conduct will not be tolerated. Such outbursts have a stifling and suppressing impact on public participation. All members of the public have an equal right to be respectfully heard by the community and Planning Board without cause to believe their participation and opinion is any less important or relevant to the public process compared to more vocal attendees.

As you noted, there will “generally” be a 5 minute time-limit imposed for members of the public to comment. I have attended hearings lasting hours upon hours. None of us think or process important details or information very efficiently after hours and hours of hearing testimony and, most importantly, many members of our community do not have endless hours to sit in a public hearing awaiting their opportunity to make a comment to the Board. For all of these reasons, the Planning Board is not going to entertain public comment which serves only to “filibuster.” The Planning Board is quite interested in all public comment, particularly new and relevant information regarding particular revisions to the Cascade County Zoning Regulations. Members of the public who have the same message to share, such as a “me too” comment, really only need to briefly state that – it is not necessary or relevant for purposes of the Planning Board’s decision making process to have multiple people at the podium reiterating the same argument about the same concern. The “me too” comment weights just as much in terms of public comment as the original speaker who elaborated at length on the particulars. By permitting repetitive public comment, other citizens who wish to voice their opinion or comment who have something new to add are delayed and forestalled from doing so. Please bear in mind too that the public notice was drafted with the “generally” language so that it would be understood that the 5 minutes will be fluid – not just to terminate commentary that was repetitively repetitive but to also permit a member of the public with new and relevant information to provide to the Planning Board *additional* time if need be. And, please remember that the Planning Board welcomes written commentary. Folks who cannot or chose not

to attend the public hearing may submit their comments in writing. These written comments will carry the same weight in the decision making process as “live” testimony taken at the hearing. With that, “live” testimony that restates written comments already received and considered by the Planning Board will not be deemed to be new and relevant information.

Before addressing your specific questions, please note that both staff and the Planning Board want and invite public comment. The purpose behind conducting the public hearing is to obtain public comment and feedback. The Planning Board needs and wants to hear and consider what the community thinks with regard to the proposed zoning changes. That said, there is no “one and done” rule – any member of the public may speak on any number of sections and/or concerns that they feel compelled to, so long as the comment is *new and relevant*.

So given the foregoing explanation and in answer your specific questions:

1. **Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the staff report?** Participants will be allowed to provide comment on each zoning section so long as the information they are providing is *new and relevant*.
2. **Will participants be allowed only one (1) five (5) minutes comment period at the end of any one zoning section?** The public will be allowed to provide comment during the public comment periods so long as the comments are *new and relevant*.

I trust this is responsive to your inquiry. Please let me know if you have additional questions or concerns.

Carey Ann Haight
Chief Civil Deputy
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401

406.454.6915
chaight@cascadecountymt.gov

From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>

Sent: Wednesday, March 20, 2019 2:58 PM

To: Planning Comments <planningcomments@cascadecountymt.gov>; 'IAU' <iau@paynewest.com>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Larson, James

<jlarson@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; emerja@3rivers.net

Subject: Time Limits for Public Oral Comments at Mar 26 2019 Planning Board Hearing

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

Thank you for posting the draft Staff Report for the March 26, 2019 Planning Board Hearing on March 11, 2019 allowing more reasonable time for public review. I have also reviewed the Board member documents that were posted on March 19, 2019, one week prior to the scheduled Hearing, including the final Staff Report.

The Public Notice for the March 26, 2019 Hearing states "Public comment is welcome, and as a general rule, will be limited to five (5) minutes so as to allow all interest parties an opportunity to comment in a fair and timely manner." However, the newly published Agenda does not include an item under 4.A. for public comments although the text of the Staff Report includes [Public Comment xxxxx] and [Planning Board consideration of public comments] after each zoning section.

The county attorney was quite rigid in the procedures and expectations of public conduct at the February 19, 2019. Please clarify the process for Public Oral Comments at the March 26, 2019 Hearing:

1. Will participants be allowed five (5) minutes per person to comment on each zoning section as presented in the Staff Report?
2. Will participants be allowed only one (1), five (5) minutes comment period at the end of any one zoning section.

I am working with a large group of landowners and citizens in Cascade County who oppose significant portions of the proposed zoning changes. Public Comments submitted through March 19, 2019 are a fair representation of the issues most concerning and frustrating to the people of Cascade County. Managing expectations and adequately preparing each participant to make the best use of the limited time and access they have before the Planning Board is important.

In consideration of the short time before the hearing, I request a determination and response by end of the day Thursday, March 21, 2019.

Thank you,

Tammie Lynne Smith

Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

Stone, Michael

From: Hopkins, Sandor R.
Sent: Tuesday, March 26, 2019 3:27 PM
To: Stone, Michael
Subject: FW: AU data as per USDA

-----Original Message-----

From: wwranch@3rivers.net <wwranch@3rivers.net>
Sent: Tuesday, March 26, 2019 11:12 AM
To: Hopkins, Sandor R. <shopkins@casadecountymt.gov>
Subject: AU data as per USDA

<https://us-east-2.protection.sophos.com?d=usda.gov&u=aHR0cHM6Ly93d3cubnJjcy51c2RhLmdvdi9JbnRlcm5ldC9GU0VfRE9DVU1FTIRT L25yY3MxNDRwMI8wNTE5NTcucGRm&e=c2hvcGtpbnNAY2FzY2FkZWVudW50eW10Lmdvdg==&t=VkpocjVzOW5FaHlINy 9QRUFnOHISVmZady9EcElrZXJMT2NYanhDNFJNUT0=>

mature horse is 1.2 AU, a mature bull is 1.5 AU, I know as I pay a lot of pasture rent..

Richard Liebert

> We currently do not have someone in that position, Ian Payton the
> Deputy Public Works Director has effectively been acting in that capacity.
>

> -----Original Message-----

> From: wwranch@3rivers.net <wwranch@3rivers.net>
> Sent: Monday, March 25, 2019 8:23 PM
> To: Hopkins, Sandor R. <shopkins@casadecountymt.gov>
> Subject: Re: Additional Public Comments
>

> Thanks, by the way, who is the acting planning division administrator?
>
>
>

>> Good afternoon gentlemen,
>>

>> The Planning Division has received additional public comments
>> regarding the proposed revisions to our zoning regulations since the
>> mailing of the board packs last week. We have uploaded these to our
>> website and they can be found at the following link:
>> <https://us-east-2.protection.sophos.com?d=casadecountymt.gov&u=aHR0c2hvcGtpbnNAY2FzY2FkZWVudW50eW10Lmdvdg==&t=VkpocjVzOW5FaHlINy 9QRUFnOHISVmZady9EcElrZXJMT2NYanhDNFJNUT0=>
>> D
>> ovL3d3dy5jYXNjYWRIY291bnR5bXQuZ292L2RmL2RlcGFydG1lbnRzL3B1YmXPYy13b3J
>> r
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>> m
>> VjZWI2ZWQIMjAzLTE5JTIwdG8lMjAzLTl1LnBkZg==&e=c2hvcGtpbnNAY2FzY2FkZWVv
>> d
>> W50eW10Lmdvdg==&t=Mms0TnMwMHY0cTJiTlcrOWJ2ZE51YWdWOERuN1VkSzcrVGdoam1
>> 1
>> bjlYQT0=
>>
>> Planning staff is overbooked and will be out of the office all day
>> tomorrow, however if you have any issues with this please feel free
>> to respond to me here and I will endeavor to check my email around
>> 9-10 tomorrow morning. Otherwise, we will see you tomorrow evening.
>>
>> Thank you,
>>
>> Sandor Hopkins
>> Cascade County Planner, CFM
>> 121 4th St N, Suite 2 H/I
>> Great Falls, MT 59401
>> Phone: 406-454-6905
>>
>>
>
>
>

From: kate@appcom.net
To: [Stone, Michael](#)
Subject: RE: Post Pre-Application Meeting Information Concerning the Proposed Zoning Text Amendments
Date: Thursday, February 14, 2019 9:57:08 AM

Received the document. Thanks for putting it together.

From: Stone, Michael <mstone@cascadecountymt.gov>
Sent: Wednesday, February 13, 2019 2:07 PM
To: deborah.HRS@outlook.com; kate@appcom.net; tammielsmith@3riversdbs.net
Cc: Payton, Ian <ipayton@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>; Ehnes, Anna L. <aweber@cascadecountymt.gov>
Subject: Post Pre-Application Meeting Information Concerning the Proposed Zoning Text Amendments

Hello everyone,

Please find the information requested during the zoning text amendment pre-application meeting attached to this email. If you have any questions concerning the application or this document please feel free to contact myself or another planner.

Thanks, Michael

From: [Jenn Rowell](#)
To: [Stone, Michael](#)
Subject: Re: Cascade County Growth Policy Review Public Hearing Notice
Date: Friday, April 19, 2019 12:55:01 AM
Attachments: [image001.png](#)

Thanks, Richard sent the update to me on Tuesday and I saw the web page yesterday. Finishing up a story now to let the public know, just backlogged with stories.

I didn't hear an actual motion to halt the zoning changes until this was done, but perhaps I missed it in the series of amended motions. What is the status of the zoning regulations?

Also, I've heard from several people that Friesen/MFP has been gearing up to resubmit their application in some form. Have you heard anything from them and would they have to resubmit an application, or use the one that they already submitted?

I've also heard that Friesen was trying to sell some of the property, have you guys heard anything regarding subdividing property there or applications from other owners for projects there? I haven't noticed anything in cadastral yet, but figured I'd check with you guys.

One more, if MFP brings their application back or submits a new one, they'd be subject to the regulations at the time of their submittal, correct? Or how would any change to the zoning regs, or now the growth policy, impact their application?

I think that's it for now. Other than, just as an aside, if you were referring to The Electric as "not official like the Tribune," it's a media organization registered with the state so it's the same, simply newer and online only for the time being. As for notice under the law, there's an effort underway to change or expand that newspaper requirement to allow legal notices on online publications, creating more flexibility for local governments given the issues with newspapers around the state and in the event that the Trib/or other papers cease printing.

Feel free to let me know when you know of meetings coming up that will be of interest to the public. I'm happy to help notify the public and I try to keep tabs on your meeting calendars, but since they're not as regular as city meetings, sometimes I miss them. Doesn't satisfy your legal requirements, but it's free and more often than not, the Trib and tv will follow my stories.

Thanks.

On Thu, Apr 18, 2019, 3:36 PM Stone, Michael <mstone@casadecountymt.gov> wrote:

Hi Jenn,

I've attached a public notice to this email providing information about the May 21st, 2019 Planning Board meeting which will include a public hearing on the Growth Policy. If you have any questions, let me or another planner know.

-Michael

Signature



Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [nate kluz](#)
To: [Stone, Michael](#)
Subject: Re: Lot coverage question
Date: Thursday, March 28, 2019 5:44:17 PM

Thanks again Michael.

I see some of the logic of this particularly trying to cluster more intensive uses. I would probably appreciate it more if I went back to the maps.

I think my hang-up is on the particular ratios. The current 40% ratio is just insane. 10% is obviously an improvement, but it still begs the question why we would need a ratio more than the ratio for the current largest covered property in the county. These numbers seem to be pulled out of the air.

I've asked about standard accepted practices and peers because this is something I did for years when I appraised. I had to ask myself, especially on complex properties, what would my peers do in a similar situation? I was also required to utilize commonly accepted methods that would be understood by my peers and downstream users. I think these are relevant things to ask yourself about the complex problems before you.

I appreciate your response.

Thanks,

Nate Kluz

Sent from my iPad

On Mar 28, 2019, at 10:32 AM, Stone, Michael <mstone@cascaedcountymt.gov> wrote:

Hi Nate,

Ian forwarded me your question about lot coverage. Your first question asked about a logic for the percentages. There was a reasoning for the lot coverage percentages. The thought was that lowering the lot coverage from 40% to 10% for larger lots (5 acres or more) better preserves open space. The 40% seemed excessive considering many lots in the Agricultural District are around 640 acres. It's worth noting that large lot disturbances are already regulated by DEQ for problems related to stormwater runoff. Additionally, refer to the relevant section in the staff report where a bar graph was provided as Figure 1. If you look carefully at that graph, you'll notice that you can cover more lot area with a 4 acre lot than with a 5 acre lot. Once you get around the 10 acre lot size that coverage area catches back up with the allowed lot coverage for a 4 acre lot under this lot coverage scheme. The thought here is that developments planning larger lot coverages will be incentivized to utilize these smaller lots which, based on the spatial autocorrelation analysis, tend towards being clustered in the MU-20 District. So,

it's aimed at incentivizing cluster development which protects open space and conserves larger lots. For very large disturbance developments like airports, the 10% lot coverage requirement produces a buffer between the developed area and the property lines and thus facilitates open space and distance from other properties. The larger the proposed development, the larger the lot will have to be in order to accommodate the planned development area.

As for standard accepted practice, there is no guidance that I am aware of on lot coverage requirements for large rural areas such as the zoning jurisdictional area of this county. Dimensional lot requirements tend to vary from jurisdiction to jurisdiction although a PhD or Master's student could survey regional rural zoning regulations to get averages and use those to suggest a "standard." In general, rural planning is understudied and it's very different from urban planning. Most research in this country is on urban planning and associated issues. What would peers do? The answer to that is contingent upon the planning department and the unique geography they operate. A standard for lot coverage and other dimensional requirements would only ever serve as general guidance for certain zoning conditions. In general, these requirements have to be set by the unique specificity of the district involved and the community.

Hopefully, those answers covered your question. If you think there should be a maximum lot coverage you may provide that as a recommendation to the Planning Board and the Commission through the Public Comment Form. Both entities have the ability to add such recommendation to the staff proposal.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [nate kluz](#)
To: [Stone, Michael](#)
Cc: [Payton, Ian](#); [Hopkins, Sandor R.](#); [Ehnes, Anna L.](#)
Subject: Re: Lot coverage question
Date: Thursday, March 28, 2019 10:51:45 AM

Michael,

Thank you for your prompt response. I have just scanned your reply, but it seems to be the sort of thoughtful analysis we were missing at the meeting.

I'll get back to you after I read this.

Thanks,

Nate

Sent from my iPhone

On Mar 28, 2019, at 10:32 AM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Hi Nate,

Ian forwarded me your question about lot coverage. Your first question asked about a logic for the percentages. There was a reasoning for the lot coverage percentages. The thought was that lowering the lot coverage from 40% to 10% for larger lots (5 acres or more) better preserves open space. The 40% seemed excessive considering many lots in the Agricultural District are around 640 acres. It's worth noting that large lot disturbances are already regulated by DEQ for problems related to stormwater runoff. Additionally, refer to the relevant section in the staff report where a bar graph was provided as Figure 1. If you look carefully at that graph, you'll notice that you can cover more lot area with a 4 acre lot than with a 5 acre lot. Once you get around the 10 acre lot size that coverage area catches back up with the allowed lot coverage for a 4 acre lot under this lot coverage scheme. The thought here is that developments planning larger lot coverages will be incentivized to utilize these smaller lots which, based on the spatial autocorrelation analysis, tend towards being clustered in the MU-20 District. So, it's aimed at incentivizing cluster development which protects open space and conserves larger lots. For very large disturbance developments like airports, the 10% lot coverage requirement produces a buffer between the developed area and the property lines and thus facilitates open space and distance from other properties. The larger the proposed development, the larger the lot will have to be in order to accommodate the planned development area.

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coverage requirements for large rural areas such as the zoning jurisdictional area of this county. Dimensional lot requirements tend to vary from jurisdiction to jurisdiction although a PhD or Master's student could survey regional rural zoning regulations to get averages and use those to suggest a "standard." In general, rural planning is understudied and it's very different from urban planning. Most research in this country is on urban planning and associated issues. What would peers do? The answer to that is contingent upon the planning department and the unique geography they operate. A standard for lot coverage and other dimensional requirements would only ever serve as general guidance for certain zoning conditions. In general, these requirements have to be set by the unique specificity of the district involved and the community.

Hopefully, those answers covered your question. If you think there should be a maximum lot coverage you may provide that as a recommendation to the Planning Board and the Commission through the Public Comment Form. Both entities have the ability to add such recommendation to the staff proposal.

-Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Yonker, Charity N.](#)
To: [Stone, Michael](#)
Cc: [Haight, Carey](#)
Subject: RE: Presentation for review
Date: Monday, March 25, 2019 4:59:14 PM
Attachments: [image001.png](#)

Perfect!

From: Stone, Michael
Sent: Monday, March 25, 2019 4:58 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: RE: Presentation for review

Thanks, I made one change. The Madison Food Park application would actually be reviewed under the June 13, 2017 regulations of Resolution #17-58. I just replaced "current" with zoning regulations "in place at that time."



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>
Email: mstone@cascadecountymt.gov

From: Yonker, Charity N.
Sent: Monday, March 25, 2019 4:51 PM
To: Stone, Michael <mstone@cascadecountymt.gov>
Cc: Haight, Carey <chaight@cascadecountymt.gov>
Subject: RE: Presentation for review

I haven't reviewed the PowerPoint yet, but here are my edits for opening.

Thanks for ALL of your work!

From: Stone, Michael
Sent: Monday, March 25, 2019 4:05 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: Presentation for review

Hi Charity,

I've attached the opening statement and closing staff statement to this email in a word document. I kept the closing statement short and blunt. The presentation can be viewed at the link below.

I'm using Adobe Document Cloud.

You can view "Cascade County Planning Board Meeting Presentation.pptx" at:

<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A8028c2d8-baec-4429-a47c-b71ecd1d561a>

Thanks, Michael



Michael Stone

Planner

Cascade County Planning Division

121 4th St N #2H-2I

Great Falls, MT 59401

(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Yonker, Charity N.](#)
To: [Stone, Michael](#)
Cc: [Haight, Carey](#)
Subject: RE: Presentation for review
Date: Monday, March 25, 2019 4:52:37 PM
Attachments: [Opening and Closing Statement cy edits.docx](#)
[image001.png](#)

I haven't reviewed the PowerPoint yet, but here are my edits for opening.

Thanks for ALL of your work!

From: Stone, Michael
Sent: Monday, March 25, 2019 4:05 PM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: Presentation for review

Hi Charity,

I've attached the opening statement and closing staff statement to this email in a word document. I kept the closing statement short and blunt. The presentation can be viewed at the link below.

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<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A8028c2d8-baec-4429-a47c-b71ecd1d561a>

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Yonker, Charity N.](#)
To: [Stone, Michael](#)
Cc: [Haight, Carey](#)
Subject: Draft
Date: Friday, March 22, 2019 2:50:43 PM
Attachments: [PB Staff Report 3-26-2019 draft cy.docx](#)

See attached.

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountrymt.gov

From: [Yonker, Charity N.](#)
To: [Stone, Michael](#); [Haight, Carey](#)
Subject: RE: Revised Staff Report
Date: Friday, March 22, 2019 1:27:36 PM
Attachments: [PB Staff Report 3-26-2019 draft cy.docx](#)
[image001.png](#)

Michael,

I'm not finished with this, but here are my edits so far.

Thanks,

Charity N. Yonker
Civil Deputy Attorney
CASCADE COUNTY ATTORNEY'S OFFICE
121 4th Street North, Suite 2A
Great Falls, MT 59401
Phone: (406) 454-6915
Fax: (406) 454-6949
cyonker@cascadecountymt.gov

From: Stone, Michael
Sent: Friday, March 22, 2019 10:19 AM
To: Yonker, Charity N. <cyonker@cascadecountymt.gov>; Haight, Carey <chaight@cascadecountymt.gov>
Subject: Revised Staff Report

Hello,

Please find attached to this email the revised staff report for March 26, 2019.

Thanks, Michael



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: [Yonker, Charity N.](#)
To: [Stone, Michael](#); [Haight, Carey](#)
Subject: RE: Final Draft of Staff Report
Date: Monday, March 18, 2019 4:40:31 PM
Attachments: [PB Staff Report 3-26-2019 - cy edits.docx](#)
[image001.png](#)

Here are my suggestion.

From: Stone, Michael
Sent: Monday, March 18, 2019 2:57 PM
To: Haight, Carey <chaight@cascadecountymt.gov>; Yonker, Charity N. <cyonker@cascadecountymt.gov>
Subject: Final Draft of Staff Report



Michael Stone
Planner
Cascade County Planning Division
121 4th St N #2H-2I
Great Falls, MT 59401
(406) 454-6905

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>
Email: mstone@cascadecountymt.gov

From: [nate kluz](#)
To: [Stone, Michael](#)
Subject: Re: Question
Date: Friday, March 15, 2019 6:18:21 PM

I stand corrected on Fairhaven. By my calculation it is actually much larger, approximately 311k sq ft. My problem is that I think I am counting concrete under buildings as I think PAD might separate them, especially with agricultural buildings that can be built with or without a slab.

I'm curious how you were able to calculate that. Did you use a mapping/spatial analysis tool? Because that would be cool.

Thanks,

Nate

Sent from my iPhone

On Mar 15, 2019, at 3:31 PM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Hi Nate,

We use "call out" as a reference to the uses that are listed under a zoning district whether the use is allowed as a permitted principal use, an accessory use, or a special use. For example, §7.2.2 (1) of the proposed regulations is a *call out* for the use "one single-family dwelling per tract of land." Hopefully that provides clarity. If not, feel free to inquire further.

Thanks, Michael

<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: nate kluz <natekluz@gmail.com>
Sent: Thursday, March 14, 2019 2:34 PM
To: Stone, Michael <mstone@cascadecountymt.gov>
Subject: Question

What specifically do you all mean by "call out"?

Only a linguist could have written the attached below section.

I would like to suggest dumbing it down a bit for us lay folk. AICP suggests doing that in their code of ethics.

Thanks,

Nate Kluz

<image002.jpg>

Sent from my iPhone

From: [nate kluz](#)
To: [Stone, Michael](#)
Subject: Re: Question
Date: Friday, March 15, 2019 5:05:50 PM

Thanks Michael.

I asked Ian what the largest improved property in Cascade County was that was alluded to in the staff report. He told me it was Fairhaven Colony. I've been there quite a few times and it doesn't seem that large to me. I looked at the cadastral record and there was a scale that was listed with the size/area as 80,000. I'm not sure if that was calculated into the area or not. I doubt it was, but if it was that 80,000 is for pounds and not sq ft as many of the buildings listed in that same line.

Have a good weekend.

Thanks,

Nate

Sent from my iPhone

On Mar 15, 2019, at 3:31 PM, Stone, Michael <mstone@cascadecountymt.gov> wrote:

Hi Nate,

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<image001.png>

Website: <http://www.cascadecountymt.gov/departments/public-works/planning>

Email: mstone@cascadecountymt.gov

From: nate kluz <natekluz@gmail.com>
Sent: Thursday, March 14, 2019 2:34 PM
To: Stone, Michael <mstone@cascadecountymt.gov>
Subject: Question

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I would like to suggest dumbing it down a bit for us lay folk. AICP suggests doing that in their code of ethics.

Thanks,

Nate Kluz

<image002.jpg>

Sent from my iPhone