



GREAT FALLS ASSOCIATION OF REALTORS®

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May 16, 2019

County Planning Division Office
121 4th St N
Great Falls, MT 59401

Chairman Merja and Planning Board members,

Please accept these comments on behalf of the Great Falls Association of REALTORS® in response to your request for comments on updating the Cascade County Growth Policy. We also plan to have representatives attend the hearing on May 21st to offer oral comment and be available to respond to questions.

We were active participants in the JLUS, the 2014 Growth Policy and the last major re-write of Cascade County Zoning. A lot of staff time, outside consulting expense and public input went into its creation.

The Great Falls Association of REALTORS® would like to affirm our positions regarding any changes to the Cascade County Growth Policy. We realize that this policy needs to be dynamic in nature, but also ask that it also keeps a level of consistency. These Plans are set up to be long term expectations that can be critical to any governmental initiatives, commercial ventures, residential development, and other internal and external views by people and entities that may be looking at Cascade County to determine who we are, what we are about, and want to be, so they can make plans accordingly. We feel that Cascade County and the City of Great Falls need to demonstrate that we have a stable environment for these initiatives to take place.

In accordance, the Great Falls Association of REALTORS® feels that the Growth Policy must consider:

- Individual property right protections.
- Economic growth of our local economy includes supporting diverse business interests for small and large businesses throughout the County.
- That the County and the City of Great Falls work to develop and support a cohesive outline for a Growth Policy for the Community.

Thank you for the opportunity to voice our wishes for the future of our community.

Sincerely,

Joshua Lind
President

FOR OFFICE
USE ONLY

Date Received: 5-20-19
Date Reviewed: 5-20-14
Complete: Yes No

May 8, 2019

County Planning Division Office
121 4th St N
Great Falls, MT 59401

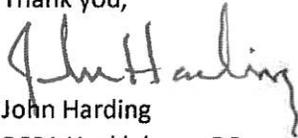
Chairman Merja and Planning board members,

When considering review of the current Growth Policy, please remember that any changes you make have the possibility to affect personal property rights. Making changes at the request of a small group of citizens has the potential to deter and hamper growth in all parts of the county. All changes should be thoroughly vetted with full public participation.

The County just completed this lengthy process five years ago. I do not believe there has been enough change in our county to justify going thru this process again, so soon.

When reading both MCA 76-1-601 and Section 10 of the Growth policy, it appears that the only duty of the board is to review the policy and determine if enough change has occurred to justify a full update. It is my hope that you will determine that those criteria have not been met and it is best to leave the current policy in place.

Thank you,



John Harding
3601 Huckleberry DR
Great Falls MT 59404

FOR OFFICE
USE ONLY

Date Received: 5-20-19

Date Reviewed: 5-20-19

Complete: Yes No



Public Comment Form

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

Instructions

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

Commenter Information

Name: Bev Porter Thornton

Complete Address: 2820 4th Ave N, Great Falls, MT 59401

Comment Subject (please check one):

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

Comment

Dear Growth Policy Commissioners,

I am writing to ask you to review the policy for Cascade County as it is the five year review time and because sentiment has

changed in Cascade County since those five years have passed. I would like to further comment at an evening

meeting if you would be able to schedule one as I work during the May 21st, 9:00 am meeting.

Thank You,

Bev Porter Thornton

For Office Use Only			
Date Received:	<u>5-18-19</u>	Date Reviewed:	<u>5-20-19</u>
Complete:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



Public Comment Form

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

Instructions

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

Commenter Information

Name: TAMMIE LYNNE SMITH

Complete Address: 397 HIGHWOOD ROAD, GREAT FALLS, MT 59405

Comment Subject (please check one):

- Special Use Permit Application Subdivision Zoning Text and/or Map Amendment
 Growth Policy Variance Floodplain Regulation Amendment
 Subdivision Regulation Amendment County Road Abandonment/ Discontinuation of County Street
 Other (describe): RESOURCES SUPPORTING SIGNIFICANT CHANGES IN TRENDS AND PROJECTIONS

Comment

TO: PLANNING STAFF, PLANNING BOARD, COUNTY ATTORNEY

MCA 76-1-106 defines the role of planning boards, including the preparation of a growth policy, in an advisory capacity to the local governing bodies. Once a growth policy is created and adopted by the local governing body, MCA 76-1-601(3)(f) requires the local government to review the growth policy at least once every five years and revise the policy as necessary. This part also requires a list of conditions that will lead to a revision of the growth policy be provided in the policy's implementation strategy.

Existing trends and conditions, as well as projected trends, are documented in multiple planning documents that the county relies on to establish policy and make decisions regarding land use and capital improvements. It is important for the Growth Policy to incorporate information about current trends and projects from these other planning documents in order to ensure consistency between planning processes and to make certain that goals and policies that are based on the most recent data available. Since the adoption of the Growth Policy Update in 2014, the County, Great Falls, and the State of Montana have completed a number of planning processes that include vital information that should be reflected in the Growth Policy.

SEE ATTACHED: RESOURCES FOR CURRENT TRENDS, CONDITIONS, AND PROJECTED TRENDS

For Office Use Only

Date Received:	<u>5-19-19</u>	Date Reviewed:	<u>5-20-19</u>	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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RESOURCES FOR CURRENT TRENDS, CONDITIONS, AND PROJECTED TRENDS

- “Cascade County Pre-Disaster Mitigation Plan” (2017) (Info on floods, wildfires, hazardous spills, earthquakes, dam failure, severe weather events.....)
http://www.cascadecountymt.gov/df/departments/disaster-and-emergency-services/Final_2017_PDM_Plan_Cascade.pdf
- Cascade County Community Health Needs Assessment, (2016) - <http://www.cchdmt.org/wp-content/uploads/2009/04/2016CCCommHealthAssessment-Version-2.pdf> (The MCA requires that the growth policy includes information on local services. This report has important information on health care services that is relevant to the Growth Policy.)
- Great Falls Long Range Transportation Plan (2018) <https://www.mdt.mt.gov/publications/docs/brochures/great-falls-transportation-plan.pdf>
- Montana Department of Transportation, “I-15, Gore Hill to Emerson Junction Corridor Planning Study”, (2015)
<https://www.mdt.mt.gov/pubinvolve/i15/default.shtml>
- Montana Department of Transportation, “2015-2016 Airports Economic Impact Study”
<https://www.mdt.mt.gov/aviation/economic-impact-study.shtml>
- Montana Department of Natural Resources, “Montana State Water Plan – 2015”,
<http://dnrc.mt.gov/divisions/water/management/state-water-plan>
&
Drought Management, <http://dnrc.mt.gov/divisions/water/drought-management>
(Note: Current Growth Policy does not have any information or policies on regarding drought)
- Montana Department of Environmental Quality, Water Quality – Total Maximum Daily Load Plans for watersheds Cascade County - <http://deq.mt.gov/water/surfacewater/TMDL> (Current growth Policy does not contain any reference or information from these plans.)
- Montana Fish, Wildlife and Parks, “2014-2018 Statewide Comprehensive Outdoor Recreation Plan”,
<http://stateparks.mt.gov/about-us/scorp.html>
- Neihart, MT Growth Policy, (2015)
<https://comdev.mt.gov/Portals/95/shared/CTAP/docs/STATEWIDEPLANNINGDOCUMENTS/CurrentDocs/2015NeihartGP.pdf>
- Sweetgrass Development Corporation, Regional Impact Assessment (December, 2014)
<http://www.sweetgrassdevelopment.org/sweetgrass/what-we-do/resource-library/?item=8533> (Note: Includes an infrastructure and housing assessment for Cascade County)
- Montana Department of Environmental Quality - Brownfield Program
<http://deq.mt.gov/Land/brownfields/mtbrownfieldsprograms>
&
Sweetgrass Development Brownfield Assessment Program, (2016)
<http://www.sweetgrassdevelopment.org/sweetgrass/what-we-do/resource-library/?item=8533>
(Note: Current Growth Policy does not have any inventory or data on brownfields in the County)

- Cascade County Noxious Weed Management Plan (2018-2019)
<http://www.cascadecountymt.gov/df/departments/public-works/weed-and-mosquito/County%20Weed%20Mangement%20Plan%202018.pdf>
(Note: Current Growth Policy does not contain any data or information on noxious weeds.)
- Upper Missouri River Heritage Planning
<https://www.uppermissouririverheritage.org/>
(Note: There is no mention of this initiative in the current Growth Policy)