

# ZONING BOARD OF ADJUSTMENT

SERVING CASCADE COUNTY, MONTANA

## **Hybrid Meeting Format:**

**Courthouse Annex Room 105**

325 2<sup>nd</sup> Ave. N.

Great Falls, MT 59401

**Online Zoom Meeting ID: 818 5972 2611**

Go to <https://us02web.zoom.us/j/81859722611> to join

Toll-Free: 888-788-0099 or 877-853-5247

*Board Members: Dexter Busby, David Deffinbaugh, Kathryn Hanning, John Harding, and Ken Thornton.*

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# AGENDA

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**8/17/2023**

**9:00 AM**

**1. Call To Order**

**2. Roll Call**

**3. Draft Meeting Minutes**

- a. Draft Meeting Minutes for July 20, 2023

Documents:

[DRAFT ZBOA MINUTES 7-20-23.PDF](#)

**4. Old Business**

- 4.i. None

**5. New Business**

- 5.i. Special Use Permit Application #018-2023 - Submitted By Admiral Beverage For A Warehouse

- i. Staff Report Presented by Raina Leaves

- ii. Board Discussion

- iii. Public Hearing

- iv. Board Discussion & Action

Documents:

[SUP 018-2023 STAFF REPORT.PDF](#)

[SUP 018-2023 FINDINGS OF FACT .PDF](#)

SUP 018-2023 ADMIRAL BEVERAGE VICINITY MAP.PDF  
APPLICABLE ZONING REGULATIONS.PDF

5.II. Special Use Permit Application #021-2023 - Submitted By Tyler & Erin Maxwell For A Storage Facility.

*i. Staff Report Presented by Kevin Angland, Planner*

*ii. Board Discussion*

*iii. Public Hearing*

*iv. Board Discussion & Action*

Documents:

SUP 021-2023 STAFF REPORT - D1.PDF  
SPECIAL USE PERMIT FOFO .PDF  
SUP APP 021-2023.PDF  
APPLICABLE REGULATIONS.PDF  
VICINITY MAP.PDF  
ZONINGMAP.PDF  
R0444919.PDF  
SWPPP-SITE PLAN.PDF  
MDT - COMMENT.PDF  
COMMENT - ROSTECK.PDF  
SHPO - COMMENT.PDF

5.III. Special Use Permit Application #022-2023 & Variance Application #2023-003 - Submitted By Aaron Birky For A Wholesale Feedlot And Request For Waiver Of The 1-Mile Buffer Requirement From Residences.

*i. Combined Staff Report Presented by Kienna Owen-Quinata, Planner*

*ii. Board Discussion*

*iii. Public Hearing for Variance*

*iv. Board Discussion & Action on Variance Application*

*v. Public Hearing for Special Use Permit*

*vi. Board Discussion & Action on Special Use Permit Application*

Documents:

VR 2023-002 SUP 022-2023 STAFF REPORT FINAL.PDF  
SUP 022-2023 FINDINGS OF FACT FINAL.PDF  
SUP APP 022-2023 BIRKY.PDF  
VR 2023-003.PDF  
SUP 022-2023 AND VR 2023-002 SUPPLEMENTAL APPLICATION INFO.PDF  
PARCEL4539320\_1MILEBUFFER.PDF  
PARCEL4539320\_1MILEBUFFER-ZONING.PDF  
APPLICABLE CCZR.PDF  
CITIZEN COMPLAINT FORM.PDF

FINAL SIGNED NO VIOLATION LETTER.PDF  
ROAD AND BRIDGE COMMENT SUP 022-2023.PDF  
STEINKE COMMENT.PDF  
COMMENT 2.PDF  
COMMENT 3.PDF  
COMMENT 4.PDF

**6. Board Matters**

6.I. None

**7. Public Comments On Other Matters Within The Board's Jurisdiction**

**8. Adjournment**

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