

# 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: 847 7610 6848**

Go to <https://us02web.zoom.us/j/84776106848> to join

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

*Board Members: Kathryn Hanning, John Harding, Charles Kuether, Ken Thornton, and Leonard Reed.*

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# AGENDA

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**November 18, 2021  
9:00 AM**

**1. Call To Order**

Call to Order

Documents:

[ZBOA AGENDA 11-18-21.PDF](#)

**2. Roll Call**

**3. Minutes**

Draft Meeting Minutes for June 17, 2021

Documents:

[ZBOA DRAFT MEETING MINUTES 6-17-2021.PDF](#)

**4. Old Business**

4.I. None

**5. New Business**

5.I. Special Use Permit Application #024-2021 For Manufacturing And Assembly Of Fencing Materials & Special Use Permit Application #025-2021 For Construction Yard Submitted By Shaun Norstedt For Norstedt Rentals, LLC

i. Staff Report Presented by Kareece Dafoe, Planner

ii. Board Discussion

iii. Public Hearing

iv. Board Discussion & Action

Documents:

[SUP 024-2021 AND 025-2021 STAFF REPORT.PDF](#)  
[024-2021 APPLICATION.PDF](#)  
[025-2021 APPLICATION.PDF](#)  
[MAPS.PDF](#)  
[CERTIFICATE OF SURVEY.PDF](#)  
[CCZR.PDF](#)  
[COMMENTS.PDF](#)

5.II. Special Use Permit Application #030-2021, Submitted By Ranch Development For A Second Dwelling

- i. Staff Report Presented by Kevin Angland, Planner
- ii. Board Discussion
- iii. Public Hearing
- iv. Board Discussion & Action

Documents:

[SUP 030-2021 RANCH DEVELOPEMENT LLC - STAFF REPORT\\_.PDF](#)  
[SUP 030-2021.PDF](#)  
[VICINTY MAP 030-2021.PDF](#)  
[ZONING MAP 030-2021.PDF](#)  
[ZBOA SECTIONS SUP 030-2021.PDF](#)  
[GFPS COMMENT.PDF](#)  
[DOT COMMENT.PDF](#)

5.III. Special Use Permit Application #026-2021, #027-2021, #028-2021, & #029-2021 Submitted By Signature Homes, LLC For A Second Dwelling

- i. Staff Report Presented by Amber Hobbs, Planner
- ii. Board Discussion
- iii. Public Hearing
- iv. Board Discussion & Action

Documents:

[APPLICABLE ZONING REGULATIONS.PDF](#)  
[CASCADE COUNTY ROAD AND BRIDGE EMAIL.PDF](#)  
[MDT EMAIL.PDF](#)  
[PUBLIC COMMENT.PDF](#)

SUP 026-2021 TO 029-2021 - STAFF REPORT.PDF  
SUP 026-2021 TO 029-2021 APPLICATIONS.PDF  
SUP 026-2021 TO 029-2021 VICINITY MAPS.PDF  
SUP 026-2021 TO 029-2021 ZONING MAPS.PDF

5.IV. Special Use Permit Application #031-2021, Submitted By Jerry Grinde To Place A Private Garage On Property Without A Principal Use

- i. Staff Report Presented by Kevin Angland, Planner
- ii. Board Discussion
- iii. Public Hearing
- iv. Board Discussion & Action

Documents:

031-2021\_VICINITY\_MAP.PDF  
031-2021\_ZONINGMAP.PDF  
APPLICABLE REGULATIONS (2).PDF  
DOT COMMENT.PDF  
EXHIBIT B-2.PDF  
SUP 031-2021 GRINDE - STAFF REPORT.PDF

**6. Board Matters**

**7. Public Comments Regarding Matters That Are Not Addressed On This Agenda Within The Zoning Board Of Adjustment's Jurisdiction**

**8. Adjournment**

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<http://www.cascadecountymt.gov>