

ZONING BOARD OF ADJUSTMENT

SERVING CASCADE COUNTY, MONTANA

Hybrid Meeting Format:

Courthouse Annex Room 105

325 2nd 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.

AGENDA

**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 Schaun Norstedt For Norstedt Rentals, LLC

i. Staff Report Resented By Kareece Dafoe, Planner

ii. Board Discussion

iii. Public Hearing

iv. Board Discussion and Action

Documents:

[SUP 024-2021 AND 025-2021 STAFF REPORT AMENDED.PDF](#)
[CCZR.PDF](#)
[024-2021 APPLICATION.PDF](#)
[025-2021 APPLICATION.PDF](#)
[MAPS.PDF](#)
[COMMENTS.PDF](#)
[CERTIFICATE OF SURVEY.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, & #029-2021 Submitted By Signature Homes, LLC For A Second Dwelling

- i. Staff Report
- ii. Board Discussion
- iii. Public Hearing
- iv. Board Discussion & Action

Documents:

[APPLICABLE ZONING REGULATIONS.PDF](#)
[CASCADE COUNTY ROAD AND BRIDGE EMAIL.PDF](#)
[GFPS COMMENT.PDF](#)
[MDT EMAIL.PDF](#)
[MS4 EMAIL.PDF](#)
[SUP 026-2021 TO 029-2021 - STAFF REPORT.PDF](#)
[SUP 026-2021 TO 029-2021 APPLICATIONS.PDF](#)
[SUP 026-2021 TO 029-2021 PUBLIC COMMENTS.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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