

RESOLUTION NO. 10335

A RESOLUTION REQUESTING THAT CASCADE COUNTY REQUIRE A COMPREHENSIVE AND CUMULATIVE STUDY OF THE IMPACTS ON THE CITY OF THE ENTIRE PACKAGE OF MADISON FOOD PARK PROPOSALS.

WHEREAS, a special use permit in Cascade County has been proposed to authorize the construction and operation of the Madison Food Park, a food processing plant to be used as a wholesale feedlot, meat packing plant, slaughterhouse, rendering plant, value-added agricultural commodity processing facility, and distillery; and

WHEREAS, the original proposal, as yet unamended, projects the employment of as many as 3,000 workers; the processing of approximately 1,800 head of cattle, 9,200 hogs and 135,000 chickens daily; the transport of 165 incoming and 32 out-bound trucks Monday-Friday; and the use of an estimated 3.5 million gallons of water daily from the Madison aquifer; and

WHEREAS, segments of the initial proposal are being advanced for special use permits in increments which materially alter the conditions under which the initial proposal was submitted and may preclude a comprehensive examination of their combined and cumulative effects; and

WHEREAS, the urban center nearest to the proposed food park is the City of Great Falls, making its residents the largest human population likely to be affected, whether positively or negatively, by the proposed development; and

WHEREAS, achievement of objectives in four of the five goal areas in Cascade County's Growth Policy¹ and all four goal areas of the City of Great Falls Growth Policy² may be facilitated, impeded, or thwarted entirely by the proposed development; and

WHEREAS, the direct, secondary, and cumulative impacts, both beneficial and harmful, of a project of this size and scope on the physical, social, biological, economic, cultural and aesthetic factors of the human environment of Great Falls and, indeed, the sustainability of our community itself could be transformative and irreversible and are as yet unknown; and

WHEREAS, the Cascade County Zoning Regulations establish that the applicant for a special use permit bears the burden of presenting sufficient factual evidence to allow the Zoning Board of Adjustment to reach reasonable conclusions about the impacts of the development, if permitted³; and

¹ Cascade County Growth Policy Update 2014, pp. 2-2, 23

² City of Great Falls Growth Policy Update 2013: social fabric, natural environment, economy, physical realm

³ Note in Section 10.9 of the Cascade County Zoning Regulations

WHEREAS, the citizens of Great Falls represented by all nine of the City's Neighborhood Councils have formally requested that the Great Falls City Commission take the initiative to ensure that the potential impacts of the Madison Food Park are studied, documented, and considered as part of the permitting process; and

WHEREAS, the City of Great Falls desires to maintain a collaborative working relationship with Cascade County.

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, respectfully requests:

1. That when and if a proposal for Madison Food Park including a slaughterhouse advances, the petitioner for a special use permit be required to meet the burden of proof by contracting with a qualified, independent entity to identify the direct, secondary and cumulative impacts of the entire package of Madison Food Park proposals on the City of Great Falls and its residents, consistent with the growth policy goals and objectives of both the City and the County. Of specific concern to the City and its residents are impacts on:
 - a. Transportation and Roads ;
 - b. Water Quality and Quantity;
 - c. Wastewater Quantity and Treatment;
 - d. Other Environmental Impacts (e.g., Noise, Odor, Dust, Air Quality);
 - e. Schools;
 - f. Employment;
 - g. Medical and Social Services;
 - h. Law Enforcement;
 - i. Recreational, Historical, Cultural and Economic Assets;
 - j. Fire and Emergency Services;
 - k. Housing, including Property Values;
 - l. Tourism and Agriculture; and

2. That the City of Great Falls, along with the appropriate Cascade County officials, be represented on a committee establishing the scope of the impact study and the selection of the entity conducting the study.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this ___ day of _____, 2020.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Joseph Cik, Assistant City Attorney