



Gallatin County

PLANNING & ZONING COMMISSION

AGENDA
February 11, 2021
9:00 A.M.

COUNTY COURTHOUSE COMMUNITY ROOM OR BY MEANS OF ELECTRONIC EQUIPMENT

Reminder to the public that meetings are audio web-streamed, as well as being recorded.

Join Zoom Meeting

<https://zoom.us/j/93722443832?pwd=Z2NNMlI1SUgydXMxZWVhOjZlpld3N0dz09>

Meeting ID: 937 2244 3832

Passcode: 238013




Find your local number: <https://zoom.us/u/abyTjuBMSg>

REGULAR BUSINESS MEETING:

Roll Call

PUBLIC COMMENT on matters within the Gallatin County Planning & Zoning Commission's jurisdiction.

1. Gallatin Canyon/Big Sky Zoning District:



- A.  [Gaub Oversized Accessory Structure Conditional Use Permit \(CUP\) Request](#) . The purpose of the public hearing is to consider the request by Redleaf Engineering, LLC (Applicant), on behalf of Gena Gaub (Property Owner), for an Accessory Structure with a square footage of greater than 2,000 square feet of Floor Area, pursuant to Section 23.1.a.3 of the Gallatin Canyon/Big Sky Zoning Regulation. Specifically, the Applicant is requesting approval of 2,995 square feet of Accessory Structure Floor Area. The Subject Property is legally described as Lot 25 of Porcupine Park Subdivision, Section 17 (S17), Township Seven South (T07S), Range Four East (R04E), P.M.M., Gallatin County, Montana. Generally, the Subject Property is located at 454 Windy Pass Trail, Big Sky Montana, 59716.
Staff Presentation: Regan Fruh
- B.  [Gaub Oversized Accessory Dwelling Unit \(ADU\) Conditional Use Permit \(CUP\) Request](#) . The purpose of the public hearing is to consider the request by Redleaf Engineering, LLC (Applicant), on behalf of Gena Gaub (Property Owner), for an Accessory Dwelling Unit with a square footage of greater than 1,000 square feet of Floor Area, pursuant to Section 23.1.c.2 of the Gallatin Canyon/Big Sky Zoning Regulation. Specifically, the Applicant is requesting approval of 2,275 square feet of Accessory Dwelling Unit Floor Area. The Subject Property is legally described as Lot 25 of Porcupine Park Subdivision, Section 17 (S17), Township Seven South (T07S), Range Four East (R04E), P.M.M., Gallatin County, Montana. Generally, the Subject Property is located at 454 Windy Pass Trail, Big Sky Montana, 59716.
Staff Presentation: Regan Fruh
- C.  [Spanish Peaks Golf Course Planned Unit Development \(PUD\) Approval Modification](#) . Request by CH SP Acquisition LLC to modify the existing Golf Course PUD approval to include the addition of a 10-hole, par 3 course, restroom and teaching facility, clubhouse snack shop, parking area, irrigation ponds and pump house. The property includes portions of Certificate of Survey 1290, located in Section 4, Township 7S,



Gallatin County



Range 3E, and portions of Certificate of Survey 2189A, located in Section 9, Township 7S, Range 3E
Gallatin County Montana.

Staff Presentation: Mayana Rice

- D.   [Resolution of Intention of the Gallatin Canyon / Big Sky Planning and Zoning Commission to Initiate Amendments to the Gallatin Canyon / Big Sky Zoning Regulation](#) . The purpose of the Resolution of Intention is to discuss initiating a zone text amendment to add a definition of “parking garage” to the Gallatin Canyon / Big Sky Zoning Regulation.



Staff Presentation: Mayana Rice

2. Zoning District No. 1:

- A.   [Goldsmith Appeal of December 3, 2020 Determination regarding the addition to the Single Family Dwelling on the Gamble Property](#) . The purpose of the hearing is to consider Richard Goldsmith’s request to appeal the interpretation of the Zoning Enforcement Agent that the Gamble Property is not in violation of the Zoning District No. 1 Zoning Regulation, including the conditionally approved variance and land use permit.





Staff Presentation: Megan K. Gibson

3. Springhill District:

- A.   [JOINT HEARING. Gallatin County “Part 1” Zoning Administrative Regulation Zone Text Amendments](#) . The purpose of the hearing is to consider a resolution to amend the Springhill Zoning District Zoning Regulations for the purpose of incorporating the recently adopted Gallatin County “Part 1” Zoning Administrative Regulation.

Staff Presentation: Randy Johnson

OTHER BUSINESS

- A. Approval of   [January 14, 2021 Meeting Minutes](#)
B. Vote on   [Hebgen Lake Zoning Advisory Committee Members](#)
C. Planning Department Update

***TESTIFIERS MUST SIGN UP TO TESTIFY AND WILL BE CALLED IN ORDER OF SIGNING UP.**