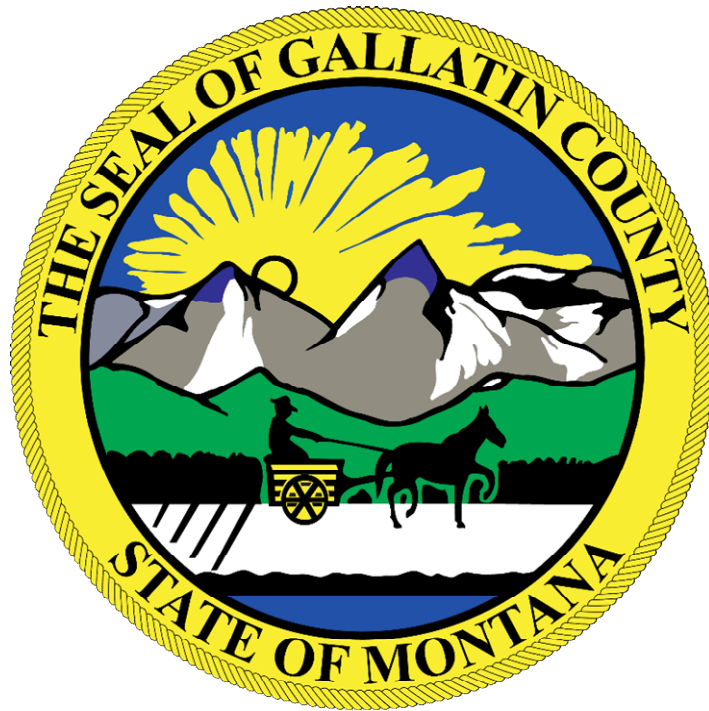


GALLATIN CANYON / BIG SKY

ADMINISTRATIVE DETERMINATIONS

GALLATIN COUNTY, MONTANA



October 2023

Section 11 CI Z2014-063 Karst Camp Determination

THEREFORE IT IS NOW HEREBY ORDERED by the Gallatin County Commission that an “Elevated Adventure Trail” as described in the Applicant’s submittal dated March 20, 2014 and the hearing record, shall be considered a permitted use in the Community and Industrial Mixed Use (C-I) District.

Section 14 TCC Z2014-071 Beehive Basin Brewery

THEREFORE IT IS NOW HEREBY ORDERED by the Gallatin County Commission that a “brewery/tap room” as described in the Applicant’s submittal dated April 25, 2014 and the hearing record, shall be considered a permitted use in the Town Center Commercial (TCC) District.

Section 3 Definitions Z2016-072 Esponda Determination

Based on the above definitions, specifically ‘Employee Housing, Commercial’, Employees eligible to use Employee Housing Commercial Units would have to be employed for a minimum of 30 hours per week by an Employer, which is defined as any entity doing business in the Big Sky area. The above definitions were recently amended by County Commission Resolution No. 2014-186 & 2015-001 which specifically clarified that Employees of any business, as defined, are eligible to use Employee Housing, as defined and subject to Standards established in Section 31.14 thru 31.15 of the Gallatin Canyon/Big Sky Zoning Regulation.

Section 3 Definitions Z2016-087 McRae Determination

Based on the above definition, Employee Housing, Commercial dwelling units may be located either behind or adjacent to the portion of the structure utilized for the commercial use provided that all dwelling units and the commercial use are all within the same contiguous structure.

Administrative Regulations Section 6 Z2017-097 Big Sky Zoning Regs Sect. 55.1 Interpretation

THEREFORE IT IS NOW HEREBY ORDERED by the Gallatin County Commission that Section 55.1(g) of the Gallatin Canyon/Big Sky Zoning Regulation be strictly construed as written so that the Planning Department must issue a Land Use Permit to an applicant upon receipt of a sewer permit from the Gallatin City/County Health Department OR approval of sanitary facilities from the Montana Department of Environmental Quality OR receipt of approval of sanitary facilities from the Big Sky County Water and Sewer District.

Section 27 Parking Z2019-075 Blue Grouse Commercial Parking Determination

The basement storage space does not require additional parking spaces and need not be counted towards the parking calculations. The entirety of the space containing Caliber Coffee including both the seating and preparation/ roasting area must be included in the parking calculations of fifteen (15) spaces per 1,000 square feet of gross floor area.

Section 20 OSP Z2020-053 Administrative Determination - Gallatin Preserve PUD

The process by which a PUD is approved is a CUP. The process by which additional square footage (beyond maximum allowed) of accessory structures is approved is a CUP. The process by which additional structures (beyond maximum allowed) is approved is a CUP. Therefore, to do a blanket CUP, the simplest process is an amendment of the PUD as this allows a CUP to be applied to all the lots. The CUP request through a PUD amendment should be accompanied by a detailed application that would include locations, maximum size, maximum number, design standards.

Section 11 CI Z2020-070 Goldberg Pet Grooming & Boarding Administrative Determination

Pet grooming and boarding in the Community and Industrial Mixed Use (C-I) District approved by County Commission.

Section 3 Definitions Z2022-058 Edward Jordan Holdings LLC Administrative Determination

THEREFORE IT IS NOW HEREBY ORDERED by the Gallatin Canyon/Big Sky Planning and Zoning Commission that the definition of Retail shall include the rental of snowmobiles and side-by-sides, which is a permitted use in the Community Commercial sub-district of the Gallatin Canyon/Big Sky Zoning Regulation.

Section 23 General Development Standards Z2023-061 Metz Administrative Determination

Acting as the Zoning Enforcement Agent and based on the above information, I hereby determine that Section 23.1.a (4) of the Zoning Regulation includes maximum square footage sizes, specific to floor area, that are maximum per structure proposed rather than a cumulative maximum for the Property. Additionally, a CUP must be obtained from Gallatin County whenever an accessory structure or accessory dwelling unit exceeds the allowable maximum square footage is exceeded or whenever a maximum number of structures on a lot are exceeded per Section 23.1 of the Zoning Regulation.

Lot Specific

Z2013-10 Noorlander Administrative Determination (Tract 1A of COS 1246A)

Z2015-081 Town Center Peaks Building Use Determination (Road Tract 1A of BIG SKY TOWN CENTER SUBDIVISION, HUNTLEY ADDITION)

Z2016-081 CAR Big Sky LLC Determination (COS 931)

Z2016-088 Woodlands Admin Det (COS 931)

Z2018-061 SP Pond Determination (Tract 1 REM of COS 2190)

Z2018-093 Wilson Administrative Determination (Tract B of COS 2459)

Z2019-020 Town Center Bowling Alley Admin Determination (Lot 9, Block 3 of BIG SKY TOWN CENTER SUBDIVISION - TOWN CENTER AVENUE NORTH)

Z2019-026 Camp Administrative Determination (COS 1077)

Z2019-053 S and S Management, LLC Admin Determination (Lot 11 of LAZY J SOUTH SUBDIVISION)

Z2019-082 Big Sky School District 402 Exemption for Triplex (Lot A, C, D, 144-294, 22FM1252 of PORCUPINE PARK SUBDIVISION)

Z2019-100 Planning and Zoning Resource Co. Administrative Determination (Lot 1A of SPANISH PEAKS RESORT SUBDIVISION, PHASE 2)

Z2020-019 Gallegos Non-conforming Administrative Determination (Lot 28, Block 6 of MEADOW VILLAGE, SECOND FILING)

Z2020-028 Shaw Non-conforming Structure Administrative Determination (Lot 20, Block 5 of MEADOW VILLAGE, SECOND FILING)

Z2020-033 Rowe Non-conforming Structure Administrative Determination (Lot 30, Block 6 of MEADOW VILLAGE, SECOND FILING)

Z2020-049 Bing Administrative Determination

Z2020-059 Shake and Bake LLC Administrative Determination (Tract 1, COS 1040A)

Z2021-024 HF Bucks T-4 Non-Conforming Administrative Determination (Tract 1 of MINOR SUBDIVISION 373A)

Z2021-029 Big Sky County Water & Sewer District Expansion 402 Exemption (Tract A-1 of SWEETGRASS HILLS SUBDIVISION)

Z2019-053 Traxler Administrative Determination (Lot 3, Block 1 of SWEETGRASS HILLS SUBDIVISION)

Z2021-089 Big Sky County Water & Sewer District Expansion 402 Exemption (Tract A-1 + Tract A, COS 1354A + COS 1354B)

Z2022-046 Big Sky Rock LLC CUP Extension (Tract 2, COS 2450)

Z2022-049 Big Sky School District Administrative Determination (Lot A, C, D, 144-294, 22FM1252 of PORCUPINE PARK SUBDIVISION)

Z2023-098 Collective Hotels and Retreats Inc. Use Designation CUP (Tract 3 of COS 2450)

Z2023-080 Vlases Administrative Determination (COS M132)

Z2024-052 Chapman Blue Grouse Parking Administrative Determination (Lot 3A of WESTFORK MEADOWS SUBDIVISION)

Z2024-065 Murphy Administrative Determination (Tract 2A of COS 2762)

Z2024-048 Outdoor Lighting Compliance Administrative Determination (Tract 1A of COS 570J)