

RESOLUTION NO. 2009 - 068

**A FINAL RESOLUTION AMENDING THE BOUNDARY OF THE FOUR
CORNERS COMMUNITY PLAN
AS A REVISION TO THE GALLATIN COUNTY GROWTH POLICY**

This Resolution was introduced by the Gallatin County Planning Department, moved by Commission Skinner, and seconded by Commissioner Murdock. The Resolution was adopted unanimously.

WHEREAS, in April 2003, the Gallatin County Commission adopted the Gallatin County Growth Policy pursuant to §76-1-6 MCA as a comprehensive plan to guide land use and development outside of the County's existing citizen petitioned "Part 1 zoning districts"; and

WHEREAS, pursuant to §76-1-6(4)(a) MCA, the Growth Policy may include neighborhood plans;

WHEREAS, on April 11, 2006, the Gallatin County Commission adopted the Four Corners Community Plan as an amendment to the Gallatin County Growth Policy by Resolution #2006-024;

WHEREAS, on November 18, 2008, landowners representing 530 acres submitted a letter requesting the removal of certain properties from the jurisdiction of the adopted Four Corners Community Plan, including the following:

Eight parcels in T2S R4E Section 24 described as :

- Deed Reference 79-288
- Deed Reference 57-141
- Deed Reference 57-320
- Deed Reference 88-509
- Deed Reference 57-144
- Deed Reference 117-495
- Deed Reference 55-350
- Deed Reference 7 DEC 267

Three parcels in T2S R5E Section 19 described as:

- Deed Reference 47-132
- Deed Reference 56-403
- Deed Reference 6 FM 911

WHEREAS, on February 25, 2009, landowners representing 153 acres submitted a letter requesting the inclusion of certain properties into the jurisdiction of the adopted Four Corners Community Plan, including the following:

Five parcels in T2S R4E Section 26 described as:

- 22 DEC 341 (Four parcels)
- 111-17

WHEREAS, Section 9.2 of the Gallatin County Growth Policy establishes specific criteria to be weighed in consideration of proposed amendments to the Growth Policy; and

WHEREAS, §76-1-604 MCA requires revisions and amendments to an adopted Growth Policy to follow the same process as adoption of a Growth Policy; and

WHEREAS on March 24, 2009 the Planning Board approved a resolution recommending amendment of the Four Corners Planning Jurisdiction Boundary to the County Commission; and

WHEREAS, after notice given on March 8, 22, and 29, 2009, the Gallatin County Commission reviewed the proposed amendments to the Four Corners Community Plan; and

WHEREAS on April 14, 2009 the Gallatin County Commission approved Resolution of Intent #2009-048 amending the boundary of the Four Corners Community Plan.

NOW THEREFORE BE IT RESOLVED:

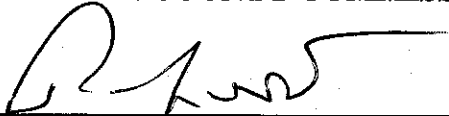
1. The Gallatin County Commission finds the proposed amendments to the boundary of the Four Corners Community Plan to substantially comply with the goals and objectives of the Gallatin County Growth Policy;
2. The Gallatin County Commission finds the amendments to the Four Corners Community to substantially comply with the criteria of Section 9.2 of the Growth Policy, specifically:
 - The amendment constitutes an overall improvement to the Growth Policy. Specifically:
 - The land requesting to be included in the boundary of the Community Plan will be guided by clearer policy regarding development along Highway 191; and
 - The land requesting to be excluded from the boundary of the Community Plan will fall entirely under the jurisdiction of the

County Growth Policy, which will result in a lower-density development pattern that is more appropriate given the agricultural nature of the surrounding land.

- The land use categories in the areas proposed for amendment accurately reflect existing land use patterns within the plan jurisdiction. Specifically:
 - The land requesting to be included in the boundary of the Community Plan will provide continuity of development standards for land along Highway 191; and
 - The land requesting to be excluded from the boundary of the Community Plan will be consolidated with other agricultural land surrounding it.
 - The proposed amendments to the boundary of the Four Corners Community Plan are consistent with the overall intent, goals, and strategies of the Growth Policy, specifically Section 1.2 and the goals and objectives contained in Chapter 3 of the Growth Policy;
 - The proposed amendments to the boundary of the Four Corners Community Plan furthers the goals and strategies of the Growth Policy by providing more neighborhood-specific policies as called for in Section 10.1 of the Growth Policy.
3. The Gallatin County Commission finds the procedural requirements of §76-1-602 through §76-1-604 MCA have been met;
 4. The Gallatin County Commission adopts the Staff Findings from the April 14, 2009 Staff Report;
 5. The Gallatin County Commission finds public comment submitted to the Board as part of this hearing was adequately addressed by the staff report and/or the Community Plan;
 6. The Gallatin County Commission finds the proposed amendments to the boundary of the Four Corners Community Plan meets the criteria of Section 9.2 of the Gallatin County Growth Policy and is consistent with the goals, policies, and intent of the Gallatin County Growth Policy, and therefore approves the Final Resolution amending the boundary of the Four Corners Community Plan.

Dated this 19th day of May, 2009.

GALLATIN COUNTY COMMISSION



R. Stephen White, Chairman

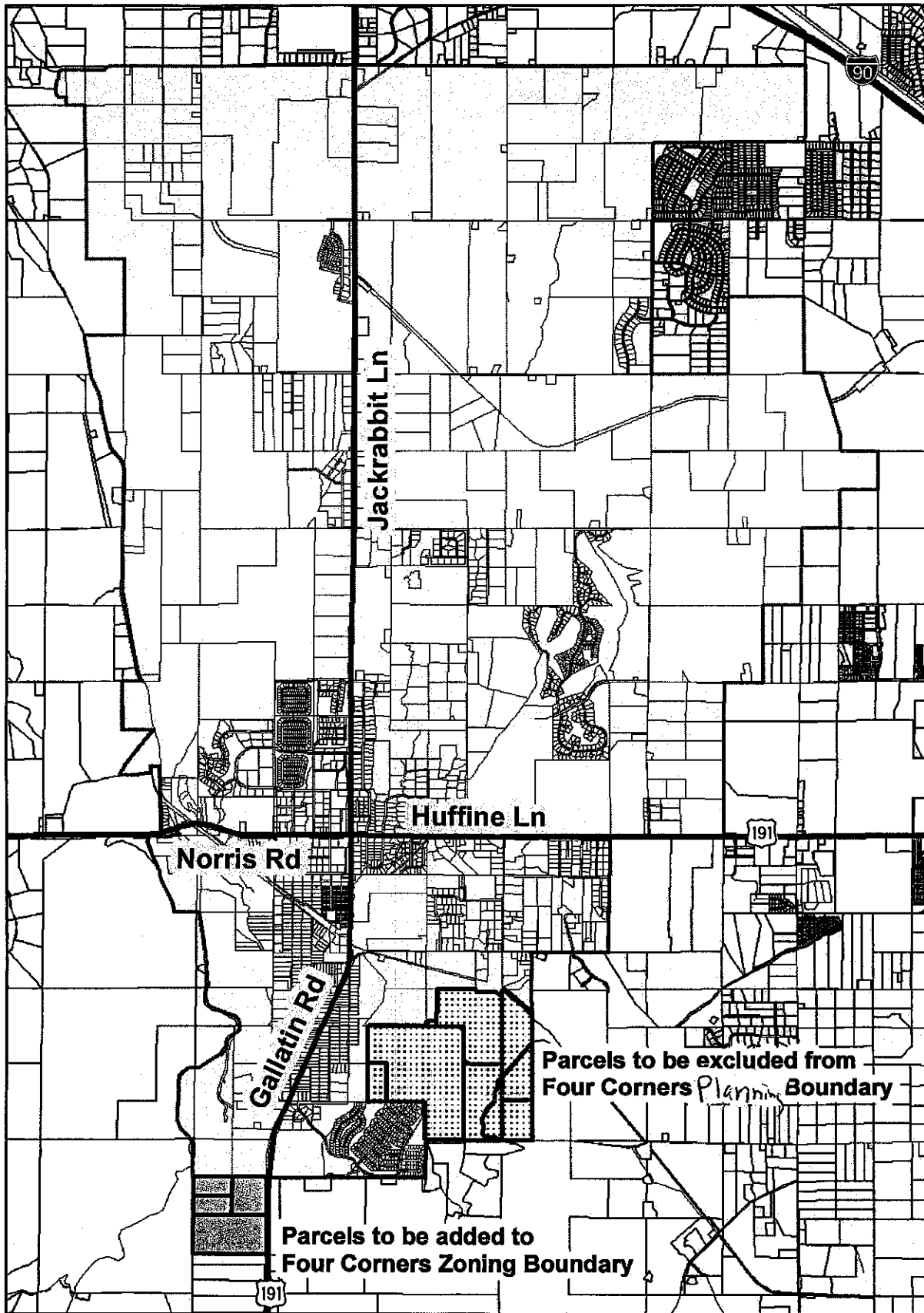
ATTEST

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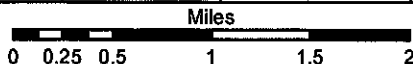


Charlotte Mills, Clerk & Recorder

Parcels Added to and Excluded From the Four Corners Zoning Boundary



NOTE: This map is a visual representation only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. This map is a draft and is intended to be used only as a reference and not for any legal purposes.



- Four Corners Zoning Boundary
- parcels added
- parcels excluded
- Major Roads
- Roads
- Parcels



MAP PREPARED BY
GALLATIN COUNTY, MT
GIS DEPARTMENT AND
PLANNING DEPARTMENT
03/04/2009



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