



BIG SKY OWNERS ASSOCIATION

December 03, 2021

To: Gallatin County Planning Board and County Commission

From: Board of Directors, Big Sky Owners Association, Big Sky, MT

Re: Proposed PUD and Conditional Use Permits for Flatiron Development

We are expressing our concerns on behalf of the more than 2400 property owners in the Big Sky Owners Association (BSOA) in Big Sky regarding the proposed Flatiron Development. The BSOA is the original and largest Homeowners Association in Big Sky, founded by Mr. Chet Huntley in 1972. Throughout the ensuing years, the BSOA has worked closely with both Madison and Gallatin County Commissioners to review proposals affecting the Big Sky community, as well as the BSOA Membership. The BSOA was instrumental in forming the Gallatin County/Big Sky Zoning District, the Big Sky Resort Tax District, and BSOA Membership constitutes the majority of customers within the Big Sky Sewer and Water District (BSSWD).

It is our duty to preserve and protect the quality of life within our jurisdiction and our communities. In reviewing the recent submission for a Proposed PUD and Conditional Use Permits for Flatiron Development, the Board of the BSOA urge you to carefully consider all aspects and potential impacts of the proposal and deny approval of the Flatiron development as it is currently proposed. After assessing the Flatiron development plan, we have concluded that it lacks science-based studies on water use, wastewater, evacuation protocols, pollution, wildlife, traffic, and pressure on the energy grid.

In addition, the applicant does not meet certain criteria for a Conditional Use permit such as, “the use will not adversely affect nearby properties or their occupants” or “the use conforms to the objectives and intent of the applicable District Regulation and applicable growth policy or neighborhood plan.” Before any new development takes place in Big Sky, we must address the issues that continue to impact the livability and natural resources here. The BSOA believes a development the size and scale of Flatiron with the requested variances to Access Standards, in a steep Mountainous area, would jeopardize the community’s water quality, its limited water supply, wildlife corridors and already compromised safety. It would also be detrimental to residents and visitors of Big Sky and affect citizens downstream in Gallatin and Madison County.

Therefore, the BSOA Board does not support the Flatiron Development as it is currently proposed and strongly encourages Gallatin County Planning and the Commission to not approve the development until a thorough evaluation of the issues identified above has been completed.

Thank you for taking our concerns into consideration.

Respectfully,



John Gladstein,
BSOA Board Chair