

Conditional Use Permit for an Equine Boarding and Training Facility

Facility -
CUP

1. A land use permit shall be obtained prior to commencing construction of any buildings on the property.
2. Any new fences or structures shall maintain a 14-foot easement from the center of the Seifert Irrigation Ditch (unless otherwise specified by the Seifert family or other persons claiming water rights to the ditch).
3. Access along the Seifert Irrigation Ditch for maintenance purposes shall be granted year round.
4. Access to the Seifert Irrigation Ditch from Springhill Road shall continue, and a Farm Field Approach permit to the Seifert Irrigation Ditch from Springhill Community Road for maintenance purposes shall be obtained by the applicant from Montana Department of Transportation.
5. A fence shall be constructed and maintained by the applicant 14 feet south of the Seifert Irrigation Ditch in the Northwest quarter of the property for the purpose of separating riding students from the ditch.
6. Any grazing within 14 feet of the Seifert Irrigation Ditch shall be done during non-irrigation season.
7. A grazing plan shall be submitted to and approved by the Gallatin County Agricultural Extension Agent prior to start of business.
8. Any use of the property must be within the limits imposed by existing water rights unless subsequent water rights are obtained from the Department of Natural Resource Conservation.
9. Hours of operation for any future horse shows shall be from 6 AM to 10:00 PM.
10. Lighting used on the property shall comply with Section 11.11, Exterior Lighting, of the Springhill Zoning Ordinance:
Any exterior lighting for any use shall be arranged and shielded so that the light source cannot be seen from adjacent roads or property and so that no direct beams shall fall upon other private property.
11. Signs on the property shall conform to Section 11.10, Signs:
One identification sign, not to exceed 20 square feet.
12. The property owner shall make proper provision for on-site parking during any events staged on the property

13. Prior to the start of construction, the property owner shall consult with the Gallatin City County Environmental Health Department and obtain all necessary approvals for sanitary facilities. No Land Use Permit shall be issued until this condition has been satisfied.
14. New stables and storage of manure shall have a minimum 25-foot setback from any wellheads on the property.
15. The conditional use permit for the Equine Boarding and Training Facility shall expire in the event the property changes ownership. If the new owners desire to continue the operations, the new owners shall apply for a new conditional use permit.