



GALLATIN COUNTY NOTICE OF MEETING

The Gallatin Canyon/Big Sky Zoning Advisory Committee (“BSZAC”) will consider the following items at its monthly meeting on Monday, April 1, 2024 at 9:30 AM, at the Big Sky Water and Sewer District office, 561 Little Coyote Rd, Big Sky, MT and will be virtually streamed and members of the public can participate virtually. The BSZAC is an advisory arm of the Gallatin County Planning and Zoning Commission and invites the Big Sky Community to attend meetings and participate in discussions concerning Big Sky planning matters.

1. **Bates Slope Variance (Z2024-063).** The purpose of the public hearings is to consider a request by Liam Durkin (Applicant) on behalf of Mitchell Bates (Property Owner) for approval of a Variance from Section 26.8 of the Gallatin Canyon/Big Sky Zoning Regulation. The Regulation states that “No Structure shall be located on portions of a Lot in excess of 25 percent slope.” The Applicant is requesting to construct a single-family residence and detached garage on portions of the Property that exceed 25 percent slope. The Subject Property is located within the Residential Single-Family 11,000 (R-SF-11,000) subdistrict of the Gallatin Canyon/Big Sky Zoning District. The Subject Property is legally described as Lot 1 Block B of the Aspen Groves Subdivision, Ph 2, located in S34, T06S, R03E, P.M.M., Gallatin County, Montana. The Subject Property is addressed as 615 Autumn Trail, Big Sky, Montana.

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