



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, May 6, 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. Rowe Setback CUP (Z2024-068).** The purpose of the public hearing is to consider a Conditional Use Permit request from Kris Nunn of Kris Nunn Curated Design (Applicant), on behalf of Robert Lowe (Landowner), for expansion of a non-conformity, pursuant to Section 5.8 of the Gallatin County “Part 1” Zoning Administrative Regulation. Specifically, the Applicant is requesting to expand a portion of the home which already encroaches into the side setback required by Section 9.5 of the Gallatin Canyon/Big Sky Zoning Regulation. The Subject Property consists of approximately 0.275-acres and is legally described as Lot 30, Block 6 of Meadow Village, Second Filing, located in S36, T06S, R03E, P.M.M., Gallatin County, MT. The Subject Property is addressed as 2350 Spotted Elk Road, Big Sky, MT.
- 2. Hammond Oversized Accessory Dwelling Unit CUP (Z2024-067).** The purpose of the public hearing is to consider a request by Michael Pentecost (Representative/Applicant), on behalf of Scott Hammond (Landowner), for approval of a Conditional Use Permit for an oversized Accessory Dwelling Unit per Section 23.1.c.2 of the Gallatin Canyon/Big Sky Zoning Regulation. The Zoning Regulation states that “On Lots less than 10 acres, Accessory Dwelling Units are limited to 1,000 square feet of Floor Area”, and that “Additional square footage may be approved through the Conditional Use Permit process.” The Applicant is requesting to construct a 1,370 square foot Accessory Dwelling Unit on the Subject Property. The Subject Property is located within the Residential Cluster Single-Family 5 (RC-SF) sub-district of the Gallatin Canyon/Big Sky Zoning District. The Subject Property is 5.00-acres and legally described as Lot 2A-1 of Minor Subdivision No. 20B, located in Section 8 (S8), Township 7 South (T07S), Range 4 East (R04E), P.M.M., Gallatin County, Montana. Generally, the Subject Property is located at 235 Lazy T-4 Road, Big Sky, Montana.
- 3. Bates Slope Variance (Z2024-063).** The purpose of the public hearing 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.

4. **Stepovich Setback Variance (Z2024-075).** The purpose of the public hearing is to consider a request by Lawrence Stepovich (Applicant) for approval of a Variance from Section 7.5 of the Gallatin Canyon/Big Sky Zoning Regulation. Specifically, the Applicant is requesting a 5' reduction of the required Front Setback for a proposed multi-family dwelling unit, from 25' to 20'. The Subject Property consists of approximately 0.321-acres and is legally described as Lot 22 of South Fork Subdivision Phase 6 & 7, located in S02, T07S, R03E, P.M.M., Gallatin County, Montana. The Subject Property is addressed as 517 & 519 Spruce Cone Drive, Big Sky, Montana.
5. **Edward Jordan Holdings, LLC Sign Setback Variance (Z2024-071).** The purpose of the public hearing is to consider a request by Edward Jordan Holdings, LLC (Applicant) for approval of a Variance from Section 29.5.a.3.v of the Gallatin Canyon/Big Sky Zoning Regulation. Specifically, the Applicant is requesting an after-the-fact variance for an Entrance Portal Sign within the required 10' property line setback. The existing sign is currently 3.52' from the eastern property boundary. The Subject Property consists of approximately 2.9-acres and is legally described as Tract 6A-1 of Rainbow Retreat Subdivision, located in S28, T07S, R04E, P.M.M., Gallatin County, MT. The Subject Property is addressed as 42895 Gallatin Road, Big Sky, Montana.

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