



GALLATIN COUNTY

NOTICE OF PUBLIC HEARING BEFORE THE GALLATIN COUNTY PLANNING & ZONING COMMISSION AND THE GALLATIN COUNTY COMMISSION 8:30 AM April 11, 2024

To be held at the Gallatin County Courthouse, Community Room, 311 W. Main, Bozeman. Contact the Gallatin County Planning Department for more information or to view applications, 311 W. Main, Rm. 108, Bozeman, MT 59715, (406) 582-3130. Testimony on these requests will be taken at the hearing. If you have a disability that limits your participation in this hearing or providing testimony in these formats, or otherwise need additional accommodations, please contact the Gallatin County ADA Coordinator at 406-582-3007. A JOINT HEARING is specified before the description of the joint hearing item.

1. Hebgen Lake Zoning District

- a. **JOINT HEARING: 17 Rainbow Point LLC Setback Variance (Z2024-061).**
- b. **JOINT HEARING: 17 Rainbow Point LLC Oversized Guest House Variance (Z2024-062).**
- c. **17 Rainbow Point LLC Guest House CUP (Z2024-060).**
- d. **17 Rainbow Point LLC Oversized Accessory Structure CUP (Z2024-059).**

Cases a-d above pertain to a request from Scott Hazelton (Applicant) on behalf of 17 Rainbow Point LLC (Property Owner) for two CUP requests and two variance requests concerning the same Property in the Rainbow Point sub-district of the Hebgen Lake Zoning District. The first variance request is to encroach on the 35' required front setback listed in Section 13.6, and the second variance request is for a Guest House exceeding the maximum square footage requirements listed in Section 18.19.a. The first CUP request is for an Accessory Structure exceeding 1,200 square feet as required by Section 18.5.b of the Zoning Regulation, and the second CUP request is for a Guest House pursuant to Section 13.3.g. The Subject Property (Property) is legally described on Page 448 of Deed Book 137 and located in Section 13 (S13), Township 12 South (T12S), Range 4 East (R04E), P.M.M., Gallatin County, Montana. Generally, the property is addressed as 17 Rainbow Point East Road, West Yellowstone, Montana, located at the northern terminus of Rainbow Point Road.

2. Gallatin Canyon/Big Sky Zoning District

- a. **JOINT HEARING: 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.

3. Bridger Canyon Zoning District

- a. **Rotticci Building Envelope Modification Conditional Use Permit File No. Z2022-009 – (Continued from July 13, 2023 Planning and Zoning Commission Meeting).** The purpose of the public hearing is to consider a conditional use permit request by Thomas Rotticci (Applicant) on behalf of 500 Greenridge, LLC (Property



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Owner) for relocation of existing building envelope area. The Subject Property is located within the Agricultural Exclusive (PUD 20) subdistrict of the Bridger Creek Zoning District (Zoning District). Specifically, the Applicant is requesting approval of a modification to the Greenridge PUD (Minor Subdivision 198B) to relocate a portion of the building envelope for an existing drive access and proposed, detached ADU on the Subject Property. The Subject Property consists of 28 acres and is legally described as Lot 3 of Minor Subdivision 198B, located in Section 33 (S33), Township One South (T01S), Range Seven East (R07E), P.M.M., Gallatin County, Montana. In general, the Subject Property is located at 500 Greenridge Drive.

- b. **Roos Oversized Accessory Building CUP (Z2024-066).** The purpose of the public hearing is to hear a request by RJ Roos (Applicant and Landowner) for approval of a Conditional Use Permit to allow for an accessory building greater than 2,400 square feet of general Floor Area as required by Section 4.3.f of the Bridger Canyon Zoning Regulation. Specifically, the Applicant requests to convert an existing dwelling unit into a personal use shop. The structure contains 2,916 square feet of general Floor Area. The Subject Property is located within the Agricultural Exclusive (AEPD20) subdistrict of the Bridger Canyon Zoning District. The Subject Property is the NE ¼ GOV'T LOT 7, located in S06, T02S, R07E, P.M.M., Gallatin County, Montana. The Subject Property is addressed as 1545 Bridger Woods Road, Bozeman, Montana.

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