



# GALLATIN COUNTY

**NOTICE OF PUBLIC HEARING  
BEFORE THE GALLATIN COUNTY PLANNING & ZONING COMMISSION  
AND THE GALLATIN COUNTY COMMISSION  
8:30 AM May 9, 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. Gallatin Canyon/Big Sky Zoning District

- a. **PUBLIC HEARING: 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 Lower (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.
- b. **PUBLIC HEARING: 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.
- c. **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.
- d. **JOINT HEARING: 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



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Gallatin County/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.

- e. **JOINT HEARING: 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.

### 2. Bridger Canyon Zoning District

- a. **JOINT HEARING: Marks Setback Variance (Z2024-070).** The purpose of the public hearing is to consider a request by Matthew Marks (Applicant) on behalf of MT Pockets LTD (Property Owner) for approval of a Variance from Section 4.4.b of the Bridger Canyon Zoning Regulation. The Regulation establishes required setbacks for structures including 25-foot setbacks from all property lines. The Applicant is requesting approval for an existing Accessory Structure that is located 4.2 feet from the front property line. The Subject Property is located within the Agriculture Exclusive (AEPD20) subdistrict of the Bridger Canyon Zoning District. The Subject Property is legally described as Tract A of COS 3, located in S31, T01S, R07E, P.M.M., Gallatin County, Montana. The Subject Property is addressed as 441 Snowshoe Ln, Bozeman, Montana.

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