




## GALLATIN COUNTY

### MEMO

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**TO:** BRIDGER CANYON PLANNING AND ZONING COMMISSION  
**FROM:** WARREN J. VAUGHAN, PLANNER   
**SUBJECT:** ADDITIONAL INFORMATION RE: IVEY CUP  
**DATE:** MAY 9, 2016

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On Friday, May 6, 2016, the Applicant's son submitted information clarifying the size of the structure to be converted to a Caretaker's Residence. The applicant states:

Hi Warren,

This is Max Fuller, Judith Ivey's son. Just wanted to get back to you about the questions you had regarding the conditional use permit. In terms of the structure inside of the barn that we are planning, we don't have blueprints or anything exact yet, but I've taken some measurements and I believe that the square footage of the livable space will end up being around 1,350 square feet, with a ground floor and a loft serving as the bedroom. The barn itself is 48' x 36', so that's 1,728 square feet of floor space, which leaves a little less than half of the barn as undeveloped space. Again, that's a rough plan but I definitely think its in the ballpark. Let me know if you have any more questions or require anything else additionally. Thank you,

Max Fuller

Staff points out that the staff report stated that the proposed living space for the Caretaker's Residence would be 800 square feet. The correspondence copied above increases this by 550 square

feet. Please note that the legal notice for the application did not reference any size specifications for the living space; this discrepancy is only with the staff report.

In addition to forwarding this memo to the Planning and Zoning Commission, Staff has also sent this information to the Bridger Canyon Property Owners Association as well as a neighbor that requested information on the application, and has also posted this memo on the Planning Department website alongside the original staff report.