

GALLATIN COUNTY

Dept. of Planning &
Community Development

NOTICE OF FLOODPLAIN PERMIT APPLICATION

NOTICE IS HEREBY GIVEN that the Gallatin County Floodplain Administrator will consider a floodplain permit application (application no. F2026-020) from Jeff Pfei (Applicant) on behalf of Pfei Acquisitions, LLC (Landowner), to modify previously approved floodplain permits related to the development of the Riverbend Glamping Getaway to accomplish final construction details for the project. The project will occur at 475 Gateway South Road, on Tracts 1 & 2 of Certificate of Survey 2901, in the NW $\frac{1}{4}$ of Section 11, T03S, R04E, P.M.M., Gallatin County, MT.

The proposed scope of work consists of: removal of a septic tank and two foundations from structures that no longer exist and restoring the ground elevation; addition of bioswales for stormwater retention; installation of gas and electrical service equipment (transformers, junction boxes, electrical meters/service panels, and a gas meter) on the site; relocation of the public well to the southwest of the previously permitted location; relocating water and sewer main lines on the north end of the property from their previously permitted location adjacent to the spring creek to the their new location along the road alignment; allowance for the water and sewer main lines across the spring creek to be installed via trenching and sleeving rather than boring; addition of a gravel access lane and associated minor grading along the west property boundary; and addition of parking areas near the proposed shop and office and associated minor grading.

A copy of the application is available for public review at the Gallatin County Planning Department, Room 108, 311 W. Main, Bozeman, MT. Written comments will be accepted through June 8, 2026 and may be mailed to Sean O'Callaghan, Gallatin County Floodplain Administrator at 311 W. Main St., Room 108, Bozeman, MT 59715, or submitted via email to sean.ocallaghan@gallatin.mt.gov. Please call (406) 582-3130 with any questions.

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