

EXHIBIT 1

Page 1 of 1

Deb Stratford

From: "Deb Stratford" <Debsplace@littleappletech.com>
To: <PJJMW@aol.com>
Cc: "John Shellenberger" <Jshell@ecafinan.com>
Sent: Friday, July 06, 2012 1:26 PM
Attach: newsletter2012_finalfinal.pdf
Subject: Bridger Cayn Property
Jinny,

It was nice chatting with you this morning. I spoke with the Gallatin County Planning Dept, I'm told an application for a CUP for either a guest house or a caretaker residence in Bridger Canyon has not been received as of yet and Bridger Canyon Zoning has nothing on the agenda for the zoning commission this month. If that changes, please let me know.

I look forward to reviewing your plans for your new home. I'll be back by the 21st of July, it should give us enough time to review the project before it comes before the zoning commission and provide you with some input. I've attached our most recent newsletter; inside is information on BCPOA and other organizations for the canyon. You might enjoy the Women's Club, they have been around for a long time. If you would like to join BCPOA the annual dues are \$25.00; you can mail a check to our PO Box (last page of newsletter- upper left corner) along with your name, mailing address, property address and e-mail address, or contact John Shellenberger, our treasurer, at 406-586-9104.

I hope you enjoy the rest of your stay - and Welcome to the Neighborhood!
Deb
406-522-7215

4/5/2013



GALLATIN COUNTY

September 7, 2012

John Petty
10600 Bridger Canyon Road
Bozeman, MT 59715

RE: Petty LUP File # L2013-023

Dear Mr. Petty

After completion of review by Planning Department Staff, the Petty Land Use Permit (LUP) for a 2100 square-foot addition to an existing residence was approved. The purpose of this letter is to discuss the proposed remodel of the other existing buildings on site. It is our understanding that one barn and garage will be improved to add a deck to the barn and a shed roof with a greenhouse to the garage. Prior to construction of those additions to the structures footprints an additional LUP will be required, since they were not mentioned on the LUP application form. Additionally, it is our understanding that the other barn on site is proposed to be remodeled as to change the use of the structure from a barn to a Guest House (see definition Section 3.24 Bridger Canyon Zoning Regulations). Since it is our understanding that the other barn is not expanding the footprint or changing the height of the structure a LUP is not required. However, the use of the Barn as a Guest House will require the approval of a Conditional Use Permit as required per Section 6.3 of the Bridger Canyon Zoning Regulations prior to use of the building. I have attached a LUP and a CUP application for your convenience.

If you have any questions please feel free to contact me at the Gallatin County Planning Department at (406) 582-3130.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Scott".

Christopher Scott, Planner

CC: Mike Cantalupo, Lost River Builders, Inc. 1155 Yaden, Manhattan, MT 59741
Studio BNA, 330 South 3rd, Livingston, MT 59047

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EXHIBIT 3

TO;GALLATIN COUNTY PLANNING AND ZONING
FROM; MIKE CANTALUPO, LOST RIVER BUILDERS INC
SUBJECT; 10600 BRIDGER CANYON RD ,PETTY PROJECT

9-25-12

THIS LETTER IS TO INFORM GALLATIN COUNTY THAT I MIKE CANTALUPO, LOST RIVER BUILDERS IS NO LONGER ASSOCIATED WITH THE PROJECT AT 10600 BRIDGER CANYON RD, I WOULD REQUEST THAT MY NAME AND INFORMATION BE REMOVED FROM ALL LAND USE PERMITS PERTAINING TO THIS PROJECT, FEEL FREE TO CALL WITH ANY QUESTIONS.



MIKE CANTALUPO

LOST RIVER BUILDERS ,INC





Deb Stratford

From: [REDACTED]@littleappletech.com]
Sent: Friday, October 26, 2012 2:40 PM
To: deb stratford
Subject: grayling creek construction

Hi: There is a considerable amount of construction at 10600 bridger canyon road where they have remodeled a couple of barns. But I think there has been some new construction and I see where a new foundation looks like it will be poured. Do they have any building permits? I do not see any although I haven't cruised through the property. They have made a new road for construction vehicles and the new entrance is off bridger canyon road. There was an accident at this location a couple of weeks ago. I live across the street and up the hill at 10659. Could u tell me if they are in compliance with what we are trying to achive here in the canyon. Thanks for serving on the board and keeping our canyon friends in compliance with our codes. [REDACTED]

October 10, 2012



Dear Mr. Scott,

Thank you for the opportunity to clarify our intentions for the barn and addition at our new home located at 10600 Bridger Canyon Road. It is our understanding that the issues in question are regarding the terms "guest house" and "caretaker house."

We understand these terms as follows:

Guest House: a private house offering accommodations to paying guests.

Caretaker House: a private house offering boarding for rent, in trade, or compensation for employment or wage reduction for person(s) engaged in maintenance, oversight, or general employment of the property or property management.

We also realize that the intent of these terms in the zoning considerations are to prevent private residences from becoming rental or recreational properties, and to maintain the rural, agrarian and residential nature that is Bridger Canyon. We feel the same way; without reservation, we have no intent whatsoever of renting out any portion of our property, nor do we intend to allow boarding for compensation (caretaker) on this property. This is our new home and our sole intent to use this property as such; a home for our family and friends to enjoy.

Thank you again for the opportunity to clarify our intentions. Please feel free to contact us should you have any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JD & Jenni Petty". The signature is fluid and cursive.

JD & Jenni Petty



GALLATIN COUNTY

October 11, 2012

John & Jenni Petty
10600 Bridger Canyon Road
Bozeman, MT 59715

RE: Petty LUP File # L2013-038

Dear Mr. and Mrs. Petty

Thank you for your letter dated October 10, 2012 providing clarification of your intended use of the proposed remodel of a barn and addition to your residence on your property. However, the questions to the use of the buildings on your property were with the two barns being remodeled and not with the approved addition to your residence. Additionally, the terms "Guest House" and "Caretaker House" as you define them are not consistent with the Bridger Canyon Zoning Regulation. The Bridger Canyon Zoning Regulation defines Guest House and Caretaker's Residence as follows:

Guest House: Detached living quarters of a permanent type of construction, without kitchens or cooking facilities, clearly subordinate and incidental to the main building on the same building site.

Caretaker's Residence: Dwelling unit for a person that takes care of the house or land of an owner who may be absent.

Please provide in writing your intended use(s) of both remodeled barns on your property. Also if the intended use of any of the detached accessory structures is considered a Guest House or Caretaker's Residence it may be allowed if approved by a Conditional Use Permit as stated in Section 6.3 of the Bridger Canyon Zoning Regulation.

If you have any questions or would like to meet to discuss, please feel free to contact me at the Gallatin County Planning Department at (406) 582-3130.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Scott".

Christopher Scott, Planner

CC: Studio BNA, 330 South 3rd, Livingston, MT 59047

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Department of Planning & Community Development • 311 West Main, #108 • Bozeman, MT 59715
Phone (406) 582-3130 • FAX (406) 582-3135

EXHIBIT 6



GALLATIN COUNTY

November 9, 2012

John & Jenni Petty
10600 Bridger Canyon Road
Bozeman, MT 59715

RE: Petty LUP File # L2013-038

Dear Mr. and Mrs. Petty

Thank you for meeting me on your property on November 7, 2012. Upon my site inspection and review of your Land Use Permit (LUP) application, the portion of your permit application involving the addition of a Greenhouse to an existing garage has been found to meet the Bridger Canyon Zoning Regulations. However, upon my site inspection on November 7, 2012 Staff became aware that the construction had begun on the greenhouse addition. Specifically, the foundation for the greenhouse had been poured. Since construction had begun prior to approval of your LUP an additional fee of \$50 is due per the Gallatin County Planning Department Fee Schedule. Upon receipt of the additional \$50 fee the LUP for the greenhouse addition will be approved. The other building additions as proposed with the LUP are not approved at this time until you clarify in writing your intended use(s) of both remodeled barns as requested in my October 11, 2012 letter.

If you have any questions or would like to meet to discuss, please feel free to contact me at the Gallatin County Planning Department at (406) 582-3130.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Scott", written over a horizontal line.

Christopher Scott, Planner

CC: Studio BNA, 330 South 3rd, Livingston, MT 59047
Sayre Smith, Grayling Creek Construction, LLC., P.O. Box 11818, Bozeman, MT 59718

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EXHIBIT 7



GALLATIN COUNTY

November 29, 2012

Deb Stratford
Bridger Canyon Property Owners Association
16628 Bridger Canyon Road
Bozeman, MT 59715

Re: Closure of Bridger Canyon Zoning District complaint (Complaint ID# 2012-054)

Dear Ms. Stratford

The Gallatin County Compliance Department (Department) has concluded its investigation of the complaint you filed on November 1, 2012, regarding the construction taking place at the Fyer & Associates, LLC property located at 10600 Bridger Canyon Road in Bozeman, Montana (Property). After investigation of this matter, the Department has determined that there is not enough evidence to support a determination that the Property is in violation of Section 5 of the Bridger Canyon Zoning Regulation.

According to information on file with the Planning Department, the property owners have obtained Land Use Permits for an addition to the main residence and for the green house addition to an existing barn located on the Property. In addition, while the property owners have been in contact with Christopher Scott to discuss future plans for their property, the Planning Department has determined that no other Land Use Permits are required at this time. Based on this information, the Department is closing this complaint file.

Section 76-2-110 of the Montana Code Annotated (MCA) and Section 17.5 of the Bridger Canyon Zoning Regulation govern appeals, copies of which are enclosed.

If you have any questions about this letter please contact me at 406-582-3775.

Sincerely,

A handwritten signature in cursive script that reads "Nicole Olmstead".

Nicole Olmstead
Code Compliance Specialist

enclosures

cc w/o enclosures: John D. Petty, Registered Agent, Fyer and Associates, LLC., 10600 Bridger Canyon Road, Bozeman, MT 59715
Sayre Smith, Grayling Creek Construction, LLC., P.O. Box 11818, Bozeman, MT 59715

Compliance Department • 311 West Main, #108 • Bozeman, MT 59715
Phone (406) 582-3775 • FAX (406) 582-3776

EXHIBIT 8

Please see important information on the back.

ON-SITE WASTEWATER TREATMENT SYSTEM APPLICATION & PERMIT TO CONSTRUCT

Gallatin City-County Health Department, Environmental Health Services
215 W. Mendenhall Rm 108, Bozeman, MT 59715 (406) 582-3120

PRINT/TYPE in black or blue ink. See fee schedule.

Purpose of Application: New Upgrade/Expansion Replacement Failed Yes No (old permit # 16228)

(Check all that apply) Individual/Shared Multiple User (3-4 connections) Public Commercial

Current Property Owner John Petty Phone 630-712-0430

Mailing Address 10600 Bridger Canyon Road
City/State/Zip Bozeman, MT 59715

Applicant/Authorized Agent Innovative Engineering Phone 763-4185
Mailing Address 12140 Gooch Hill Road
City/State/Zip Gallatin Gateway, MT 59730

Address of Site 10600 Bridger Canyon Road Certificate of Survey # NA
[An Authorized Road Address may be obtained by contacting the Gallatin County GIS Department at (406) 582-3049]

Is the Certificate of Subdivision Approval Statement recorded in Clerk & Recorders? Yes No EQ# _____

Subdivision PLat 15P1473 Sub Approval Date (mm/dd/yyyy) _____

Lot/Tract/Parcel NA Block _____ Section 17 Township 1S Range 7E Size of Parcel 18.38 acres

Type of Structure(s) proposed: Single Family Dwelling Other (please describe) Main House + Guest House

Unfurnished Basement Yes No Total # of Bedrooms (+1 for unfinished basement): 7
(An unfinished basement must be considered as an additional bedroom.)

OR gpd to be produced: 600

No. & type of structures allowed _____ Groundwater Monitoring # NA

Water Supply: Individual Well Public Multi-User Confirmation # 2012191.01

I (We) hereby certify under penalty of perjury that I (we) am the legal owner(s) of the above real property or an authorized agent thereof and that the information above is true, complete, accurate and correct to the best of my (our) knowledge. I (We) further certify that the wastewater treatment system will be installed according to state and local regulations for Wastewater Treatment Systems and any permit conditions.

I have read the information on the back of this application. ILT (Initial)

Date 11/28/2012 Signature [Signature]

29 2012 04:10:53
16334
PETTY

The following section is to be completed by the Health Department only

PERMIT TO CONSTRUCT

Minimum Requirements (based on number of bedrooms/GPD proposed)

A permit to construct is valid for 24 months (unless otherwise noted). The system must be installed and an inspection scheduled with GCCHD.

Type of System Required Standard Gravity Dosed Maximum Trench Depth 18"

Concrete Septic Tank 2000 total gallons Pump Tank/Chanber 500 gallons

Absorption Area (Square Feet): Gravel & Pipe - sq ft Gravelless 4x96' sq ft

CERTIFICATION AND AS-BUILT OF INSTALLED SYSTEM WILL BE REQUIRED FOR FINAL APPROVAL

Certification required by: Professional Engineer Registered Site Evaluator Installer

Insure tanks are 50' from well + pond.

Modification of #16228

Install per approved plans maintaining all setbacks. Drainfield configuration changes require pre-approval by system designer and GCCHD.

Permit Number 16334 Approved by Thomas C Moore Date Issued 12-26-2012 Date Expires 8-6-2014

Effluent Filter Screen Required Sanitary Well Seal Required

EXHIBIT 9

Please see important information on the back.

ON-SITE WASTEWATER TREATMENT SYSTEM APPLICATION & PERMIT TO CONSTRUCT

Gallatin City-County Health Department, Environmental Health Services
215 W. Mendenhall Rm 108, Bozeman, MT 59715 (406) 582-3120

PRINT/TYPED in black or blue ink. See fee schedule.

Purpose of Application: New Upgrade/Expansion Replacement Failed Yes No (old permit # _____)
(Check all that apply) Individual/Shared Multiple User (3-4 connections) Public Commercial
Current Property Owner John Petty Phone 630-712-0430

Mailing Address 10600 Bridger Canyon Road
City/State/Zip Bozeman, MT 59715
Applicant/Authorized Agent Innovative Engineering Phone 763-4185
Mailing Address 12140 Gooch Hill Road
City/State/Zip Gallatin Gateway, MT 59730

Address of Site 10600 Bridger Canyon Road Certificate of Survey # NA
[An Authorized Road Address may be obtained by contacting the Gallatin County GIS Department at (406) 582-3049]

Is the Certificate of Subdivision Approval Statement recorded in Clerk & Recorders? Yes No EQ# _____
Subdivision PLat 15P1473 Sub Approval Date (mm/dd/yyyy) _____

Lot/Tract/Parcel NA Block _____ Section 17 Township 1S Range 7E Size of Parcel 18.38 acres
Type of Structure(s) proposed: Single Family Dwelling Other (please describe) _____

Unfinished Basement Yes No Total # of Bedrooms (+1 for unfinished basement): 6
(An unfinished basement must be considered as an additional bedroom.) OR gpd to be produced: 450

No. & type of structures allowed _____ Groundwater Monitoring # NA
Water Supply: Individual Well Public Multi-User Confirmation # 2012191.01

I (We) hereby certify under penalty of perjury that I (we) am the legal owner(s) of the above real property or an authorized agent thereof and that the information above is true, complete, accurate and correct to the best of my (our) knowledge. I (We) further certify that the wastewater treatment system will be installed according to state and local regulations for Wastewater Treatment Systems and any permit conditions.

I have read the information on the back of this application. TP (Initial)
Date 7-14-2012 Signature Tej Tumbado

The following section is to be completed by the Health Department only

PERMIT TO CONSTRUCT

Minimum Requirements (based on number of bedrooms/GPD proposed)

A permit to construct is valid for 24 months (unless otherwise noted). The system must be installed and an inspection scheduled with GCCHD.

Type of System Required Standard- Pressure Dist Maximum Trench Depth 18"
Concrete Septic Tank 2000 gallons Pump Tank/Chamber 500 gallons
Absorption Area (Square Feet): Gravel & Pipe _____ sq ft Gravelless 564 sq ft

CERTIFICATION AND AS-BUILT OF INSTALLED SYSTEM WILL BE REQUIRED FOR FINAL APPROVAL

Certification required by: Professional Engineer Registered Site Evaluator Installer

Insure tanks are 50' from well & pond
Insure drainfield is put in approved location

VOID
replaced - # 16334

Install per approved plans maintaining all setbacks. Drainfield configuration changes require pre-approval by system designer and GCCHD.
 Effluent Filter Screen Required Sanitary Well Seal Required

Permit Number 16228 Approved by Thomas Moore Date Issued 8/6/2012 Date Expires 8/6/2014

12012 (4) 8-415
16228
- PETTY

**GALLATIN COUNTY**

November 19, 2012

Candace M. Hamlin
4713 Meadow Lane
Bozeman, MT 59715-9631

Sent via Certified Mail #7010 1870 0000 2588 6614
& First Class Mail

Re: Bridger Canyon Zoning District Complaint (ID# 2012-050)

Dear Ms. Hamlin:

Thank you for your response dated October 7, 2012 and for taking the time to talk with me on November 4, 2012, to discuss your property located at 4713 Meadow Lane, in Bozeman, Montana. As you know, this property is located within the AE PUD 20 sub-district of the Bridger Canyon Zoning District (District) and therefore, must comply with the District regulations.

According to your October 7th letter, you state that all of the structures on your property were constructed or remodeled when you purchased the property in 2004. However, when I spoke to you on the phone, you explained that sometime in 2008 you and your husband repaired an existing "aircraft hanger" for use as hay storage. This information, along with your written response, was forwarded to Sean O'Callaghan in the Gallatin County Department of Planning and Community Development. After considering the information available, Mr. O'Callaghan determined that the structures constructed or altered on your property since you purchased the property must either be permitted in accordance with the District regulations or removed. This determination is found in the enclosed email dated November 16, 2012.

Before the Planning Department can determine whether a Land Use Permit is required for the 2008 repair/remodel project, additional information is needed regarding the repairs made to the outbuilding. **Please submit a description of the remodel or repairs made to your hay storage building no later than 15 calendar days of the date of this letter to the address listed below.** After receipt of the description, the Planning Department will determine whether or not this work requires a Land Use Permit.

Compliance Department • 311 West Main, #108 • Bozeman, MT 59715
Phone (406) 582-3775 • FAX (406) 582-3776