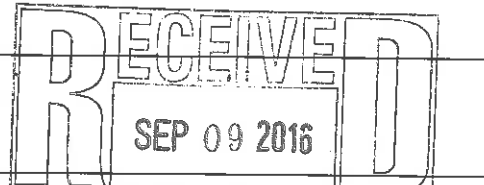


**SIMMON'S PUD MINOR SUBDIVISION
ADDENDUM SUMMARY**



Gallatin County
Planning Department

18.3.2 CONDITIONAL USE PERMITS:

Conditional Use Permits shall be issued only by the Bridger Canyon Planning and Zoning Commission and may be issued for any of the uses as set forth in this Regulation. Such permit may be granted only if it is found that the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to:

a. Health

The proposed Simmon's PUD is proposed as residential single family PUD (two additional lots). With the two additional lots, traffic patterns are not anticipated to change. All water and wastewater will be reviewed and approved by MDEQ prior to final plat approval during the subdivision process. Detrimental health issues are not anticipated for the proposed PUD.

b. Safety

Since the proposed PUD is adding two additional residential lots, additional traffic patterns are not anticipated to change. The owners are planning to build on the eastern lot and their son will retain and build on the western lot, the overall character of the property is not expected to change.

c. Peace,

The primary use in this area is single family residential. The two additional lots, which will be retained by the owners and their son, are not anticipated to change the peace of the area. Each building lot was placed so that neighboring lots and agricultural impacts were minimized.

Lot 2C-1 (building lot) was placed south of the barn in order to minimize the visual impacts to the eastern neighbor. Views from Bridger Canyon Road are minimized from the high road embankment in this area. Lot 2B-1 was placed in an area of rockier, low-producing soil and on an area of flat/small saddle to help minimize the visual impacts from Bridger Canyon Road.

d. Morals

The proposed 2-lot PUD will utilize the remaining open space as agricultural ground, as it has been done in the past. The character and morals of the area will remain unchanged.

e. Comfort

Impacts on neighboring property owners are expected to be minimal due to the nature of the proposed PUD. The comforts of the neighboring residents are expected to be unchanged.

f. General welfare

Since the proposed 2-lot PUD is designated as single family residential and the use of the property is relatively unchanged, the general welfare of the surrounding area is anticipated to be unchanged.

The proposed PUD is located within a designated zoning area of PD10.

ACCESS:

The primary access for lot 2B-1 will be located off Brass Lantern Court. Lot 2C-1 will utilize an existing easement off Bridger Canyon Road. This easement was created when the Simmons family sold Tract A-1 of COS 1451-A. If the existing easement doesn't meet the need for the Simmons family, the Lot Layout shows a public access off Brass Lantern Court. The improvement area calculations address the 60-foot wide public access.

BUILDING ENVELOPE CALCULATION:

Existing Structure- 0.250 ac

Existing Roads- 0.360 ac

Proposed Road/driveways- 0.643 acres

Two one acre building lots- 2 acres

One existing building lot-0.49 acres

Total developed able area.- 3.74acres

Up to 4 dwelling units are possible within this property (40-acres / 10 acres per dwelling(4 units possible). Two new and one existing lots are proposed. A resultant density of 10.69 acres per dwelling unit. The proposed density is in compliance with the underlying designation of AE-PD-10.

Note that the two building lots are 1 acre each and the assumed house size is approximately 4,000 sq ft. (.09 acres). The rest of the 1-acre lot most likely will not be developed.

DWELLING UNIT DESIGN:

Once the CUP process has been completed, the Simmons family will be able to develop architectural guidelines that will address all building concerns and meet the intent of Bridger Canyon Zoning Regulations. The future covenants and architectural guide lines will require that all materials used in residential construction meet the intent of Bridger Canyon Zoning Regulations.

13.6 REQUIRED INFORMATION:

The developer shall submit to the Gallatin County Zoning Office ten (10) (16 PUD) copies of the following information:

- (1) Number and types of proposed dwelling units.
See attached lot layout showing the number of open space lots and building lots.
- (2) Number of off-street parking spaces.
See attached lot layout showing the number of open space lots and building lots .Since this is a single family residential PUD, the primary parking consists of indoor garage spaces.
- (3) Amount of open space or land to be left in agricultural production, by acreage.
See attached lot layout showing the acres of open space lots .Also see calculations of open space.
- (4) Amount of land, by acreage, to be covered by buildings.
See attached lot layout showing the acres of building lots .Also see calculations of open space.
- (5) Materials, textures and colors of structures, if proposed.
NA, Architectural guidelines/agreement will be addressed under the subdivision application process.
- (6) A location map showing the project in relation to the surrounding area.
See Appendix A in the application submittal.
- (7) A site plan showing:
 - (a) Property lines and easements, with dimensions and area;
See Appendix B for the lot layout showing the property lines and easements.
 - (b) Location, size, spacing, setbacks, and dimensions of all existing and proposed buildings, structures, improvements and utilities;
See Appendix B for the lot layout showing location, size, spacing, setbacks, and dimensions.
 - (c) Topographic information showing existing features and any proposed grading;
See Appendix B for USGS quad map showing topographical features.
 - (d) Existing vegetation, wildlife habitat, and water courses, floodplain, and any proposed alterations;
See Appendix B for the Lot Layout showing an aerial photograph of vegetation, wildlife habitat, and water courses.
 - (e) Existing land use;
The lot layout shows the existing barn, outbuildings and hayed area.
 - (f) Existing access to the project, proposed roads, and parking layout, all with dimensions;
See Appendix B for the lot layout showing the proposed access roads and development area.
 - (g) Soil types, wetlands, and natural drainages.
See Appendix C for soil type. The enclosed lot layout shows the drainage and forested area to the east

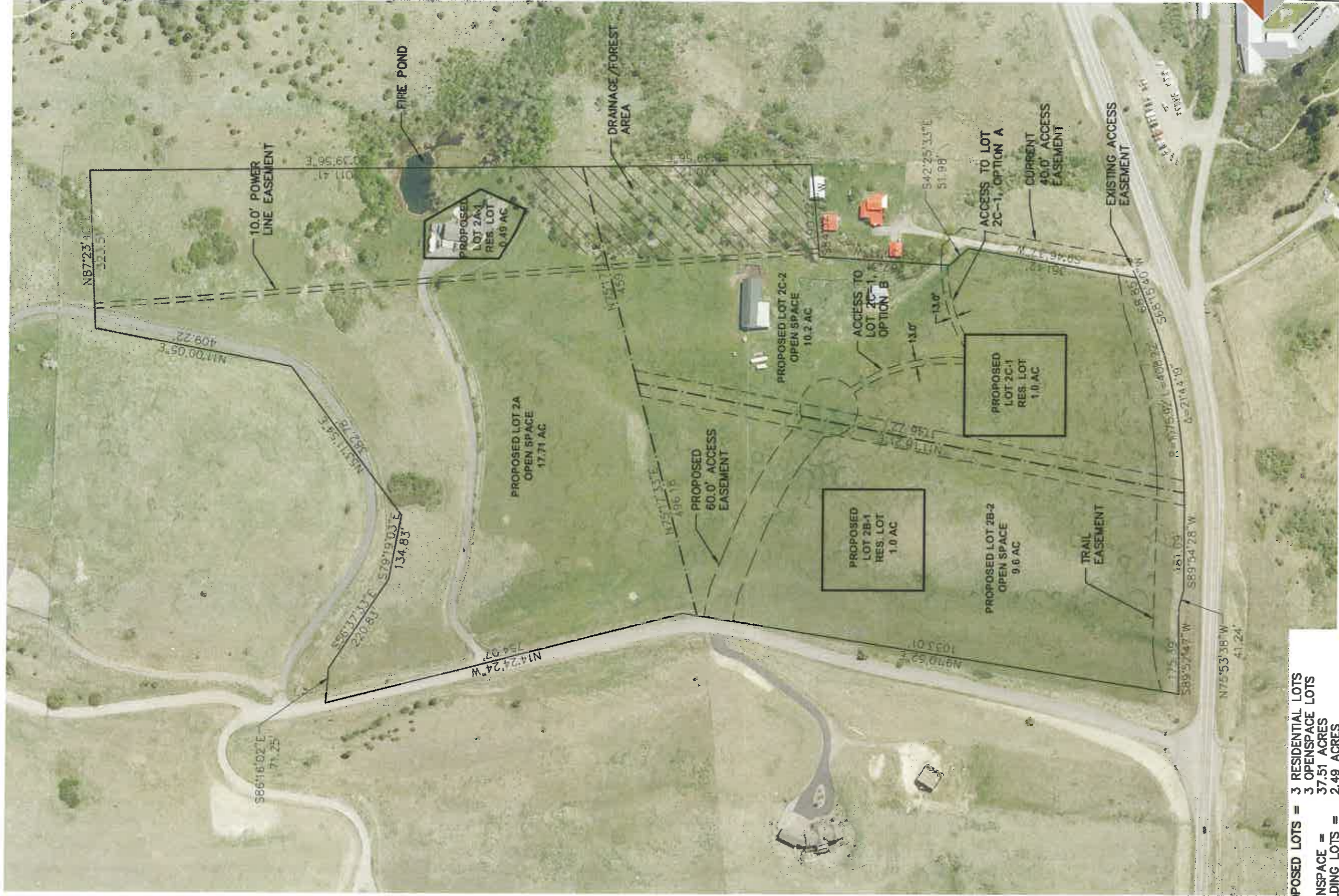
(7) Legal requirements: All Planned Unit Developments which contain areas of common ownership or access shall submit covenants and other legal documents which:

This section does not apply. Areas of common ownership are not proposed at this time. In the event that shared road maintenance is needed, a home owners association will be created.

All legal documents required under this section shall not be acceptable until approved by the County Attorney when required by the County Commission; all deed restrictions and association rules and regulations may be enforceable by the County of Gallatin as well as by the association.

OPEN SPACE OWNERSHIP:

The proposed open space will be under the ownership of the associated lot. The recently established trail easement on the southern property line is for use of the public.



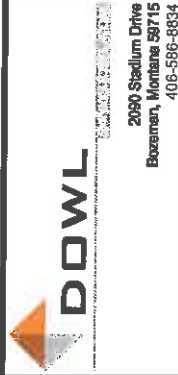
PROPOSED LOTS = 3 RESIDENTIAL LOTS
OPENSOURCE LOTS = 3 OPENSOURCE LOTS
BUILDING LOTS = 37.51 ACRES
EXISTING STRUCTURES = 0.250 AC
EXISTING ROAD/DRIVEWAYS = 0.360 AC
PROPOSED ROAD/DRIVEWAYS = 0.643 AC

LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EASEMENT / SETBACK



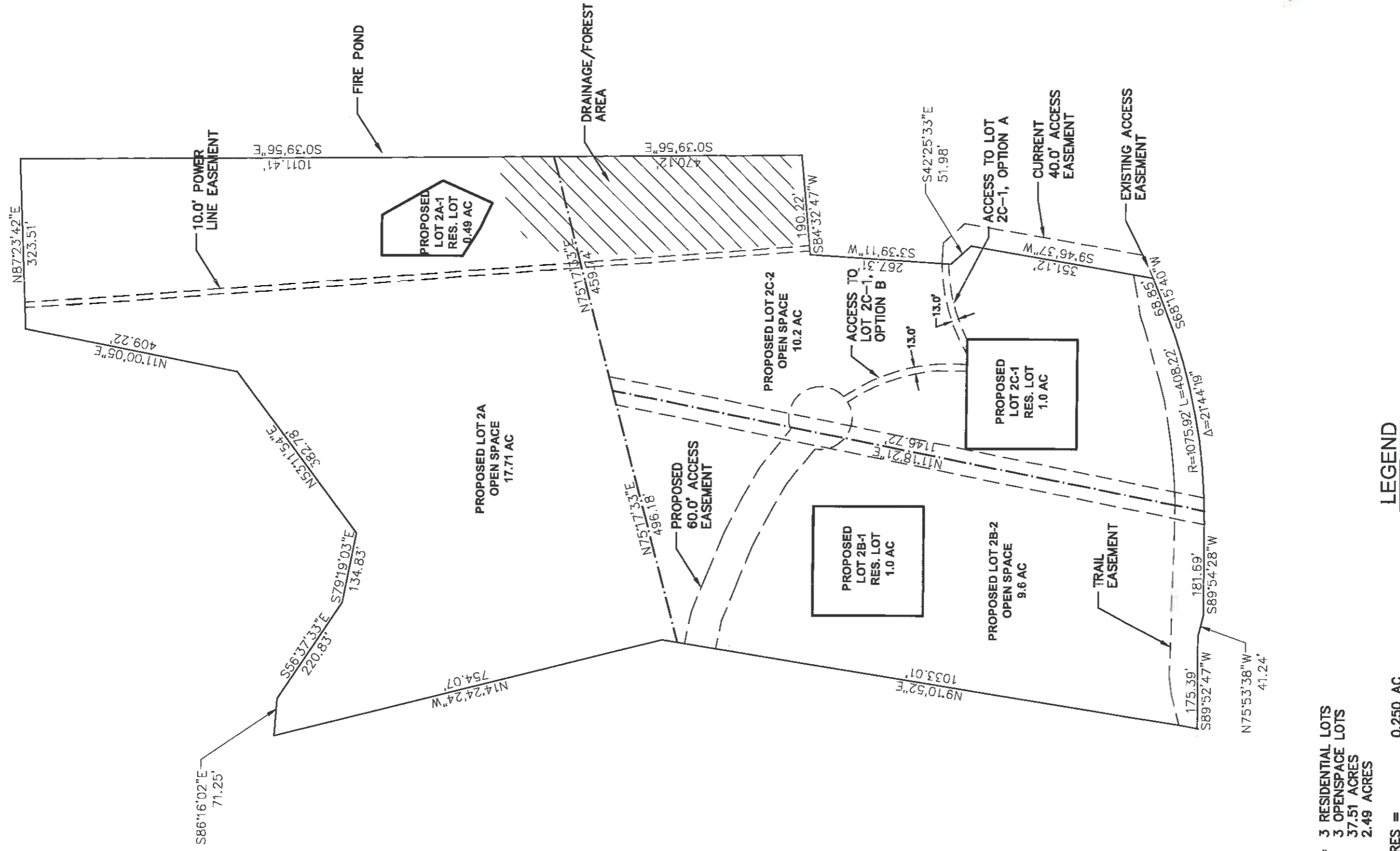
PRELIMINARY



**SIMMONS PROPERTY
LOT LAYOUT**

PROJECT 4528.11805.01
DATE 09/09/2016

EXHIBIT 1



PROPOSED LOTS = 3 RESIDENTIAL LOTS
 OPENSOURCE = 3 OPENSOURCE LOTS
 BUILDING LOTS = 37.51 ACRES

EXISTING STRUCTURES = 0.250 AC
 EXISTING ROAD/DRIVEWAYS = 0.360 AC
 PROPOSED ROAD/DRIVEWAYS = 0.643 AC

LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EASEMENT / SETBACK



PRELIMINARY



2060 Stadium Drive
 Bozeman, Montana 59715
 406-586-8834

**SIMMONS PROPERTY
 LOT LAYOUT**

PROJECT 4528.11805.01
 DATE 08/01/2016

EXHIBIT 1a

**SIMMON'S CONDITIONAL USE PERMIT
PUD-10
MINOR SUBDIVISION**

NE ¼ SEC. 33 T1S R6E, P.M.M., GALLATIN COUNTY, MT

Prepared for

James and Janet Simmons
280 Brass Lantern Court
Bozeman, MT. 59715

Prepared by



2090 Stadium Drive
Bozeman, Montana 59715
(406) 586-8834

August 2016

Simmons PUD

Table of Contents

PART I: APPLICATION

TABLE OF SECTIONS

Appendix A	LOCATION MAPS
Appendix B	LOT LAYOUT (10 Sets)
Appendix C	NRCS SOILS DATA
Appendix D	PROPERTY OWNERS LIST
Appendix E	EXISTING PERMITS
Appendix F	OWNER INFORMATION
Appendix G	LOCAL WELL LOGS
Appendix H	SITE PICTURES

PART 1:
APPLICATION

**SIMMON'S PUD MINOR SUBDIVISION
CUP EXECUTIVE SUMMARY**

The Simmons family is respectfully requesting County approval for a Conditional Use Permit (CUP) for a three lot Planned Use Development within the Bridger Canyon Zoning District.

Purpose of the Application: This document is submitted to the Gallatin County Planning Office as an application for Conditional Use Permit for the Simmons Minor Subdivision (Planned Unit Development). The subject property is generally described as Lot 2 of Minor Subdivision 133, located in Sections 33, Township 1 South, Range 6 East, Gallatin County, MT. The total area of the property is 40 acres.

Located north of Bridger Canyon Road and east of Brass Lantern Court, it is entirely within the Bridger Canyon Zoning District and is designated as AEPD10.

Project Description: The Simmons PUD has been designed to help preserve the existing agricultural practices within the property. As a planned residential community, it is consistent with the Bridger Canyon Zoning regulations and Gallatin County Growth Policy land use goals and objectives:

Gallatin County Zoning District Regulations provide for conditional uses from the strict terms of the regulations in specific cases where it is found that:

1. The use conforms to the objectives of the Growth Policy, neighborhood plan or development plan and the intent of the regulation;

Response: As stated in the Gallatin County Growth Policy, "The Growth Policy encourages and supports economic growth and development. Future development should minimize impacts on the agricultural industry, provide adequate locations for commercial and industrial development in appropriate areas, and protect the unique natural and scenic resources of the county". The proposed project is located in a PUD designated area with the Bridger Canyon Zoning District. Within the Gallatin County Growth Policy it is encouraged to locate development in areas planned or zoned for that usage". Since the proposed project is located in a zoned residential area within the Bridger Canyon Zoning District, and the Zoning District complies with the Gallatin County Growth Policy, then the proposed project meets the intent of the growth policy.

2. Such use will not adversely affect nearby properties or their occupants;

Response: The design principles of this proposal are consistent with those recommended in the Bridger Canyon General Plan and Development Guide. Specifically, the development places the home sites out of sight to the extent possible, minimizes road construction, will not allow for additional structures outside of the building lots and encourages the continued use of the property for agricultural uses.

3. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in the regulation;

Response: The densities requested with this application are consistent with the underlying designation of AE-PD-10. Each of the lots proposed with this application creates a density of 13.3 acres per unit which is less than the PD-10 allowed. This application actually proposes fewer lots, or density units, than are possible within the PUD process. Four (4) dwelling units are possible within the 40-acres.

A variety of implementation and enforcement measures, both public and private, will be employed to ensure long-term compliance with the PUD. The two dominant mechanisms, which are designed to reinforce each other are the covenants and the Final Lot Layout CUP approval. In addition to the draft lot layout documents provided within this application, the following synopsis of each is provided.

Covenants:

The covenants for this PUD will be the primary enforcement mechanism ensuring adherence to the objectives of this proposal. All other implementation tools will be tied to the covenants. Additional county required covenant will be addressed as required by both the zoning decision rendered as a result of this application as well as any further requirements warranted during the subdivision review process. Covenants that are required by Gallatin County as a condition of approval cannot be amended or modified without mutual consent of the PUD lot owners and the County.

Lot Layout:

The Preliminary Lot Layout, included with this application, illustrates the location of the building lots. A Final Lot Layout will be provided, and filed with the Clerk and Recorder, if the amendment is approved. It will illustrate the final version of the PUD proposed by this application as well as any modifications required by the zoning and subsequent subdivision review process. Building lots and the other PUD components shown on the Final Lot Layout will be observed as required by the covenants. The building lots shown on the Future Plat and Final Lot Layout will be located by survey and monumented on the ground.

Conditional Use Permit (CUP):

A major component to the implementation plan includes the approval of the CUP itself. CUP's constitute a revocable agreement between the applicant and Gallatin County. Deviation from the conditions included in the approval of a CUP can lead to the rescinding of the agreement and retraction of the approval. The terms of a CUP can be enforced by the County.

Bridger Canyon Zoning Regulation:

The Bridger Canyon Zoning Regulation requires that prior to installation of any improvements on the individual lots proposed with this PUD, a Land Use Permit (LUP) be obtained. Prior to issuing a LUP, the Gallatin County Planning Department must establish that the improvements proposed comply with the specifics of this PUD and the larger regulation.

Fire Protection Plan:

Future improvements must comply with an approved fire protection plan. A draft Fire Protection Plan will be submitted with the subdivision portion of the PUD. The proposed PUD will adhere to the fire protection plan and any required covenants.

Weed Management Plan:

Prior to the completion of a subdivision application, a Weed Management Plan must be completed and approved by the Gallatin County Weed Control District. The Weed Management Plan will identify any possible noxious weed infestations on the property and outline the eradication methods and maintenance strategies necessary to control such infestations. Execution of the Weed Management Plan will be required by the covenant.

Subdivision Process:

To complete the proposed PUD, it must go through subdivision review. Additional implementation conditions may be required because of the subdivision review process.

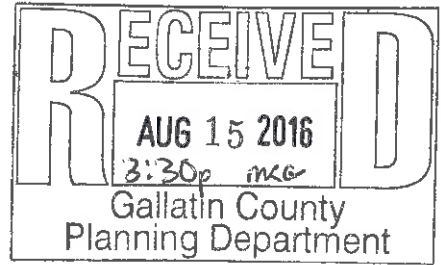
Summary

What can and cannot be done within the property is controlled by the set of private and public restrictions. The enclosed lot layout addresses where activities can take place. The zoning regulations establish standards that specify what is permitted and prohibited. The public enforcement mechanisms through Gallatin County assure that the intent of the PUD and the Regulation is maintained.

Enclosed are the required (CUP) materials for this project.



GALLATIN COUNTY



FILE NO. Z2017-009

DATE 6/16/2016

Conditional Use Permit Application Form

The Undersigned hereby makes application for a **CONDITIONAL USE PERMIT** pursuant to the requirements as outlined in the County Zoning District Regulation.

- 1. Name of Applicant: Jim and Janet Simmons
- 2. Address of Applicant: P.O. Box 6610, Bozeman, MT., 59771
- 3. Phone Number of Applicant: 406-587-5260
- 4. Email: 'jcsimmons@bridgeband.com'
- 5. Legal Description of Subject Property: Lot 2 of Minor Subdivision 133, Sec. 33, T01S R06E

6. DOR#: 06 0905 33 1 02 05 0000

7. General Location: 280 Brass Lantern Court, North East of Bozeman.

8. Zoning District: Bridger Canyon Current Zoning: AEPD10

9. Conditional Use to consist of the following: To allow 2 additional lots under a Planned Unit Development.

10. Are any variances being requested? Yes No
If Yes, please explain: _____

11. Are there any covenants or deed restrictions on the property? Yes No
If Yes, Please Include Copy _____

I understand that the filing fee accompanying this application is not refundable. I hereby certify that the above-listed information is true and correct.

Applicant's Signature: *Janet Simmons* Date: 6/16/16
Janet Simmons 6/16/16

FOR OFFICE USE ONLY
Date Filed: 8/15/16 Filing Fee: \$1446
Zoning Commission Hearing Date: 10/13/16
Action Taken: _____

**GALLATIN COUNTY CONDITIONAL USE PERMIT
BRIDGER CANYON ZONING REGULATION**

Supplemental Information to the Condition Use Permit for the Simmons Minor Subdivision

A. GENERAL

The original property consisted of an 80 acre tract. An occasional sale was approved December 5th 1989 creating a 2.815 acre tract and a 76.37acre tract. A minor subdivision was approved on August 8, 1994 creating one 36.375 acre lot (Lot 1) and a 40 acre tract (Lot 2). Both lots are located within the Bridger Canyon Zoning District. The Simmons family built a new home on the northern portion of lot 2 which they live in today. The remainder of the property consists of a barn and agricultural builds that are used in the small grassland farming operation. The property is located in the AE (PUD-10) zoning classification. Within the PUD-10 classification, 10 acre residential density 1 primary residential dwelling is allowed. The PUD-10 is the greatest density allowed in the Bridger Canyon Zoning District due to the close proximity to the Bozeman City limits.

The Simmons family has indicated that managing the 40 acres has been increasing harder throughout the years and would like to reduce the acreage they currently own. The proposed PUD consists of one 18 acre lot that will be sold. The 10.5 acre lot and the 11 that will consist of actual 1 acre building lots instead of building envelopes. Utilizing actual “building lots” will help reduce the confusion of were the owner can construct structures.

The two smaller lots will be retained by the Simmons family and their son. The Simmons family will develop lot 2C-1 (including the existing barn) and their son will build on lot 2B-1. The remainder (open space area) of the property will be farmed as it is currently done. During this past year the Simmons family has worked with the City of Bozeman and the trail committee to grant a trail easement over the southern portion of property.

Existing Development

Currently, there is one (1) single-family dwelling units constructed within the 40 acres on Lot 2. The eastern portion of the property has several agricultural buildings locate on it, which helps support the grass/hay farming activities.

Open Space:

37 acres of open space is proposed for the property. In addition to the open space, a public trail easement has just been finalized, which will create an attractive visual appearance in an area that is seen a large increase in public activity. This is the gross acreage less the areas dedicated to the building lots. This area is illustrated on Exhibit 1.

B. ZONING COMPLIANCE AND RELEVANT SECTIONS PLANNED UNIT DEVELOPMENT (PUD)

The following narrative is provided to illustrate this applications compliance with the Bridger Canyon Zoning Regulations, specifically, Section 13 which addresses the criteria specific to Planned Unit Developments (with the exception of those specific to the Bridger Bowl Base Area). These provisions are listed verbatim, responses are provided in italics.

13.1 Purpose.

The planned unit development designation is intended to provide for alternative forms of development which may include a density bonus in exchange for development quality that is of significant community benefit. The purposes of this district include the following:

The Bridger Canyon Zoning Regulation has been adopted to insure a benefit to the Bridger Canyon community. By meeting the following criteria, the proposed minor subdivision adheres to the purpose and vision of the zoning district.

a. Enhance and preserve open space and unique natural features.

The design philosophy of this project maximizes the effective open space by utilizing designated building lots and adhering to the open space requirements of the Bridger Canyon Zoning District. Exhibit 1 illustrates the locations of the building lots and open space areas. The building lots were chosen to help the continuation of the hay operation, reduce soil erosion and minimize view shed related issues. Currently the Simmons family hays the lower portion of the property.

The western building lot is located in an area that is rockier in nature and is not used in hay production.

Both Building lots are located in areas of milder slopes to help decrease soil erosion. The building lots are located in areas that help screen the houses from Bridger Canyon Road. The southern slopes were avoided so that car and pedestrian traffic views were minimized.

b. Preserve to the maximum extent possible the natural characteristics of the land, including topography, vegetation, streams, and tree cover.

All building lots and accesses are designed to lessen both the physical and visual impact on the site. Building lots are located the lesser on slopes and in areas of limited hay production to maximize the agricultural aspect of the property. Roads and driveways will be designed and constructed to minimize large scarring of the land such as cuts and fills. Existing vegetation, predominantly grasses, have been and will continue to be preserved as a critical element of the desired screening effect. Vegetation removal will consist of only that which is necessary to provide defensible space as recommended in the fire protection plan. There is a spring and wooded area east of the proposed building lots. This area is not included in the building lots and will be preserved as open space.

c. Protect areas of important wildlife habitat.

Wildlife habitat is preserved through the implementation of covenant provisions specifically worded to mitigate potential impacts on wildlife. These provisions include requiring the use of bear proof refuse containers, domesticated pet restrictions and

limitations on fencing outside of the designated building lots. None of the building lots are located within the spring and timbered area in the eastern portion of the property.

d. Prevent soil erosion by permitting development according to the nature of the terrain.

Soil erosion will be minimized due to limited grading. Building lots and driveways will be located as is appropriate for the terrain. Each of the home sites will be served by driveways connected to the existing Brass Lantern Court. The building lots have also been selected to minimize site grading requirements.

e. Encourage the development of more attractive site design.

The design principles of this proposal are consistent with those recommended in the Bridger Canyon General Plan and Development Guide. Specifically, the development places the home sites out of sight to the extent possible, minimizes road construction, limits the size of structures, will not allow for additional structures outside of the building lots and encourages the continued use of the property for agricultural uses.

f. Reduce the cost and physical impact of public and private services.

The financial and physical impact of this proposal on public and private services will be negligible. Each of the individual single-family residences occupied within this development will be serviced by on-site water supply and wastewater treatment systems. Access to the individual residences will be provided by driveways off of a public right-of-way; these driveways will be designed, constructed and maintained at the individual owner's expense. Fire protection measures will adhere to Gallatin County fire protection standards minimizing new expenditures. No new road construction is anticipated, minimizing the overall cost of improvements and cost to the eventual lot owners.

g. Lessen the visual impact of development and preserve the scenic vistas and rural atmosphere.

The visual impact of this proposal is mitigated by location of the existing and proposed building lots, which were chosen to maximize screening from Bridger Canyon Road. As noted, the building lots were placed in locations that take advantage of existing terrain. The rural atmosphere will be retained by placement of the proposed and existing building lots and restrictions on land uses outside of the lots.

h. Preserve agricultural lands.

Agricultural pursuits on the subject properties as well as those on adjacent properties will be unaffected by this development. Small scale, local, grazing activities that currently take place on the property will be allowed to continue. As noted above, the 37 acre open space lots will remain open for continued agricultural uses.

i. Provide economies in the provision of public services.

Public services beyond those which are currently utilized will not be required as a

result of this PUD. This proposal includes the addition of two (2) single-family residences within the tax jurisdiction responsible for the interests of the residents of Bridger Canyon. Significant additions to public infrastructure, such as roads and fire protection facilities are not anticipated.

13.2 Special Definitions.

Each definition specific to the PUD Section of the Bridger Canyon Zoning Regulation has been observed throughout this application.

13.3 Uses Permitted.

Any use permitted in the underlying zone classification, including single family dwelling units, condominiums and townhouses.

The uses requested with this application consist of the addition of two (2) single-family dwelling units, which is consistent with those prescribed for the subject properties.

13.4 Land Use Intensity Factor.

The land use intensity factor for each district shall be as shown following the PUD symbol on the official Bridger Canyon Zoning Map.

The densities requested with this application are consistent with the underlying designation of AE-PD-10. Each of the lots proposed with this application creates a density of 13.3 acres per unit which is less than the PD-10 allowed. This application actually proposes fewer lots, or density units, than are possible within the PUD process. Four (4) dwelling units are possible within the 40-acres.

13.5 Standards for Development.

a. General: In approving an area for a planned unit development, at least one (1) of the following conditions shall exist:

This application meets all of the following standards as detailed below.

(1) The parcel is situated such that the planned unit development will allow flexibility of design for the protection of scenic vistas or will lessen the visual impact of development.

As previously discussed, the site allows for the visual screening mitigation from Bridger Canyon Road and protection of important natural features such as the spring and wooded area northeast of the site. By limiting the installation of fences in the "effective" open space area, the visual impact of this development is minimized.

(2) The planned unit development will result in the preservation of agricultural land and/or open space.

Agricultural practices on the subject property is limited to small scale grazing activities that will be virtually unaffected by this development. The spring and wooded area in the eastern portion of the property is located outside any building lot and will be left undisturbed. Open space is preserved through the utilization of designated building lots and adherence to the open space requirements of the Bridger Canyon Zoning District.

(3) The parcel contains natural assets which will be preserved through the use of the

planned unit development. Such natural assets include vegetation, stands of large trees, land which serves as a natural habitat for wildlife, and streams.

The preservation of the natural assets of the site is the primary objective of this planned unit development. The design of this development is intended to utilize natural assets such as topography screening and low production hay area to reduce agricultural loss and decrease land erosion. By locating the building lots in the manner proposed with this development, the property's agricultural areas will not see a large impact. Fencing around the property perimeter will be required to allow for agricultural livestock. None of the building lots are located in wildlife corridors. The eastern wooded area will be undisturbed and protected as part of the open space.

(4) The parcel contains topography that is suitable for minimizing the visual impact of development. The planned unit development shall prevent erosion and result in development more suitable to the nature of the terrain.

The design of this development is intended to work in concert with the physical characteristics of the site. Building lots have been situated in locations (using existing topography for screening) that allow for minimal, physical, construction disturbance in the short term and limited visual impact in the long term.

b. Specific: In approving a site for a Planned Unit Development, the following specific standards shall be met:

(1) Determination of Density: Interpolation is permitted by rounding-off to the nearest dwelling unit permitted (due to size of whole parcel.)

Up to 4 dwelling units are possible within this property (40-acres / 10 acres per dwelling 4 units possible). Three dwelling units, or lots, are proposed, which is a resultant density of 13.3 acres per dwelling unit. The proposed density is in compliance with the underlying designation of AE-PD-10.

(2) Parking and Open Space: Parking and open space requirements are set forth in the following table (not included in this text). Open space shall not include areas devoted to public or private streets, parking, or areas covered by buildings. Open space may include natural or agricultural ground, landscaped areas, recreational areas, and water surfaces.

Parking: provisions for off-street parking have been accounted for in the design of the building lots (both existing and proposed). Each building lot can accommodate a primary residential structure and its required parking.

Open Space: The total area of this PUD is 40 acres. Of that total, 40Acres or 92.5% is open space as defined in the Bridger Canyon Zoning Regulations therefore meeting the required 90% of land open space.

(3) Continuous boundaries for multiple parcels: The minimum continuous boundary length to be shared by multiple parcels in a PUD shall be equal to the minimum parcel width contained in 6.5(a).

The parcel boundaries as proposed are contiguous and meet the requirements of Section 6.5(a) of the Bridger Canyon Zoning Regulations.

c. Dwelling Unit Design: Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual unit.

The future covenants will require that all materials used in residential construction meet the intent of Bridger Canyon Zoning Regulations.

d. Common Areas Access: Each building site shall have ready access to any common areas and facilities.

No common areas are proposed therefore this criteria is inapplicable. The use of roads/driveway is protected by easements.

e. Car Circulation and Access: Road design should reflect the following factors:

(i) Dwelling areas shall only have limited access to major traffic arteries. Common access roads should be used when possible.

Each individual dwelling will be accessed via a County standard road off of Brass Lantern Court.

(ii) Collector roads of ample width and flowing alignment shall feed traffic between the arterial streets and to a network of minor access streets on which most of the home sites are located. Streets and roads shall meet the design standards contained in the Gallatin County Subdivision Regulations.

Each individual dwelling will be accessed via a county standard driveway.

(iii) Where terrain permits short loop streets and cul-de-sacs should be used for minor streets.

All roads and driveways shall meet Gallatin County road and fire requirements. Each individual driveway will be designed to meet emergency services apparatus.

f. Parking: Parking shall reflect the following factors:

(i) Occupant and guest car parking should be located so homesites are conveniently served.

Parking considerations have been included in the design process. Adequate parking availability will not conflict with either the service of the individual home sites or emergency services providers.

(ii) Parking areas should be designed so that not more than an average of five (5) spaces shall adjoin each other without intervening landscaped areas, except in the Base Area where snow removal necessitates alternative landscape schemes.

Proposed parking design can be enforced by the Home Owners Association review and Land Use Permit process.

g. Walks and Service Circulation: Walks and service circulation should reflect the following factors:

- (1) Walks should be designed to provide convenient access to recreation, service, parking and other common areas.

A single family PUD proposed. However the Simmons recently signed a trail easement agreement with the City of Bozeman to enhance the convenience and safety of pedestrian traffic to the "M" trail head.

h. Setbacks: Front, side and rear setback requirements for structures shall be those of the district with which the Planned Unit Development is combined or as established by the approved plan.

The proposed 25-foot setbacks for the building lots meet the requirement of Bridger Canyon Zone Regulations. Deviations from the setback requirements will not be necessary with this PUD request.

i. Open Space Areas: Open space areas should be situated in such a manner as to avoid the crowding together of building uses and parking uses or to enhance visual or recreational pursuits of residents.

The provision of open space is one of the principal objectives of this PUD. The open space proposed with this PUD enhances the overall setting for the owners while contributing to the minimization of the visual impact on the surrounding property owners and retention of the existing agricultural potential.

j. Sanitary and Water Facilities: The general layout of sanitary and water facilities shall reflect that it is the intent of the plan to protect the environment, encourage the efficient use of land in the general area, and comply with the requirements of County subdivision and State health requirements.

The new lots will have on-site sanitary wastewater disposal and individual wells for domestic water. Lot 2A-1 has a Gallatin County approved wastewater system installed. Central or community systems are not proposed. New wastewater disposal systems will be required for proposed lots 2B-1 and 2C-1. In general, given the size of these lots, the soil types on which they are located and that other residences in the vicinity have successfully found drainfield sites.

Included with this application is soils information from the National Resource and Conservation Service. A more complete review of drainfield potential for the proposed lots will be provided with the subdivision application that will follow the PUD decision.

k. All condominium and townhouse planned unit developments shall have and use bear-proof refuse containers.

Condominium and townhomes are not proposed with this PUD. However, the utilization of bear-proof refuse containers within this PUD will be required in the covenants.

13.6 Procedure.

This section details the information required for a complete PUD application and

the standards by which this application will be reviewed. The narration and appendices included in this application have been submitted to comply with this section. All of the items noted below, including the check list of Site Plan requirements, have been provided within this application.

- a. Required Information: The developer shall submit to the Gallatin County Zoning Office ten (10) copies of the following information:
 - (1) Number and types of proposed dwelling units.
 - (2) Number of off-street parking spaces.
 - (3) Amount of open space or land to be left in agricultural production, by acreage.
 - (4) Amount of land, by acreage, to be covered by buildings.
 - (5) Materials, textures and colors of structures, if proposed.
 - (6) A location map showing the project in relation to the surrounding area.
 - (7) A site plan showing:
 - (a) Property lines and easements, with dimensions and area;
 - (b) Location, size, spacing, setbacks, and dimensions of all existing and proposed buildings, structures, improvements and utilities;
 - (c) Topographic information showing existing features and any proposed grading;
 - (d) Existing vegetation, wildlife habitat, and water courses, floodplain, and any proposed alterations;
 - (e) Existing land use;
 - (f) Existing access to the project, proposed roads, and parking layout, all with dimensions;
 - (g) Soil types, wetlands, and natural drainages.
 - (8) Legal requirements: All Planned Unit Developments which contain areas of common ownership or access shall submit covenants and other legal documents which:
 - (a) Legally create automatic-membership, non-profit homes association or similar instrument.
 - (b) Place title to any common property in the homes association, and limit title to residual lands so that residential use in excess of that permitted in this Regulation may not be made thereon.
 - (c) Restrict title to required open space (whether held in common or not) so that residential buildings or uses detrimental to the residential portion of the Planned Unit Development may not be conducted thereon.
 - (d) Appropriately and permanently limit the uses of the common property, open space, and residual agricultural lands.
 - (e) Give each lot owner the right to use and enjoyment of the common property.
 - (f) Place responsibility for operation and maintenance of the common property and roads in the home association.
 - (g) Place an association charge on each lot which will:

- (1) Be a lien on the property;
 - (2) Assure sufficient funds for maintenance of common property;
 - (3) Provide safeguards against unreasonably high charges and a method to adjust assessments.
- (h) Provide for weed control in accordance with Gallatin County Regulations.

All legal documents required under this section shall not be acceptable until approved by the County Attorney when required by the County Commission; all deed restrictions and association rules and regulations may be enforceable by the County of Gallatin as well as by the association.

13.7 Staged Development.

If the sequence of construction of various portions of the development is to occur in stages, then the open spaces and the recreational facilities proposed for the entire development shall be developed, or committed thereto, in proportion to the number of dwelling units constructed. At no time during the construction of the project shall the number of constructed dwelling units exceed the overall density per acre established by the Land Use Intensity Factor.

Phasing or Staged development is not proposed with this application.

13.8 Procedure for Approval.

- a. The method for considering a Planned Unit Development shall be the Conditional Use Permit procedure.

This application includes the materials required to process a Conditional Use Permit for a proposed PUD within the Bridger Canyon Zoning District.

- b. If the Planned Unit Development is considered a subdivision according to the definitions contained in 76-3-101 et seq., M.C.A., the development shall also be subject to review as set forth in the Gallatin County Subdivision Regulations.

A subsequent PUD subdivision will be required following a decision regarding this CUP zoning application.

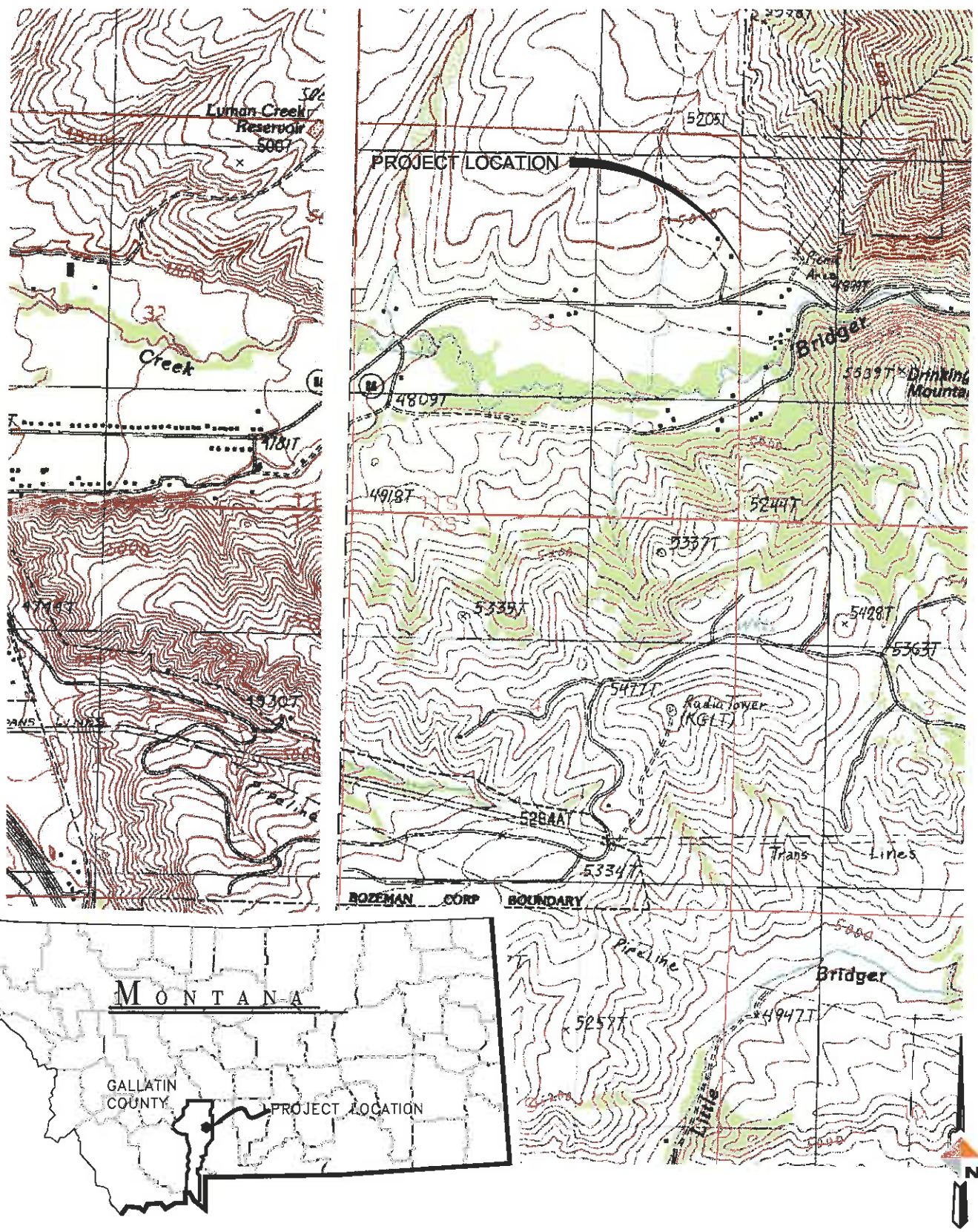
13.9 Transfer of Development Rights.

The transfer of development rights is not proposed nor warranted to achieve the requested density of this PUD. As a consequence, none of the following requirements are applicable. The language of the Bridger Canyon Zoning Regulation does not require the transfer of development rights for this PUD application. Section 4 of the Regulation notes that the Zoning District is divided into "zones or districts", each of which has a "PD" designation with a number symbol that indicates the allowable density through the PUD process. The PUD application is consistent with this density limitation.

**APPENDIX A:
LOCATION MAPS**

Appendix A

Q:\28\118u...j\65CAD\Simmons\CAD\MC14-GN-EH-1180-01-Parcel-Exhibits.dwg PLOT DATE 2016-08-03 09:37 USER: pyakowich



DOWL
 www.dowl.com
 2090 Stadium Drive
 Bozeman, Montana 59715
 408-586-8834

SIMMONS PROPERTY
 BOZEMAN, MONTANA

 VICINITY MAP

PROJECT	4528.1180.01
DATE	08/10/2016
FIGURE 1	

CERTIFICATE OF SURVEY NO. COS 1451-A

A TRACT OF LAND BEING A PORTION OF TRACT A OF C.O.S. NO. 1451. LOCATED IN THE NE 1/4 OF SECTION 33, T1S, R6E, P.M.M., GALLATIN COUNTY, MONTANA FOR JAMES C. SIMMONS AND JANET SIMMONS ETAL TO CREATE TRACT A-1 FOR OCCASIONAL SALE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF TRACT A OF CERTIFICATE OF SURVEY NO. 1451, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY, MONTANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER WHICH BEARS SOUTH 00-39-56 EAST, A DISTANCE OF 1481.52 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 33. THENCE SOUTH 00-39-56 EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 462.99 FEET, THENCE SOUTH 00-32-30 EAST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 171.64 FEET. THENCE SOUTH 68-15-40 WEST, ALONG THE NORTH RIGHT OF WAY OF BRIDGER CANYON ROAD, A DISTANCE OF 255.55 FEET. THENCE NORTH 09-46-37 EAST A DISTANCE OF 351.12 FEET. THENCE NORTH 42-25-33 WEST A DISTANCE OF 51.98 FEET. THENCE NORTH 02-39-11 EAST A DISTANCE OF 267.32 FEET. THENCE NORTH 84-32-48 EAST A DISTANCE OF 190.22 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING 2.815 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS.

ALL ACCORDING TO CERTIFICATE OF SURVEY NO. 1451-A, GALLATIN COUNTY CLERK AND RECORDER RECORDS.

CERTIFICATE OF EXEMPTION (OCCASIONAL SALE)

WE CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL AS AN OCCASIONAL SALE AND THAT THIS EXEMPTION COMPLIES WITH ALL CONDITIONS IMPOSED ON ITS USE. WE FURTHER CERTIFY THAT WITHIN THE PAST TWELVE (12) MONTHS NO OCCASIONAL SALE HAS BEEN TAKEN FROM TRACT A OR CONTIGUOUS TRACTS WHICH WE OWN, AND THAT TRACT A WAS NOT CREATED THROUGH THE USE OF THE EXEMPTION FOR AN OCCASIONAL SALE OR THROUGH THE EXEMPTION FOR GIFT BY SALE TO FAMILY MEMBER. THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1) (d) M.C.A., 1985, AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

James C. Simmons *Janet Simmons*
JAMES C. SIMMONS JANET SIMMONS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF June, 1989.

Deanna L. Karl
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT BOZEMAN, MONTANA
MY COMMISSION EXPIRES 11-1-91

Margorie R. Huffine
MARGORIE R. HUFFINE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF June, 1989.

Deanna L. Karl
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT BOZEMAN, MONTANA
MY COMMISSION EXPIRES 11-1-91

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, RONALD W. ALLEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I SURVEYED THIS CERTIFICATE OF SURVEY, AND PLATTED SAME AS SHOWN ON THE ACCOMPANYING PLAT AND AS DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTIONS 76-3-101 THROUGH 76-3-614, M.C.A., AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 16th DAY OF November, A.D., 1989.

Ronald W. Allen
RONALD W. ALLEN
MONTANA REGISTRATION #49558

CERTIFICATE OF COUNTY TREASURER

I, STAN HUGHES, TREASURER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN DULY EXAMINED AND THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND TO BE SUBDIVIDED ARE DELINQUENT.

DATED THIS 28th DAY OF January, A.D., 1990.

Stan Hughes
STAN HUGHES
TREASURER OF GALLATIN COUNTY

CERTIFICATE OF COUNTY COMMISSIONERS

I, THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS, GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE EXEMPTION CLAIMED ON THE ACCOMPANYING CERTIFICATE OF SURVEY HAS BEEN FOUND TO CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION AND PLATTING ACT, SECTION 76-3-101 et seq., M.C.A. AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 5th DAY OF December, A.D., 1989.

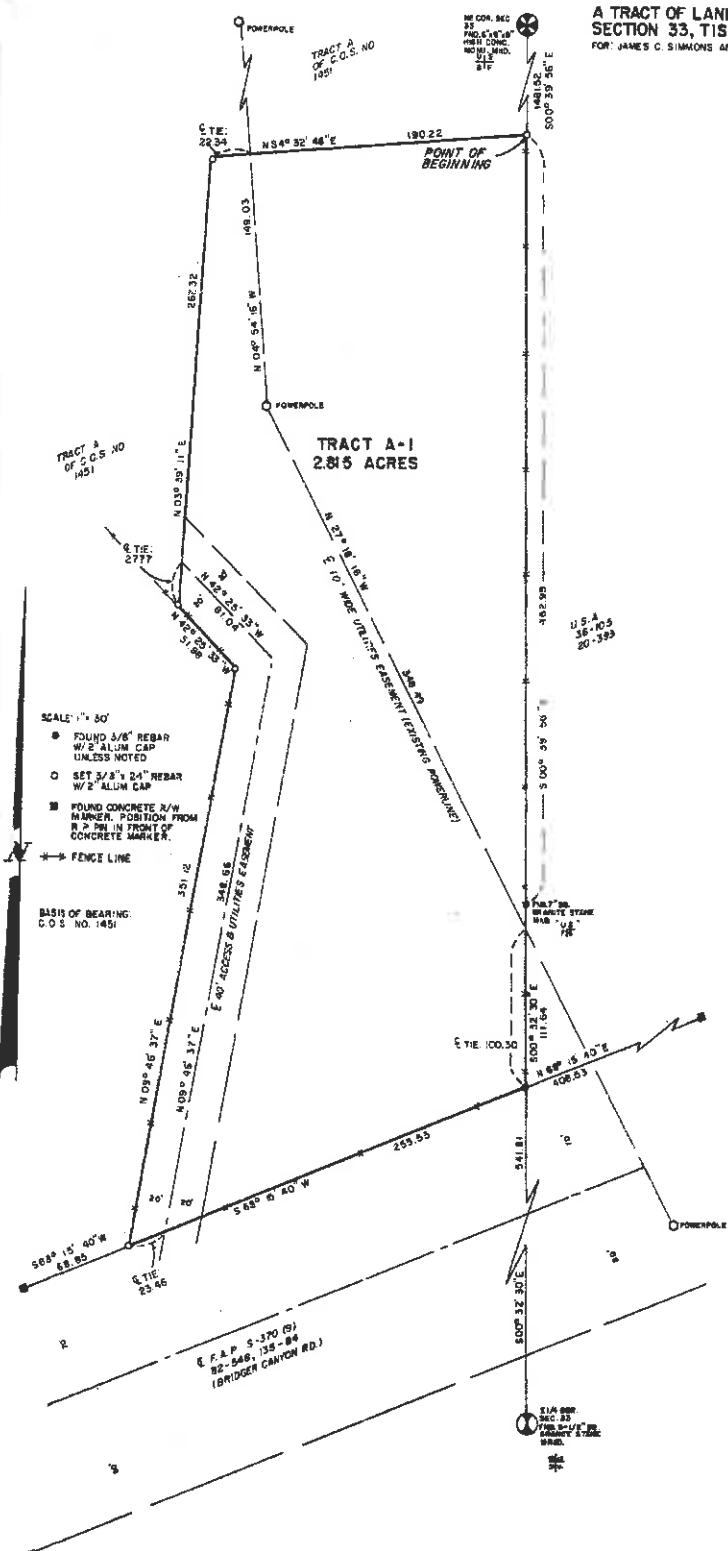
Ramon A. Holt
RAMON A. HOLT
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER

I, SKELLEY M. CHENEY, CLERK AND RECORDER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 24th DAY OF January, A.D., 1990, AT 11:01 A.M., AND RECORDED AS CERTIFICATE OF SURVEY NUMBER 1451-A, RECORDS OF THE COUNTY DOCUMENT NUMBER 207632.

Deanna L. Karl
DEANNA L. KARL
DEPUTY CLERK AND RECORDER

RECORD OF SANITARY RESTRICTIONS
File 107 Page 2028



25	50	75	100
ALLEN	571C	533	
ASSOCIATES	T1S	R6E	

CERTIFICATE OF SURVEY NO. 1451B

A TRACT OF LAND BEING A PORTION OF TRACT A OF C.O.S. 1451,
 LOCATED IN THE NE 1/4 AND SE 1/4 OF SECTION 28 AND IN THE
 NE 1/4 OF SECTION 33, T15, R6E, P.M.M. GALLATIN COUNTY, MONTANA.

FOR: MARJORIE R. HUFFINE, JAMES C. SIMMONS, JANET SIMMONS et al. TO CREATE TWO TRACTS

DESCRIPTION
 A TRACT OF LAND BEING A PORTION OF TRACT A OF C.O.S. 1451, LOCATED IN THE NORTHEAST ONE-QUARTER AND SOUTHWEST ONE-QUARTER OF SECTION 28 AND IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 6 EAST, PRINCIPAL MERIDIAN, MONTANA, GALLATIN COUNTY, MONTANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 00°24'26" EAST ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 1481.53 FEET, THENCE ALONG THE NORTH AND WEST LINES OF TRACT A-1 OF C.O.S. 1451A THROUGH THE FOLLOWING COURSE:

NORTH 08°27'41" WEST A DISTANCE OF 140.00 FEET,
 SOUTH 05°55'12" WEST A DISTANCE OF 267.51 FEET,
 SOUTH 42°25'22" EAST A DISTANCE OF 31.29 FEET,
 SOUTH 09°45'32" WEST A DISTANCE OF 321.12 FEET,
 THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF P.L.P. 9-270 (7), (YERLISEN CANYON ROAD), THROUGH THE FOLLOWING COURSE:

SOUTH 08°15'40" WEST A DISTANCE OF 58.65 FEET,
 ALONG A 1075.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTRAL BEARING OF NORTH 33°25'47" WEST THROUGH A CENTRAL ANGLE OF 11°44'43", FOR AN ARC LENGTH OF 406.73 FEET,
 SOUTH 09°24'28" WEST A DISTANCE OF 121.37 FEET,
 NORTH 75°52'38" WEST A DISTANCE OF 41.24 FEET,
 SOUTH 89°22'47" WEST A DISTANCE OF 175.39 FEET,
 THENCE ALONG THE WEST, NORTH AND EAST LINES OF CERTIFICATE OF SURVEY NO. 1451 THROUGH THE FOLLOWING COURSE:

NORTH 09°10'42" WEST A DISTANCE OF 1005.91 FEET,
 NORTH 14°28'24" WEST A DISTANCE OF 2540.00 FEET,
 NORTH 02°04'45" WEST A DISTANCE OF 499.87 FEET,
 NORTH 33°50'30" EAST A DISTANCE OF 1278.93 FEET,
 NORTH 88°57'07" WEST A DISTANCE OF 1962.18 FEET,
 NORTH 00°00'00" EAST A DISTANCE OF 3563.97 FEET,
 NORTH 00°40'02" EAST A DISTANCE OF 1028.25 FEET,
 NORTH 00°41'58" EAST A DISTANCE OF 2325.02 FEET,
 SOUTH 00°34'26" EAST A DISTANCE OF 827.63 FEET,
 NORTH 00°00'00" EAST A DISTANCE OF 2288.00 FEET,
 SOUTH 00°40'49" EAST A DISTANCE OF 1048.50 FEET,
 SOUTH 00°40'40" EAST A DISTANCE OF 273.96 FEET,
 SOUTH 00°36'32" EAST A DISTANCE OF 2822.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING 240.879 ACRES BEING WITH AND SUBJECT TO ANY EXISTING EASEMENTS,
 ALL ACCORDING TO CERTIFICATE OF SURVEY NO. 1451B, GALLATIN COUNTY CLERK AND RECORDS RECORDS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, DONALD W. ALLEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BEHIND ME, April 19, 1991, and May 1st, 1991, I EXAMINED THIS CERTIFICATE OF SURVEY, AND PLATTED SAME AS SHOWN ON THE ACCOMPANYING PLAT AND AS DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SURVEYING AND LOCATION ACT, SECTIONS 74-3-101 THROUGH 74-3-114, M.C.R.S. AND THE GALLATIN COUNTY SUBDIVISION REGULATIONS.

DATED THIS 1st DAY OF May, A.D., 1991.

D.W. Allen
 DONALD W. ALLEN
 MONTANA REGISTRATION NO. 49902

CERTIFICATE OF COUNTY TREASURER

I, JIM HUGHES, TREASURER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS EXAMINED AND THAT THE REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND ARE CORRECT AND DELINQUENT.

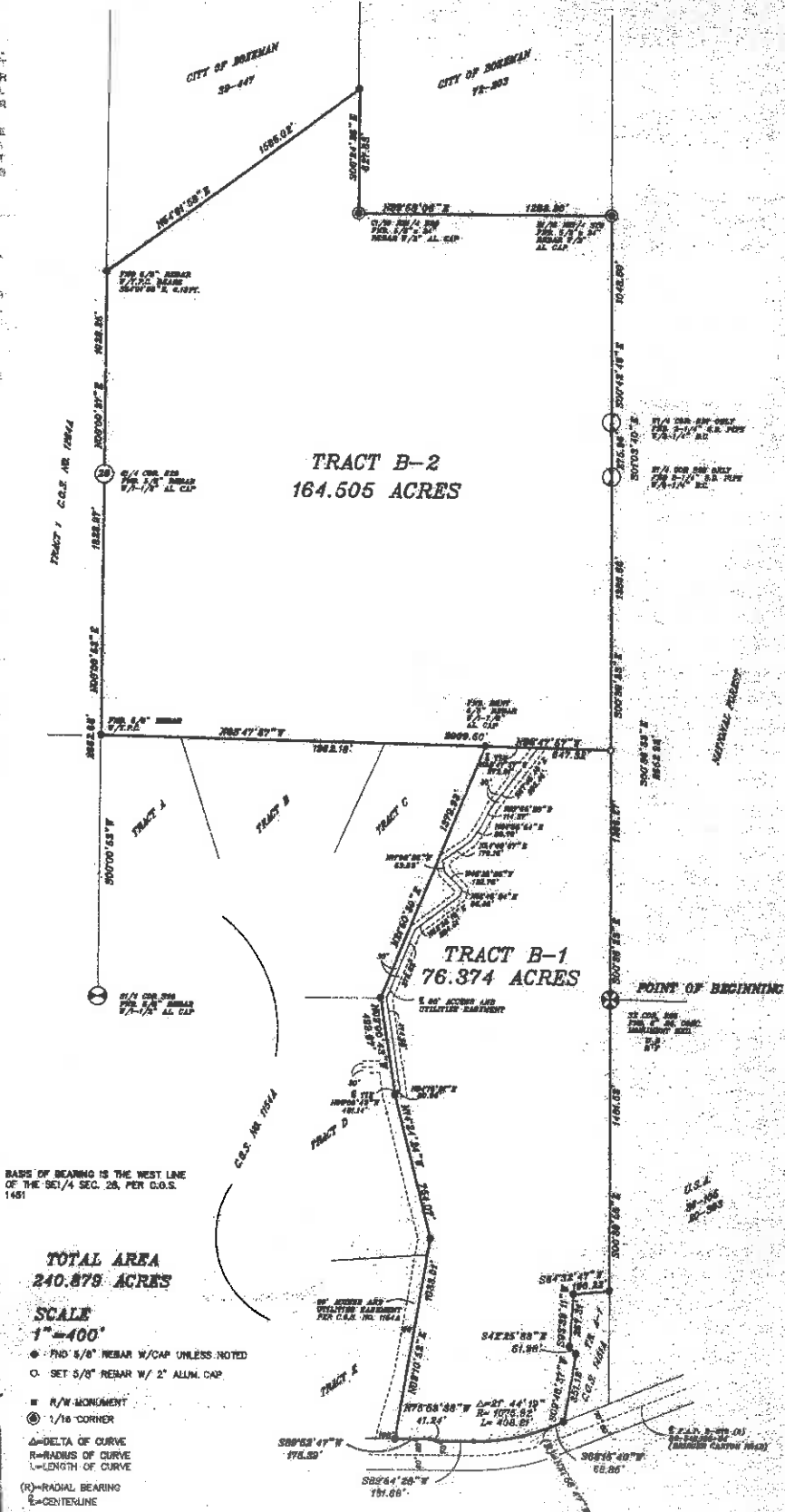
DATED THIS 2nd DAY OF May, A.D., 1991.

Jim Hughes
 JIM HUGHES
 MONTANA REGISTRATION NO. 10297

226845 CLERK AND RECORDS

I, DONALD W. ALLEN, CLERK AND RECORDS OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE THIS 2nd DAY OF May, 1991, AT 8:05 A.M., AND RECORDED AND CERTIFICATE NO. 1451B, RECORDS OF THE COUNTY CLERK AND RECORDS, GALLATIN COUNTY, MONTANA.

Donna M. Altomus
 DONNA M. ALTOMUS
 CLERK AND RECORDS



TOTAL AREA
 240.879 ACRES

SCALE
 1"=400'

● - 1/8" IRON W/ CAP UNLESS NOTED
 ○ - SET 3/8" IRON W/ 2" ALLUM. CAP

■ - R/W MONUMENT
 ⊙ - 1/8" CORNER

△ - DELTA OF CURVE
 R - RADIUS OF CURVE
 L - LENGTH OF CURVE

(R) - RADIAL BEARING
 C - CENTERLINE

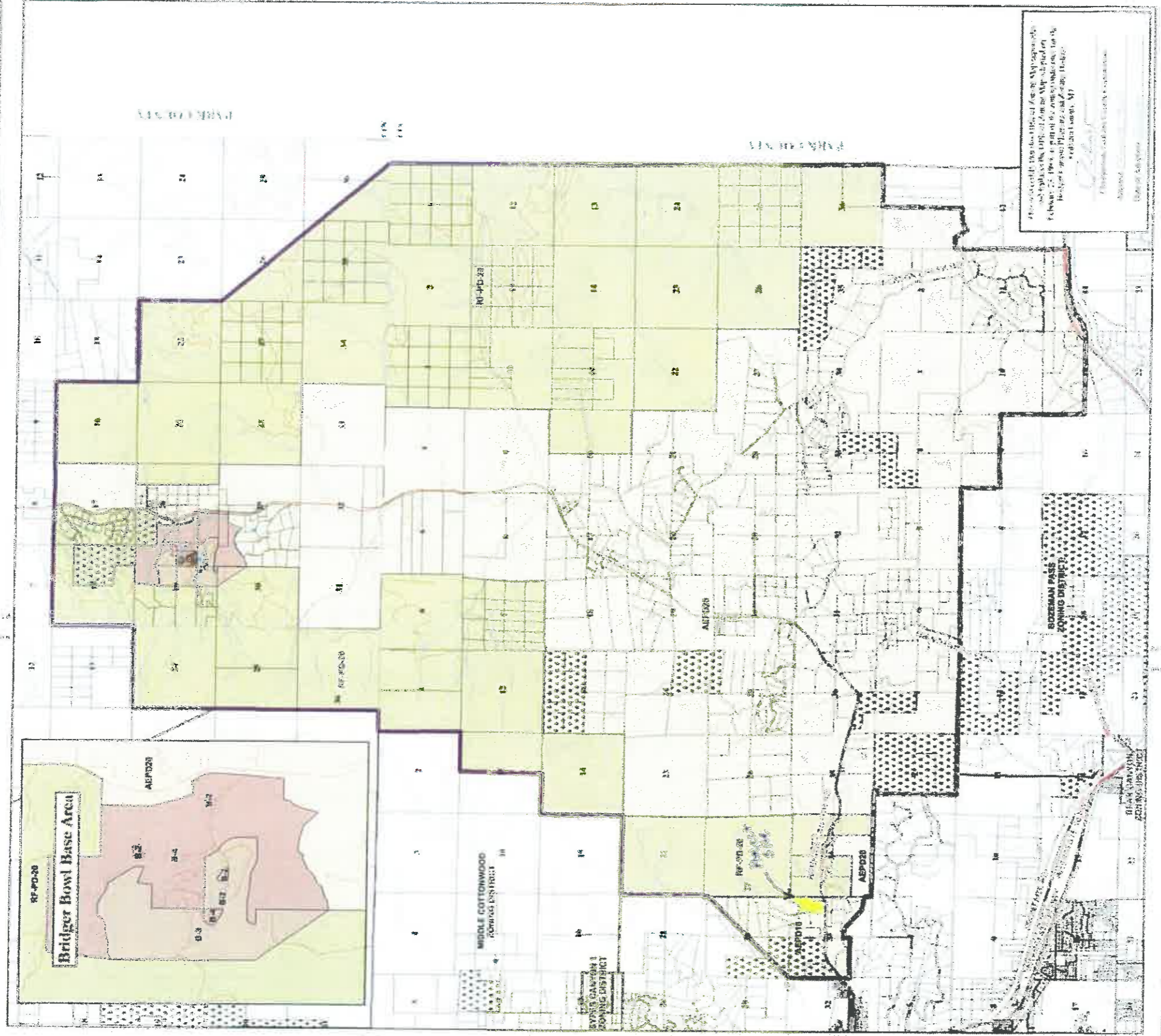
100	200	400	600	800
ALLEN	5210	S28	4-91	E
ASSOCIATES	T15	R6E	W005710	



Bridger Canyon Zoning District

Gallatin County, Montana

02/11/2010



This is a preliminary map and is subject to change without notice. It is not to be used for any purpose other than informational. It is not to be used for any purpose other than informational. It is not to be used for any purpose other than informational.

02/11/2010

- Zoning Classifications**
- ASPD20 - Single-Family Detached
 - M - Medium Density Residential
 - R1-PD-20 - Single-Family Detached
 - R2 - Single-Family Detached
 - R3 - Single-Family Detached
 - R4 - Single-Family Detached
 - R5 - Single-Family Detached
 - R6 - Single-Family Detached
 - R7 - Single-Family Detached
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 - R98 - Single-Family Detached
 - R99 - Single-Family Detached
 - R100 - Single-Family Detached

- Map Legend**
- Property Boundary
 - Water Body
 - Right-of-Way
 - Utility Line

Gallatin County Planning Department
 215 W. Main St.
 Bozeman, MT 59715
 406.251.2121

MINOR SUBDIVISION No. 133 BEING TRACT B-1 OF CERTIFICATE OF SURVEY No. 1451B, SITUATED IN THE SE1/4 OF SECTION 28 AND THE NE1/4 OF SECTION 33, T1S, R6E, P.M.M., GALLATIN COUNTY, MONTANA

FOR: JAMES C. AND JANET SIMMONS BY GASTON ENGINEERS AND SURVEYING

SCALE: 1" = 300'

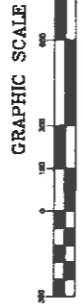
JULY, 1994 BOZEMAN, MONTANA

- NOTES: FOUND REBAR W/CAP UNLESS OTHERWISE NOTED... W.C. - WITNESS CORNER... I.C.P. - IRON CORNER POST

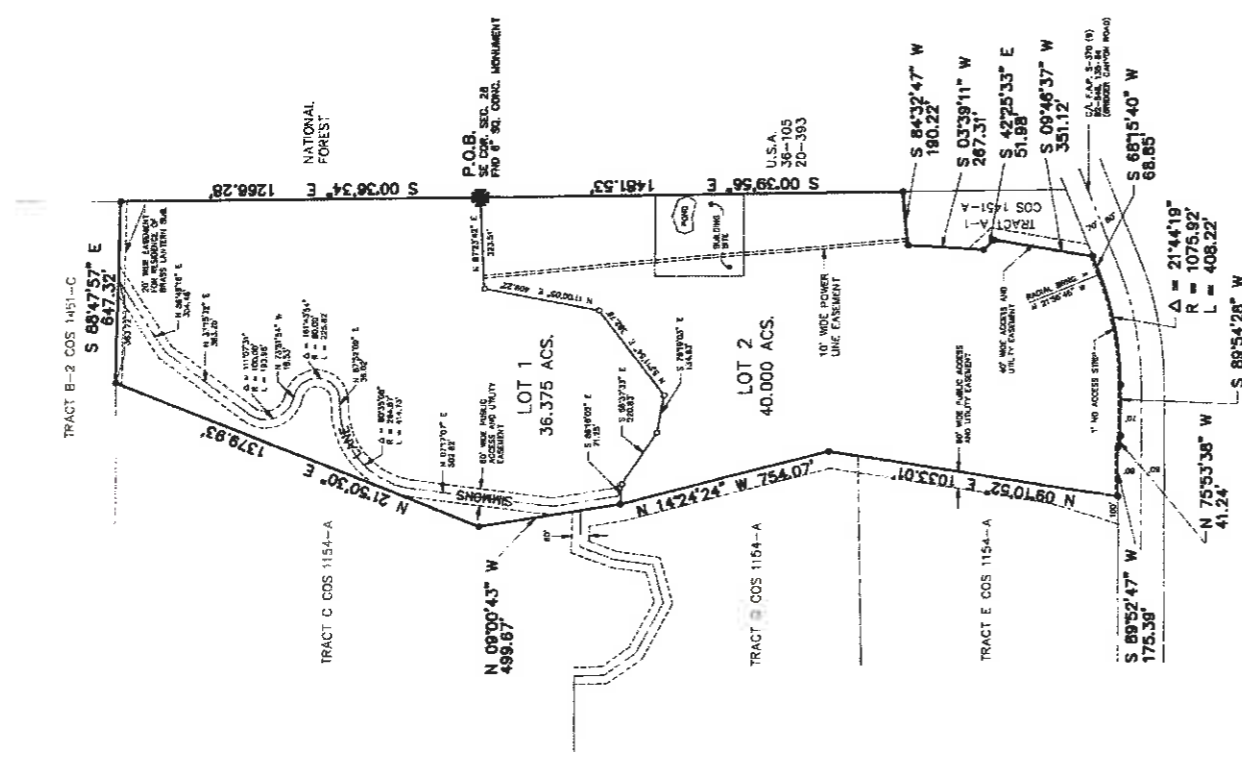
- BASS OF BLARING... COS 1451-B

TOTAL AREA: 78.375 ACS. IN ADDITION TO THE EASEMENT'S SHOWN ON THE FACE OF THE PLAT, THERE SHALL BE A 20' WIDE EASEMENT FOR UTILITY LINES AND A 10' WIDE EASEMENT ALONG ALL INTERIOR LOT LINES.

ALL LOT ACCESSES SHALL BE BUILT TO THE STANDARDS OF SECTION 4.6(1)(2) OF THE GALLATIN COUNTY SUBDIVISION REGULATIONS



- LEGEND: ELECTRIC BOX, METER BOX, POWER POLE, EXISTING WELL



WAVYER OF PROTEST

We, the undersigned property owners of Minor Subdivision No. 133 situated in the SE 1/4 of Section 28 & the NE 1/4 of Section 33, T1S, R6E, P.M.M., Gallatin County, Montana, do hereby agree to protest creation of Rural Improvement Districts...

Dated this 17th day of July, 1994. James C. Simmons, Janet Simmons

Notary Public for the State of MT. My Commission expires 11/27/98. Position: Assistant Vice President. Lending Institution: First Bank Montana, National Association.

Notary Public for the State of MT. My Commission expires 11/27/98. Position: Assistant Vice President. Lending Institution: First Bank Montana, National Association.

CONSENT OF MORTGAGEES

We, the undersigned mortgagees, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances on to any portion of said land, the same not being platted into streets, avenues, parks, or other public uses and dedicated to the use of the public forever.

Dated this 17th day of July, 1994. Notary Public for the State of MT. My Commission expires 11/27/98.

On this 17th day of July, 1994, before me, a Notary Public in and for the State of Montana, personally appeared James C. Simmons and Janet Simmons, known to me to be the persons whose names are subscribed to in the above instrument, and who acknowledged to me that he/she executed the same for and on behalf of said institution.

Witness my hand and seal, the day and year above first written. Notary Public for the State of MT. My Commission expires 11/27/98.

CERTIFICATE OF CONSENT

We, the undersigned property owners, do hereby certify that we caused to be surveyed, subdivided and platted into lots, blocks, streets and alleys, as shown by the plat and certificate of survey hereunto included, the following described tract of land, to-wit:

A tract of land being Tract B-1 of Certificate of Survey No. 1451 B, situated in the SE 1/4 of Section 28 and the NE 1/4 of Section 33, T1S, R6E, P.M.M., Gallatin County, Montana and being further described as follows: Beginning at a point which is the SE corner of said Section 28; thence from said point of beginning along the section line common to Sections 33 and 24 S 00°38'56" E a distance of 1481.53 feet to the NE corner of Tract A-1 of Certificate of Survey No. 1451-A; thence along the north and west line of said tract S 84°32'47" W a distance of 180.22 feet, S 03°39'11" W a distance of 287.31 feet, S 42°25'33" E a distance of 51.88 feet and S 09°46'37" W a distance of 351.12 feet to a point on the northerly right-of-way line of Bridger Canyon Road; thence along said right-of-way line S 89°52'47" W a distance of 175.39 feet to the SE corner of said Section 28; thence from said SE corner of said Section 28, N 09°10'32" E a distance of 1033.01 feet, N 142°4'24" W a distance of 754.07 feet, N 09°02'43" W a distance of 488.87 feet and N 21°30'30" E a distance of 1379.93 feet to a point on the south line of Tract B-2 of Certificate of Survey No. 1451-C; thence along said line S 88°47'57" E a distance of 647.32 feet to a point on the east line of said Section 28; thence along said line S 00°38'34" E a distance of 1286.28 feet to the point of beginning. Said tract being 78.375 acres along with and subject to any existing easements.

The above-described tract of land is to be known and designated as "Minor Subdivision No. 133, Gallatin County, Montana.

Dated this 17th day of July, 1994. Notary Public for the State of MT. My Commission expires 11/27/98.

On this 17th day of July, 1994, before me, a Notary Public in and for the State of Montana, personally appeared James C. Simmons and Janet Simmons, known to me to be the persons whose names are subscribed to in the above instrument, and who acknowledged to me that he/she executed the same.

Witness my hand and seal, the day and year above first written. Notary Public for the State of MT. My Commission expires 11/27/98.

CERTIFICATE OF SURVEYOR

I, the undersigned, Dennis L. Freeman, Land Surveyor, do hereby certify that during July, 1994, I surveyed Certificate of Survey No. 1451B, as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Section 70-3-01 through 70-3-04, M.C.A. and the Gallatin County Subdivision Regulations.

Dated this 17th day of July, 1994. Dennis L. Freeman, Registration #46065

CERTIFICATE OF COUNTY COMMISSIONERS

I, Chairman of the Board of County Commissioners, Gallatin County, do hereby certify that the accompanying plat has been duly examined and have found the same to conform to law, approve it, and hereby authorize the registration to the City of Bozeman for the public use of any and all lands shown on the plat as being dedicated to such use.

Dated this 17th day of July, 1994. Chairman Board of County Commissioners

CERTIFICATE OF COUNTY TREASURER

I, Stan Hughes, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat or Certificate of Survey has been duly examined and that no real property taxes assessed and levied on the land to be subdivided are delinquent.

Dated this 17th day of July, 1994. Stan Hughes, Treasurer of Gallatin County

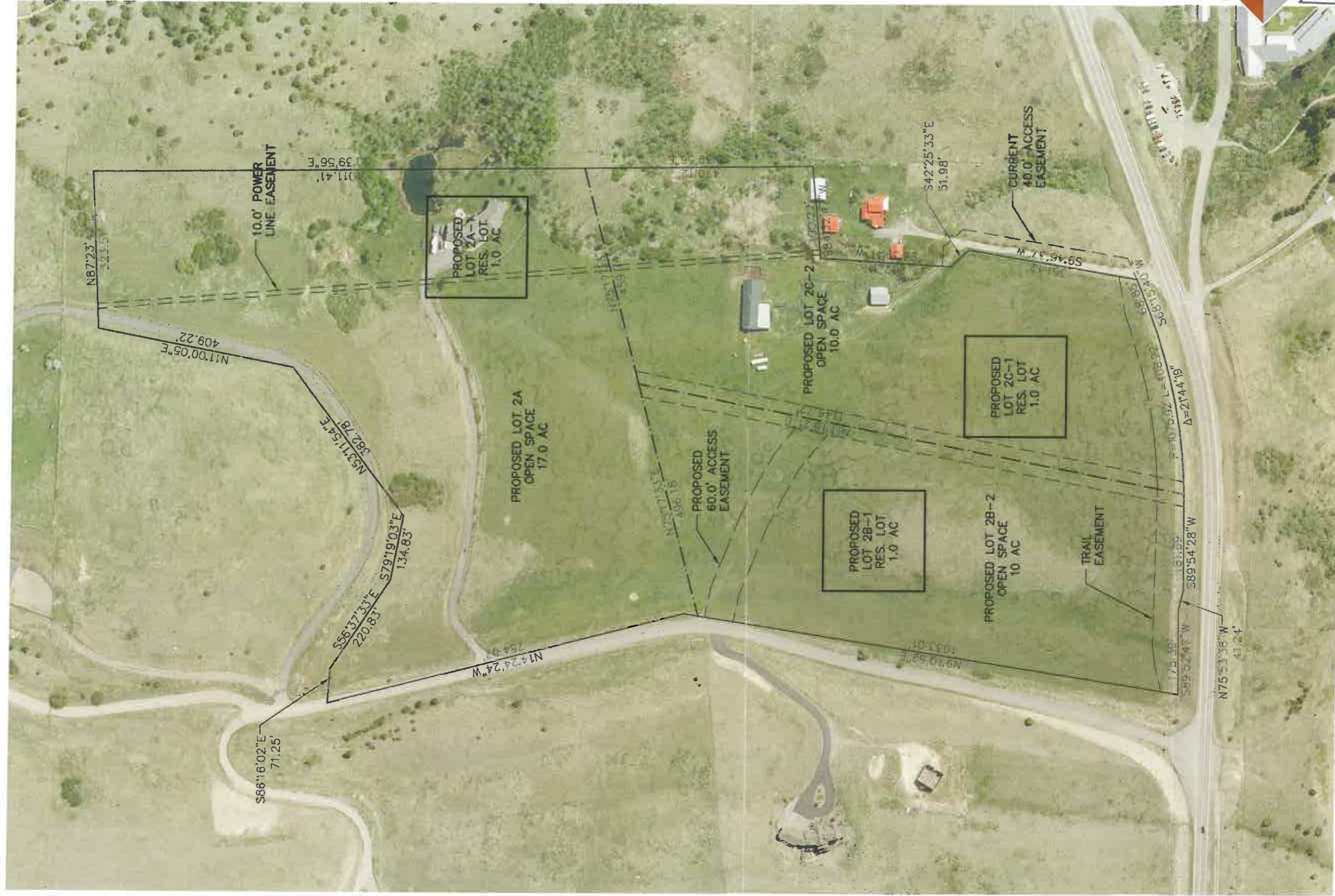
CERTIFICATE OF CLERK AND RECORDER

I, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at Bozeman, Montana, on this 17th day of July, 1994, and recorded in the Public Records of Gallatin County, Montana, at Bozeman, Montana, in Book 291655 at Page 233. Records of the Clerk and Recorder, Gallatin County, Montana.

Dated this 17th day of August, 1994. Clerk & Recorder

**APPENDIX B:
LOT LAYOUT**

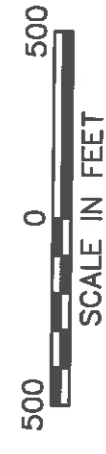
Appendix B



PROPOSED LOTS = 3 RESIDENTIAL LOTS
 OPENSACE = 3 OPENSACE LOTS
 BUILDING LOTS = 3 ACRES

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT / SETBACK



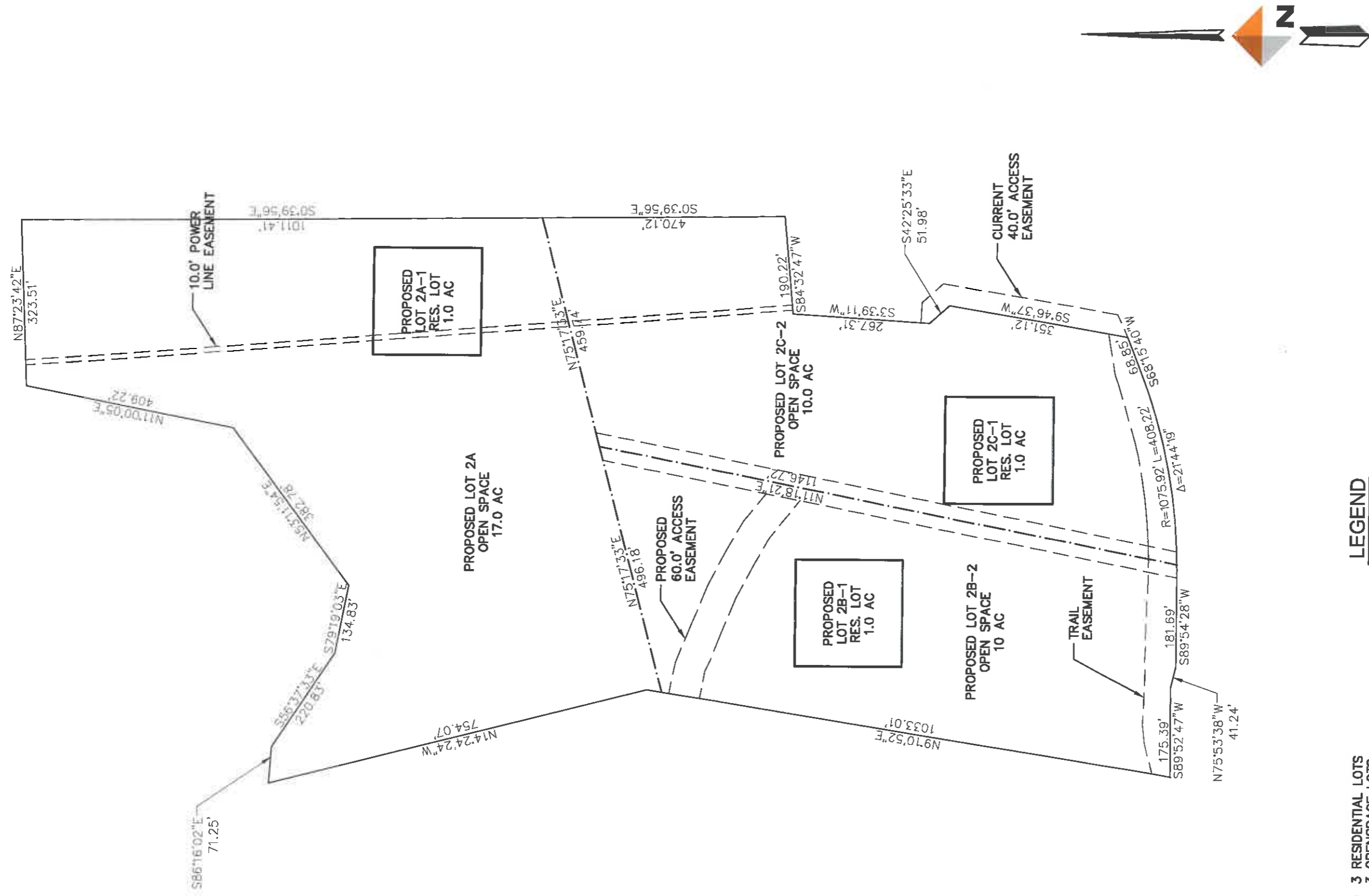
PRELIMINARY

DOWL
 2000 Stadium Drive
 Bozeman, Montana 59715
 406-586-8834

**SIMMONS PROPERTY
 LOT LAYOUT**

PROJECT	4528.11805.01
DATE	08/01/2016

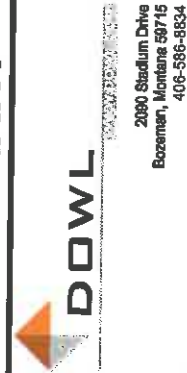
EXHIBIT 1



PROPOSED LOTS = 3 RESIDENTIAL LOTS
 OPENSACE = 3 OPENSACE LOTS
 BUILDING LOTS = 3 ACRES

- LEGEND**
- EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - EASEMENT / SETBACK

PRELIMINARY



**SIMMONS PROPERTY
 LOT LAYOUT**

PROJECT 4528.11805.01
 DATE 08/01/2016

EXHIBIT 1a



APPENDIX C:
NRCS SOILS DATA

Soil Map—Gallatin County Area, Montana
(Simmins Minor Sub (PUD))








Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



MAP LEGEND

 Area of Interest (AOI)	 Spot Area
 Area of Interest (AOI)	 Stony Spot
 Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
 Special Point Features	 Water Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gallatin County Area, Montana
Survey Area Data: Version 19, Sep 28, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2014—Aug 19, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Gallatin County Area, Montana (MT622)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
65C	Bigbear loam, 4 to 8 percent slopes	3.5	22.1%
65D	Bigbear loam, 8 to 15 percent slopes	5.6	34.9%
354D	Farside loam, 8 to 15 percent slopes	3.0	18.8%
366E	Windham cobbly loam, 15 to 35 percent slopes, stony	3.4	21.6%
614D	Adel loam, cool, 4 to 15 percent slopes	0.4	2.7%
Totals for Area of Interest		15.9	100.0%

Septic Tank Absorption Fields—Gallatin County Area, Montana
(Simmins Minor Sub (PUD))



























Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.

0 25 50 100 150 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 12N WGS84

MAP LEGEND

- Area of Interest (AOI)
 -  Area of Interest (AOI)
- Background
 -  Aerial Photography
- Soils
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Soil Rating Polygons
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Soil Rating Lines
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Soil Rating Points
 -  Very limited
 -  Somewhat limited
 -  Not limited
 -  Not rated or not available
- Water Features
 -  Streams and Canals
- Transportation
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilssurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gallatin County Area, Montana
Survey Area Data: Version 19, Sep 28, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2011—Aug 19, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields

Septic Tank Absorption Fields— Summary by Map Unit — Gallatin County Area, Montana (MT622)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
65C	Bigbear loam, 4 to 8 percent slopes	Very limited	Bigbear (90%)	Slow water movement (1.00)	3.5	22.1%
			Bigbear (5%)	Slow water movement (1.00)		
			Burnel (3%)	Slow water movement (1.00)		
			Storyhill (2%)	Slow water movement (1.00)		
			Large stones (0.17)			
65D	Bigbear loam, 8 to 15 percent slopes	Very limited	Bigbear (90%)	Slow water movement (1.00)	5.6	34.9%
				Slope (0.63)		
			Bigbear (5%)	Slow water movement (1.00)		
				Slope (0.63)		
			Burnel (3%)	Slow water movement (1.00)		
				Slope (0.63)		
			Storyhill (2%)	Slow water movement (1.00)		
				Large stones (0.17)		
Slope (0.16)						
354D	Farside loam, 8 to 15 percent slopes	Very limited	Farside (90%)	Slow water movement (1.00)	3.0	18.8%
				Seepage, bottom layer (1.00)		
				Slope (0.63)		
			Sawicki (4%)	Slow water movement (1.00)		

Septic Tank Absorption Fields— Summary by Map Unit — Gallatin County Area, Montana (MT622)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Seepage, bottom layer (1.00)		
				Slope (0.63)		
				Large stones (0.53)		
			Farside (3%)	Slow water movement (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
366E	Windham cobbly loam, 15 to 35 percent slopes, stony	Very limited	Windham (90%)	Slope (1.00)	3.4	21.6%
				Slow water movement (0.50)		
			Windham, bouldery (5%)	Slope (1.00)		
				Slow water movement (0.50)		
			Windham, greater slopes (5%)	Slope (1.00)		
				Slow water movement (0.50)		
614D	Adel loam, cool, 4 to 15 percent slopes	Somewhat limited	Adel (85%)	Slow water movement (0.50)	0.4	2.7%
				Slope (0.16)		
			Libeg (5%)	Slope (0.63)		
				Slow water movement (0.50)		
				Large stones (0.20)		
Totals for Area of Interest					15.9	100.0%

Septic Tank Absorption Fields— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	15.5	97.3%
Somewhat limited	0.4	2.7%
Totals for Area of Interest	15.9	100.0%

Description

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sewage Disposal

This table shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 72 inches or between a depth of 24 inches and a restrictive layer is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

Sewage lagoons are shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, flooding, large stones, and content of organic matter.

Saturated hydraulic conductivity (Ksat) is a critical property affecting the suitability for sewage lagoons. Most porous soils eventually become sealed when they are used as sites for sewage lagoons. Until sealing occurs, however, the hazard of pollution is severe. Soils that have a Ksat rate of more than 14 micrometers per second are too porous for the proper functioning of sewage lagoons. In these soils, seepage of the effluent can result in contamination of the ground water. Ground-water contamination is also a hazard if fractured bedrock is within a depth of 40 inches, if the water table is high enough to raise the level of sewage in the lagoon, or if floodwater overtops the lagoon.

A high content of organic matter is detrimental to proper functioning of the lagoon because it inhibits aerobic activity. Slope, bedrock, and cemented pans can cause construction problems, and large stones can hinder compaction of the lagoon floor. If the lagoon is to be uniformly deep throughout, the slope must be gentle enough and the soil material must be thick enough over bedrock or a cemented pan to make land smoothing practical.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Sewage Disposal

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Sewage Disposal—Gallatin County Area, Montana					
Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
65C—Bigbear loam, 4 to 8 percent slopes					
Bigbear	90	Very limited		Somewhat limited	
		Slow water movement	1.00	Slope	0.92
				Seepage	0.27

Sewage Disposal—Gallatin County Area, Montana					
Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
65D—Bigbear loam, 8 to 15 percent slopes					
Bigbear	90	Very limited		Very limited	
		Slow water movement	1.00	Slope	1.00
		Slope	0.63	Seepage	0.27
354D—Farside loam, 8 to 15 percent slopes					
Farside	90	Very limited		Very limited	
		Slow water movement	1.00	Slope	1.00
		Seepage, bottom layer	1.00	Seepage	1.00
		Slope	0.63		
366E—Windham cobbly loam, 15 to 35 percent slopes, stony					
Windham	90	Very limited		Very limited	
		Slope	1.00	Slope	1.00
		Slow water movement	0.50	Seepage	0.50
				Large stones	0.05
614D—Adel loam, cool, 4 to 15 percent slopes					
Adel	85	Somewhat limited		Very limited	
		Slow water movement	0.50	Slope	1.00
		Slope	0.16	Seepage	0.50

Data Source Information

Soil Survey Area: Gallatin County Area, Montana
 Survey Area Data: Version 19, Sep 28, 2015

APPENDIX D:
PROPERTY OWNERS LIST

Proposal Simmons PUD



GALLATIN COUNTY
Certification of Property Owners List

I, William Dreyer, applicant for the attached proposal, hereby certify that:

- To the best of my knowledge, the attached list shows all property owners and purchasers under contract for property:
Adjacent to the proposal site (and across watercourses, roads, etc.).
Within 300 feet of the proposal site.
- The names on the list are from the Gallatin County Clerk and Recorder's most recent records.
- The addresses on the list are from Montana Departments of Revenue's most recent tax records, available on the internet at <http://svc.mt.gov/msl/mtcadastral>.
- I understand that an inaccurate list may delay review of the project.

William Dreyer
Signature

8/22/16
Date

Property Owners

Adjacent to proposal site and across watercourses, roads*, etc.

Within _____ feet of proposal site.

	Legal Description of Property	Property Owner's Name	Mailing Address of Property Owner from Montana Dept. of Revenue
1	S27, T01 S, R06 E, ACRES 640, ALL	US Forest Service	PO BOX 130, BOZEMAN, MT 59771
2	MINOR SUB 133, S33, T01 S, R06 E, Lot 1, ACRES 36.375	STEVEN T & LINDA R OUGH	354 BRASS LANTERN CT., BOZEMAN, MT 59715
3	S33, T01 S, R06 E, C.O.S. 1154A, PARCEL D, ACRES 20	GERALD M & LENI M GASTON	489 BRASS LANTERN CT., BOZEMAN, MT 59715
4	S33, T01 S, R06 E, C.O.S. 1154A, PARCEL E, ACRES 20	FPR PROPERTIES, LLC	1100 NOLA AVE., BARBERTON, OH 44203-3819
5	S33, T01 S, R06 E, ACRES 6.1, TRACT 3 PLAT 140 P374	CW SHAW FAMILY TRUST	3650 PIONEER PARK DR., HELENA, MT 59602-9147
6	S33, T01 S, R06 E, ACRES 8.38, TRACT 4 E2 AS DESIG ON ASSR'S PLAT	RALPH W STEELE	4026 BRIDGER CANYON RD., BOZEMAN, MT 59715
7	S34, T01 S, R06 E, ACRES 160, NW4NW4 S2NW4 (LESS TRACT) NW4SW4	US FISH & WILDLIFE SERVICE	PO BOX 25486, DENVER, CO 80225-0486
8	S33, T01 S, R06 E, C.O.S. 1451A, PARCEL A-1, ACRES 2.815	ROBERT F & CYNTHIA L CRAYTON	4027 BRIDGER CANYON RD., BOZEMAN, MT 59715
9	S28, T01S, R06E, C0S 1154A, Tract C, 20 acres	Connors Family Trust Timothy J + Wendy S Connors Trustees	137 Hawthorne Dr. Atherton, CA 94027 - 2164
10	US Hwy 89	MDT - Bozeman Area office	PO Box 1110 Bozeman, MT 59771

* If road is a state highway, also include Montana Department of Transportation in property owner list.

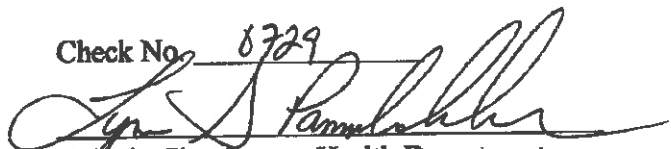
(If additional pages of this form are needed, download the file entitled "Adjoiner List".)

APPENDIX E:
EXISTING PERMITS

GALLATIN COUNTY WASTEWATER TREATMENT SYSTEM PERMIT

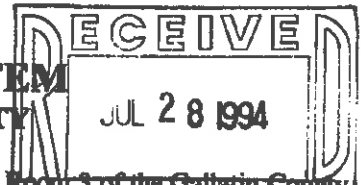
This is a permit to **construct, repair, replace or alter** a wastewater treatment system in accordance with the Gallatin County Regulations for Wastewater Treatment Systems, adopted April 1, 1993 by the Gallatin City-County Board of Health. This permit is issued to Westergaard Assoc.
applicant
for a wastewater treatment system on the premises of Jim Simone
owner
located at 3825 Bridger Canyon Rd.
road address Simone Minor Sub.
subdivision
lot _____, block _____, Sec 33, T 15, R 62, P.M.M., Gallatin County, Montana. This permit is issued on the 4 day of August, 1994 for a fee of \$ 200.00 by the Gallatin City-County Health Department. Final approval of the construction, reparation, replacement or alteration of the wastewater treatment system for which this permit is issued for shall be obtained within 12 months from the issuance date of this permit or said permit shall be voided.

Check No. 8729


Gallatin City-County Health Department

Permit Number: 8221

**WASTEWATER TREATMENT SYSTEM
PERMIT APPLICATION - GALLATIN COUNTY**



Complete and return this application to the Gallatin City-County Health Department in Room 3 of the Gallatin County Courthouse at 311 West Main, Bozeman. The Department will respond within ten (10) working days of the date the application was received. If the application proposes an experimental alternative system, innovative alternative system, or multi-user system, the Department will respond within thirty (30) calendar days of the date the application was received. Response from the Department will be in the form of a valid permit for installation of a system or a written denial for an unapproved application. All information must be completed before the application is accepted.

If this application is approved, it will fulfill the requirement on the Certificate of Subdivision Plat Approval Statement which states that the water and sewage treatment systems will be reviewed and approved by the Gallatin City-County Health Department before construction is started.

PART A

1. Name of Property Owner: Jim Simmons
Current Address: P.O. Box 6610
Bozeman, MT 59771
Phone Number: 587-5260

2. If the person completing this application is not the owner, please provide:
Name of Applicant: Westergaard Associates
Address: 3600 Honeysuckle
Belgrade, MT 59714
Phone Number: 388-4010

3. Legal description and size of property: 1/4, NW 1/4, Section 33
Township T1S, Range R6E, being 40.00 acres.

4. Authorized Road Address: 3825 Bridger Canyon Rd.
(Address Authorization Form from the County Road Department MUST be submitted.)

5. Name of Subdivision (if applicable): Simmons Minor Sub.
Lot, Tract, or Parcel: Lot 2 Block: _____

6. Type of Structure(s) to be Served: _____ Single Family Dwelling _____ X Other*
*(please describe) _____

7. Number of bedrooms in dwelling: 4 Bedrooms OR 450 gpd produced*
*Estimated volume of wastewater produced in gallons per day; detail how calculated.

8. Is this proposed system replacing a failed system or upgrading an existing system?
Yes/No No Existing System Permit Number _____

9. Name of Licensed Installer: Bainter Back-hoe Service

10. A Permit Fee of \$ 200.00 is enclosed in accordance with Appendix A of the Gallatin County Regulations for Wastewater Treatment Systems.

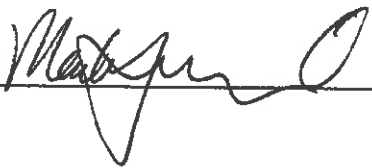
11. Provide a site plan. The plan shall either be drawn to scale or have all pertinent distances labeled. Please include the following features:

- ◆ shape and size of parcel
- ◆ proximity to all water supplies, open water and floodplain within 150 feet of the property
- ◆ location of the absorption system
- ◆ area for 100% replacement absorption system
- ◆ location of the proposed or existing well
- ◆ location of any drainage ways
- ◆ location of house site, driveways, out-buildings, etc.
- ◆ north point
- ◆ other pertinent features

12. Does this property have "Certificate of Subdivision Plat Approval" or "release of sanitary restrictions" recorded in the Clerk & Recorder's Office? No (If 'no,' complete part B.)

I hereby declare that the information above is true, complete, and correct to the best of my knowledge and that the wastewater treatment system will be installed according to the Gallatin County Regulations for Wastewater Treatment Systems.

I acknowledge that the Gallatin City-County Health Department has not designed this system and that the Gallatin City-County Health Department is not bound or obligated to guarantee this system's operation. I further agree to give a minimum of eight (8) working hours notice for inspection of the system.

Signature of Applicant: 

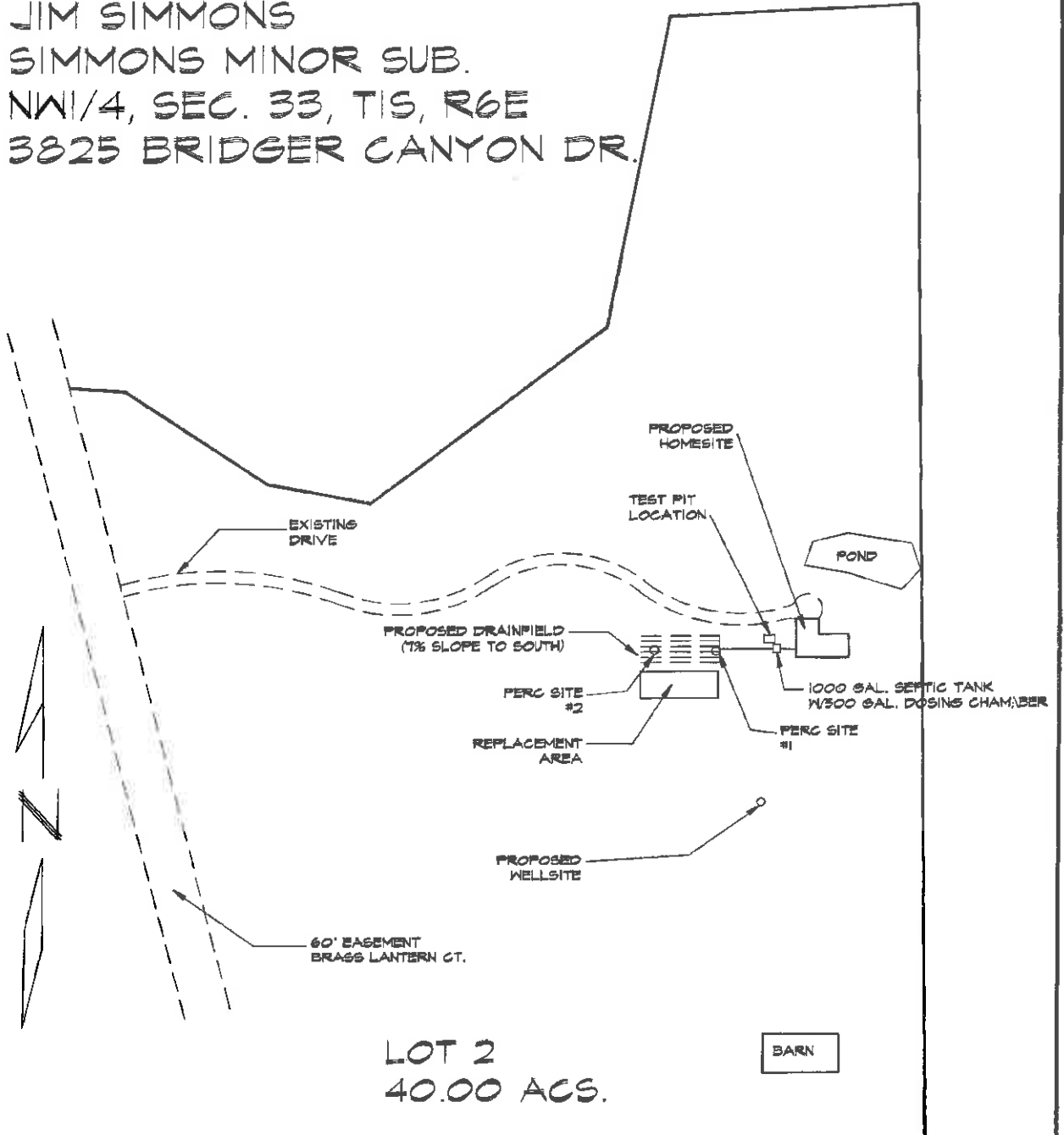
Date: 7/28/94

PART B SITE EVALUATION

If the property has not been previously reviewed and approved by DHES for a wastewater treatment system, provide a site evaluation performed by a Certified Site Evaluator including the following information:

- ◆ type of wastewater treatment system proposed
- ◆ all percolation test data, including procedure, depth, field measurements, results, and date completed
- ◆ description of soil profiles to a minimum depth of 7 feet
- ◆ estimated depth to seasonal high groundwater in accordance with Section 5.33 Gallatin County Wastewater Treatment Regulations
- ◆ slope of site (%) and direction
- ◆ potential for flooding or surface water accumulation
- ◆ site plan, showing all field work
- ◆ short narrative optional, but may be helpful
- ◆ name and signature of certified site evaluator

SITE PLAN FOR:
 JIM SIMMONS
 SIMMONS MINOR SUB.
 NW1/4, SEC. 33, T1S, R6E
 3825 BRIDGER CANYON DR.



LOT 2
 40.00 ACS.

SCALE: 1" = 200'



WA WESTERGAARD ASSOCIATES 5600 Honeysuckle, Belgrade, MT 59714 PROJECT 94-139	DATE: 7/28/94
	DRAWN BY: MW

WESTERGAARD ASSOCIATES

3600 Honeysuckle
Belgrade, MT 59714
(Mobile) 581-2583
(Home) 388-4010

SYSTEM INFORMATION:

Project name and location: -Jim Simmons
3825 Bridger Canyon Dr.
Project #94-139
7/28/94

Type of system proposed: -Standard Alternative System comprised of septic tank and dosed absorption system.

Type of dwelling proposed: -One single family dwelling with 4 bedrooms.

Size of septic tank: -Use 1000 gal. Concrete tank with 500 gal. dosing chamber. Anticipated daily flow is 450 gpd.

Dosing Frequency: System should be dosed once each day.

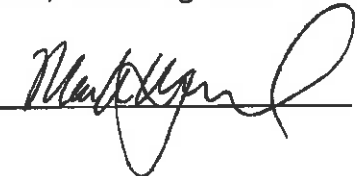
Percolation rate: -33.3 min/inch
(in sandy loam)

Drainfield sizing: -600 LF of drainfield will be required.
Use 6 laterals, 100 LF ea.

PROJECT SUMMARY:

The subject property is 40.0 acres and is comprised of varying terrain types, most of which is rolling hills. The slope across proposed drainfields is approximately 7% and is convex in nature. According to percolation tests and soils profile, soils in the drainfield area at proposed construction depths are sandy loam. The slowest perc test value was used to determine perc rate and drainfield size. Impermeable features such as groundwater indications or bedrock were not present in a test pit excavated 79" bgs. Flood threat is not likely and pooling of water is not likely due to the convex nature of the slope in the drainfield area. All setbacks have been maintained, including those to neighboring systems.

Signed: _____



WESTERGAARD ASSOCIATES3600 Honeysuckle
Belgrade, MT 59714
(Mobile) 581-2583**PROJECT NAME:**JIM SIMMONS **PROJECT#:**94-139 **DATE:**7/28/84**COUNTY:**GALLATIN **SUBDIVISION:**SIMMONS MINOR SUB**LOCATION:**3825 BRASS LANTERN CT. NW^{1/4} SEC. 33, T1S, R6E **RECORDED BY:**MARK WESTERGAARD**METHOD OF EXCAVATION:**BACK-HOE **HOLE#:**1 **EXCAVATOR:**SIMMONS**CASING TYPE AND DESCRIPTION:**N/A**LITHOLOGY LOG**

SCALE	DEPTE	SOIL CLASSIFICATION	DESCRIPTION/ADDITIONAL INFO.
0.0'	0" ---	DARK BROWN SANDY LOAM----- W/SS FRAGMENTS	MODERATE CONSISTENCY, SLIGHTLY PLASTIC, DRY AND FRIABLE GRITTY TEXTURE, MODERATE ROOT STRUCTURE THRU-OUT MAT'L
1.0'			
2.0'	22" ---	BROWN SANDY LOAM----- W/SS FRAGMENTS	MODERATE CONSISTENCY, SLIGHTLY PLASTIC, DRY AND FRIABLE GRITTY TEXTURE W/SOME ROOTS
3.0'	35" ---	BROWN LOAMY SAND----- W/SS FRAGMENTS	LOOSE CONSISTENCY, NON-COHESIVE GRITTY TEXTURE, SLIGHTLY MOIST AND FRIABLE SOME CaCO3 DEPOSITS COVERING SS FRAGMENTS
4.0'			
5.0'			
6.0'			
7.0'			BOTTOM OF HOLE @79" NO EVIDENCE OF IMPERMEABLE STRATA OR GROUNDWATER INDICATIONS.
8.0'			
9.0'			
10.0'			

WESTERGAARD ASSOCIATES
3600 Honeysuckle
Belgrade, MT 59714
(Mobile) 581-2583

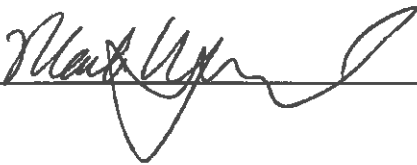
PROJECT NAME: SIMMONS
PROJECT #: 94-139
DATE: 7/28/94

PERCOLATION TEST

LOCATION OF TEST: PERC SITE #1
HOLE DIAMETER: 6"
DEPTH OF TEST: 26"
HOLE PREPARATION: NON-SANDY SOIL PRESAT METHOD

<u>TIME</u>	<u>READING</u>
9:48	1.85"
9:58	0.75"
10:08	0.55"
10:18	0.65"
10:28	0.55"
10:38	0.55"

RESULT: 18.2 MIN/INCH

Signed 

WESTERGAARD ASSOCIATES
3600 Honeysuckle
Belgrade, MT 59714
(Mobile) 581-2583

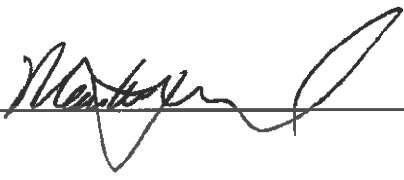
PROJECT NAME: SIMMONS
PROJECT #: 94-139
DATE: 7/28/94

PERCOLATION TEST

LOCATION OF TEST: PERC SITE #2
HOLE DIAMETER: 6"
DEPTH OF TEST: 24"
HOLE PREPARATION: NON-SANDY SOIL PRESAT METHOD

<u>TIME</u>	<u>READING</u>
9:48	1.35"
9:58	0.65"
10:08	0.35"
10:18	0.30"
10:28	0.35"
10:38	0.30"

RESULT: 33.3 MIN/INCH

Signed  _____

(FOR DEPARTMENT USE ONLY)

PART C

Class of Wastewater Treatment System required:

Use of System:

- CON - Conventional System
- SAS - Standard Alternative System
- EAS - Experimental Alternative System
- IAS - Innovative Alternative System
- RES - Restricted System

- IND - Individual System
- MUL - Multi-user System

Check if this system requires Design Certification in accordance with Gallatin County Wastewater Treatments Regulations (see Section 22.012).

If this is a replacement system, give the permit # of the system this is replacing or enter 88888 if the system being replaced was not permitted.

Type of Treatment System required: Dosed Conventional Absorption System

Minimum Requirements:

Septic Tank: Type Concrete
 Size 1000 gallons
w/ 500 gal dose chamber
 Absorption Area: 1200 square feet
600' linear ft w/ 2' trench
400' " w/ 3' trench
 other _____

Comments: Install in approved location

Maintain all offsets as specified by sec 16.22 of GCLUITS
Doer 3x per day at 150 gal/dose

Well requirements, if any, in addition to the established criteria of the Department of Health and Environmental Sciences. Install sanitary well seal


 Gallatin City-County Health Department

for _____

Date: 8/20/84

Inspection Report

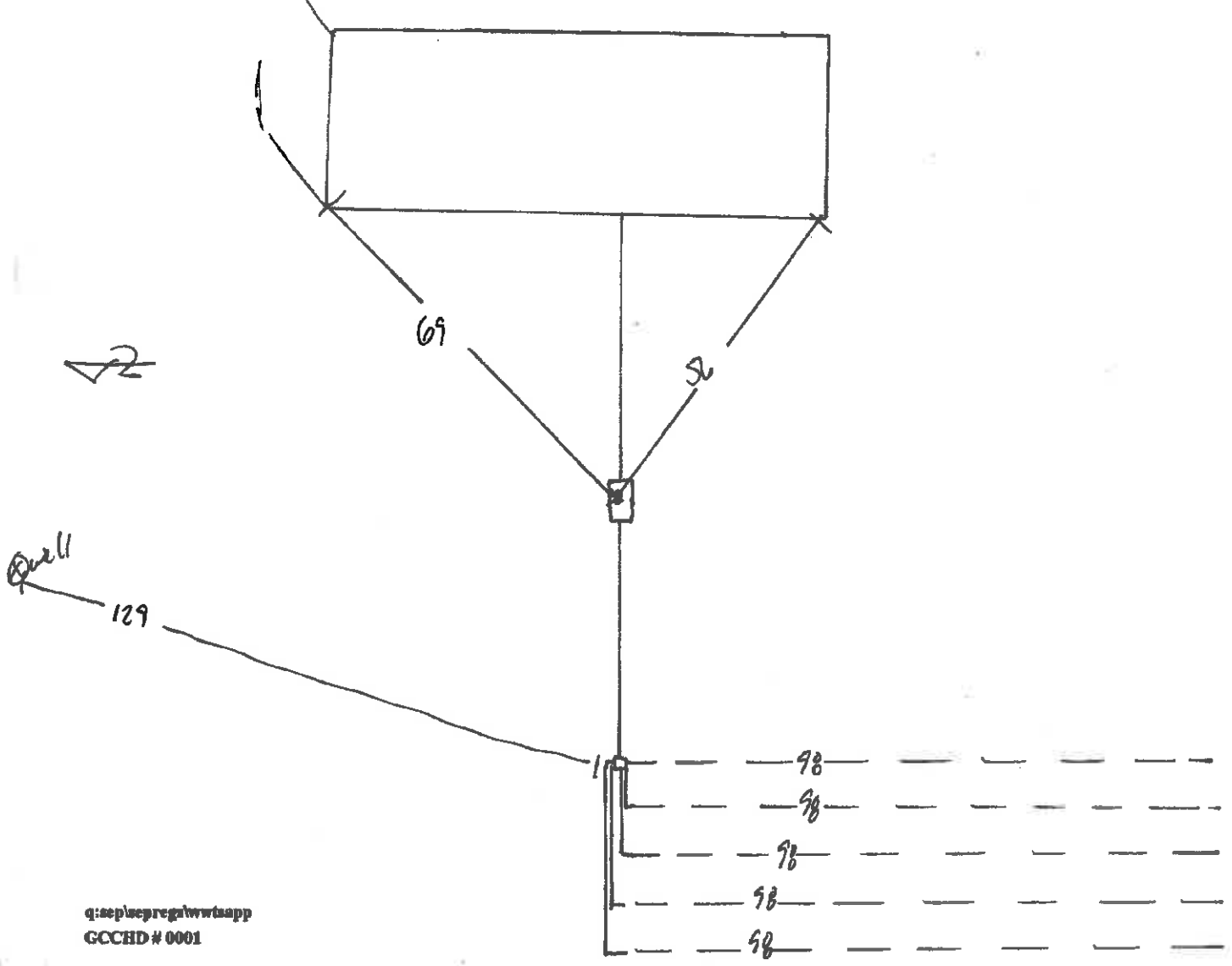
Permit # B221 Address 3825 Bridger Cha Rd # of bedrooms 4
 Type of Wastewater Treatment System: and concrete to road

Component	Materials	Installation	
Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Septic Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Absorption System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>1470</u> Total sq. feet

Comments: _____

Approved: [Signature] Date: 7/13/97
 Gallatin City-County Health Department

Layout: (FOR DEPARTMENT USE ONLY)



q:\sep\segreg\wrt\app
 GCCHD # 0001

APPENDIX F:
OWNER INFORMATION

Appendix F

Property Record Card

Summary

Primary Information

Property Category: **RP** Subcategory: **Real Property**
 Geocode: **06-0905-33-1-02-05-0000** Assessment Code: **000RFH8070**
 Primary Owner: **SIMMONS JAMES C & JANET** PropertyAddress: **280 BRASS LANTERN CT**
PO BOX 6610 **BOZEMAN, MT 59715**
BOZEMAN, MT 59771-6610 COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: **MINOR SUB 133**

Legal Description:

MINOR SUB 133, S33, T01 S, R06 E, Lot 2, ACRES 40

Last Modified: **2/24/2016 7:40:13 PM**

General Property Information

Neighborhood: **003.N** Property Type: **RR - Residential Rural**
 Living Units: **1** Levy District: **06-235001-7R 01**
 Zoning: Ownership %: **100**
 Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: **0** Limited: **0**

Property Factors

Topography: Fronting:
 Utilities: Parking Type:
 Access: **2, 3** Parking Quantity:
 Location: Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	39.000	00.00
Total Ag Land	39.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	00.00

Deed Information:

Deed Date 4/9/2004	Book 2146	Page 140R	Recorded Date	Document Number	Document Type
------------------------------	---------------------	---------------------	----------------------	------------------------	----------------------

Owners

Party #1

Default Information: SIMMONS JAMES C & JANET
PO BOX 6610

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 1/21/2010 11:41:22 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2015	130137	651730	781867	COST
2014	111254	742895	854149	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 3NQ - 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)

Width: **Depth:**

Square Feet: 00 **Acres:** 1

Valuation

Class Code: 2002 **Value:**

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	01 - Bi-Level	1994

Dwelling Information

Residential Type: SFR

Year Built: 1994

Effective Year: 0

Story Height: 1.0

Grade: 7

Class Code: 3301

Year Remodeled: 0

Style: 01 - Bi-Level

Roof Material: 10 - Asphalt Shingle

Roof Type: 3 - Gable

Attic Type: 0

Exterior Walls: 1 - Frame

Exterior Wall Finish: 3 - Masonite

Degree Remodeled:

Mobile Home Details

Manufacturer:

Serial #:

Width: 0

Model:

Length: 0

Basement Information

Foundation: 2 - Concrete

Finished Area: 3276

Daylight: Y

Basement Type: 3 - Full

Quality: 3 - Typical

Heating/Cooling Information

Type: **Central** System Type: **2 - Hot Water/Water Radiant**
 Fuel Type: **3 - Gas** Heated Area: **6570**

Living Accommodations

Bedrooms: **6** Full Baths: **5** Addl Fixtures: **3**
 Family Rooms: **1** Half Baths: **0**

Additional Information

Fireplaces: Stacks: **2** Stories: **2.0**
 Openings: **2** Prefab/Stove: **1**
 Garage Capacity: **0** Cost & Design: **0** Flat Add: **0**
 % Complete: **0** Description: Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: **3276** Additional Floors: **0** Attic: **0**
 First Floor: **3294** Half Story: **0** Unfinished Area: **0**
 Second Floor: **0** SFLA: **3294**

Depreciation Information

CDU: Physical Condition: **Very Good (9)** Utility: **Very Good (9)**
 Desirability: Property: **Very Good (9)**
 Location: **Very Good (9)**

Depreciation Calculation

Age: **20** Pct Good: **0.88** RCNLD: **0**

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			896	0	0
	33 - Deck, Wood			230	0	0
	34 - Deck, Concrete			285	0	0
	34 - Deck, Concrete			120	0	0
	36 - Deck, Masonry Stoop			80	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: **Residential** Description: **RPA1 - Asphalt**
 Quantity: **1** Year Built: **1995** Grade: **A**
 Condition: Functional: Class Code: **3301**

Dimensions

Width/Diameter: **28** Length: **54** Size/Area: **1512**
 Height: Bushels: Circumference:

Outbuilding/Yard Improvement #2

Type: **Residential** Description: **RPA2 - Concrete**
 Quantity: **1** Year Built: **1995** Grade: **A**
 Condition: Functional: Class Code: **3301**

Dimensions

Width/Diameter: **18** Length: **32** Size/Area: **576**
 Height: Bushels: Circumference:

Outbuilding/Yard Improvement #3

Type: Residential	Description: AAB2 - Standard Barn	
Quantity: 1	Year Built: 1931	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 33	Length: 91	Size/Area: 3003
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #4

Type: Residential	Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood	
Quantity: 1	Year Built: 1970	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 30	Length: 30	Size/Area: 900
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings


No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land	Irrigation Type:
Class Code: 1701	Timber Zone:
Productivity	
Quantity: 0	Commodity:
Units: Non Qual	
Valuation	
Acres: 39	Per Acre Value: 0
Value: 0	

APPENDIX G:
LOCAL WELL LOGS



Ground Water Information Center | MBMG Data Center
Montana Bureau of Mines and Geology
Montana Tech of The University of Montana
 1300 West Park Street - Natural Resources Building Room 329
 Butte Montana 59701-8997
 Ph: (406) 496-4336 Fx: (406) 496-4343

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Menus: | [Main](#) | [SWL](#) | [GWCP](#) | [Projects](#) | [Coal](#) | [Coal Quality](#) | [Geothermal](#)

GWIC Data > Well Construction Data > Township: 01S Range: 06E Sec: 33

The following data were returned from the GWIC databases for the area you requested. For a more detailed description of the data view the [GWIC Metadata report](#). If you notice data entry errors or have questions please let us know by sending us an Email at GWIC@mtech.edu. If you wish to view a one page report for a particular site, click the hyperlinked Gwic Id for that well. Scroll to the right of your screen to view all the data. All data displayed on the screen may not show up when printed.

Retrieval Statistics*			
Field	Max	Min	Avg
Total Depth (ft)	560.00	11.20	137.53
Static Water Level (ft)	175.00	4.00	46.83
Yield (gpm)	60.00	4.00	24.08

* These statistics do not take any geographic, topographic, or geologic factors into consideration. Negative swl values are reported for water levels that are above land surface.

Did you know about...

Other GWIC data

Thanks, Just take me back to the menu.

Other MBMG data

MBMG has 396 publications available for GALLATIN county.
MBMG has 459 publications available for MADISON county.
MBMG has 3 abandoned mine record(s) for this request area.

Gwic Id	PDF	DNRC WR	Site Name	Twn	Rng	Sec	Q Sec	Ver?	Type	Td	Swl	Pwl	Rwl	Yield	Test	Date	Use
92091			STEELE VOLNEY W.	01S	06E	33	A	No	WELL	30.00	11.00	13.00		60.00	PUMP	4/2/1968	DOMESTIC
142822			OLSON JACK	01S	06E	33	AB	No	WELL	400.00	58.00	260.00	180.00	9.00	AIR	10/14/1993	DOMESTIC
273747			BROCKHAGEN, BRUCE & DIANA	01S	08E	33	ABC	No	WELL	345.00	165.00		165.00	18.00	AIR	6/19/2013	DOMESTIC
92092		C30006540	YOUNG MILLINGTON O.	01S	06E	33	AC	No	WELL	80.00	33.50	80.00		15.00	PUMP	8/5/1986	DOMESTIC
209717			BOTZ KEVIN	01S	06E	33	ACA	No	WELL	190.00	100.00		100.00	20.00	AIR	3/17/2004	DOMESTIC
191772			CAMPBELL JOHN	01S	06E	33	AD	No	WELL	560.00	175.00		175.00	7.00	AIR	7/18/2001	DOMESTIC
92093			SIMMONS JIM * LOWER WELL #2	01S	06E	33	AD	No	WELL	30.00	9.00	25.00	9.00	30.00	AIR	7/14/1988	DOMESTIC
92095		5829100	DODGE DAVE	01S	06E	33	BC	No	WELL	60.00	9.00	50.00		30.00	PUMP	7/26/1984	DOMESTIC
92094		30070950	DODGE DAVE	01S	06E	33	BCCD	No	WELL	72.00	7.00	65.00		25.00	PUMP	9/30/1983	DOMESTIC
146416		C090859-00	HUMBERGER FRANK	01S	06E	33	C	No	WELL	58.00	10.00	50.00	10.00	15.00	AIR	6/30/1994	STOCKWATER
135121		C085094-00	HUMBERGER FRANK * HOUSE WELL	01S	06E	33	C	No	WELL	200.00	105.00	195.00	105.00	20.00	AIR	10/21/1992	
133200		C083224-00	HUMBERGER FRANK	01S	06E	33	C	No	WELL	190.00	53.00	185.00	53.00	20.00	AIR	7/21/1992	DOMESTIC
92096			GREEN STEVE	01S	06E	33	CA	No	WELL	93.00	30.00	80.00		8.00	PUMP	6/11/1980	
234330			HAMLING JEFFREY & MELANIE	01S	06E	33	CA	No	WELL	43.00	5.00		5.00	30.00	AIR	2/14/2007	DOMESTIC
234327			HAMLING JEFFREY & MELANIE	01S	06E	33	CA	No	WELL	38.00	4.00		4.00	60.00	AIR	2/13/2006	DOMESTIC
198567			MDOT * BRIDGER CREEK *6-21-02	01S	06E	33	CBB	No	BOREHOLE	80.10	7.20				OTHER	3/20/2002	GEOTECH
198568			MDOT * BRIDGER CREEK *6-22-02	01S	06E	33	CBB	No	BOREHOLE	71.90	11.50				OTHER	3/26/2002	GEOTECH
198569			MDOT * BRIDGER CREEK *6-23-02	01S	06E	33	CBB	No	BOREHOLE	67.90	10.20				OTHER	3/27/2002	GEOTECH
198571			MDOT * BRIDGER CREEK *6-24-02	01S	06E	33	CBB	No	BOREHOLE	20.30	7.90				OTHER	4/9/2002	GEOTECH
198573			MDOT * BRIDGER CREEK *6-25-02	01S	06E	33	CBB	No	BOREHOLE	11.20					OTHER	4/9/2002	GEOTECH
191774			HUMBERGER ERIC	01S	06E	33	CC	No	WELL	280.00	72.00		72.00	12.00	AIR	11/9/2001	DOMESTIC
235618			HUMBERGER, JASON/DECHERT, DEB	01S	06E	33	CDA	No	WELL	360.00	126.00		126.00	40.00	AIR	4/25/2007	DOMESTIC
133998		C085018-00	KENT KEVIN AND ANGIE	01S	06E	33	CDD	No	WELL	210.00	123.00	200.00	123.00	10.00	AIR	5/12/1992	DOMESTIC

92099		BILADEAU MERLE A JR	01S	06E	33	D	No	WELL	46.00	6.00	46.00	60.00	PUMP	5/28/1962	DOMESTIC	
92098		GOLDENSTEIN ROGER D. AND SHIRLEY J.	01S	06E	33	D	No	WELL	70.00	20.00		5.00	OTHER	12/19/1959	DOMESTIC	
92100		SHAW CARLTON DR.	01S	06E	33	D	No	WELL	97.00	10.00	79.00	12.00	BAILER	6/28/1963	DOMESTIC	
92097		SHAW CARLTON W.	01S	06E	33	D	No	WELL	40.00	5.00	40.00	4.00	PUMP	11/29/1967	DOMESTIC	
163777		C095552-00 SHAW CARLTON	01S	06E	33	DAC	No	WELL	35.00	8.00	30.00	8.00	60.00	AIR	8/18/1995	DOMESTIC
163778		SHAW CARLTON	01S	06E	33	DAD	No	WELL	210.00	130.00	205.00	130.00	8.00	AIR	5/10/1995	DOMESTIC

End of Report.
29 record(s) listed.

Items of Note:

¹This report is restricted to site types of WELL, BOREHOLE, SPRING, COAL BED METHANE WELL, PETWELL, PIEZOMETER.

²A single well record (a distinct GWIC Id) may be represented by more than one line in this report if more than one performance test was conducted on the well at the time of drilling.

Explanation of Columns:

GWIC Id = Key field for the GWIC database. Links to one page reports.
PDF = Are scanned documents available through the Document Manager?

- = Yes, click on the icon to download the PDF file.
- = No, well was submitted electronically. No paper record exists.
- = No, record does have a known well log but it is not scanned yet.
- = No, record may or may not have a document to scan. Metadata is unclear.
- = No, record was created from a source other than a well log. No paper record exists.

DNRC WR = Water right number assigned to this site by Department of Natural Resources and Conservation.

Site Name = Current owner name assigned to GWIC record.

Location = Location of site in Montana township, range, section, and quarter-section coordinates.

Ver? = Has this location been verified by field staff?

Type = Type of site assigned to GWIC record.

Td = Total depth of well in feet below ground.

Swl = Static water level in feet above/below ground - Negative values are reported for water levels that are above land surface.

Pwl = Pumping water level in feet below ground.

Rwl = Recovery water level in feet below ground.

Yield = Yield in gallons per minute.

Test = Type of performance test reported.

Date = Completion date of well/borehole.

Use = Reported use of water.

Disclaimer:

The preceding materials represent the contents of the GWIC databases at the Montana Bureau of Mines and Geology at the time and date of the retrieval. The information is considered unpublished and is subject to correction and review on a daily basis. The Bureau warrants the accurate transmission of the data to the original end user at the time and date of the retrieval [8/12/2016 2:21:38 PM]. Retransmission of the data to other users is discouraged and the Bureau claims no responsibility if the material is retransmitted. There may be wells in the request area that are not recorded at the Information Center.

MONTANA WELL LOG REPORT

Other Options

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

[Return to menu](#)
[Plot this site in State Library Digital Atlas](#)
[Plot this site in Google Maps](#)
[View scanned well log \(2/28/2007 10:48:19 AM\)](#)

Site Name: **SIMMONS JIM * LOWER WELL #2**
 GWIC Id: **92093**

Section 7: Well Test Data

Section 1: Well Owner(s)

1) SIMMONS, JIM (MAIL)
 29 GADNER PRK DR
 BOZEMAN MT 59715 [07/14/1989]

Total Depth: 30
 Static Water Level: 9
 Water Temperature:

Air Test *

30 gpm with drill stem set at 30 feet for 2 hours.
 Time of recovery 0.5 hours.
 Recovery water level 9 feet.
 Pumping water level 25 feet.

Section 2: Location

Township	Range	Section	Quarter Sections	Geocode
01S	06E	33	SE¼ NE¼	

County

GALLATIN

Latitude	Longitude	Geomethod	Datum
45.708928	-110.982694	TRS-SEC	NAD83

Ground Surface Altitude Ground Surface Method Datum Date

* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.

Addition Block Lot

Section 8: Remarks

DRILLED TO 37FT AND LET CAVE IN

Section 3: Proposed Use of Water

DOMESTIC (1)

Section 4: Type of Work

Drilling Method:
 Status: NEW WELL

Section 9: Well Log

Geologic Source

Unassigned

From	To	Description
0	3	TOPSOIL
3	5	CLAY
3	30	CLAY GRAVEL MIX

Section 5: Well Completion Date

Date well completed: Friday, July 14, 1989

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	37	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	30	6	.250		WELDED	STEEL

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
30	30	6			OPEN BOTTOM

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
0	20	BENTONITE Y	

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name:

Company: HAGGERTY DRILLING

License No: WWC-353

Date: 7/14/1989

Completed:

APPENDIX H: SITE PICTURES

Simmons PUD

Photo 1: Lot 2B-1 Looking South



Photo 2: Lot 2B-1 Home Site



Simmons PUD

Photo 1: 2C-1 Home Site



Photo 2: 2C-1 Home Site



Simmons PUD

Photo_1: Lot 2B-1 Looking South



Photo_2 : Lot 2B-1 Looking West

