

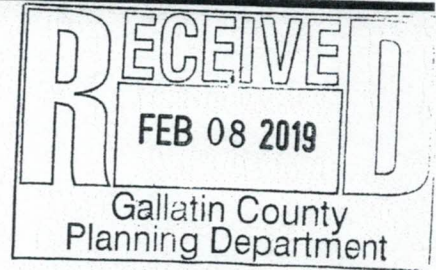
Bridger Canyon Zoning Regulations
Section 14.2 Zone Text Amendment
Public Comment Index

Exhibits:

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9. Gallik, Bremer, & Molloy, February 7, 2019 letter (was routed with Staff Report but not assigned exhibit #)
10. Andrew Seessel, February 7, 2019 letter (was routed with Staff Report but not assigned exhibit #)
11. Wendy Dickson, February 7, 2019 email
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Trifilio, Chloe

From: Wendy Dickson <wendy@bridgervista.com>
Sent: Thursday, February 07, 2019 7:17 PM
To: Planning
Subject: for Sean O'Callaghan - Bridger Canyon Zoning



Hi Sean,

Thank you for talking to me this morning about striking section 14.2 from Bridger Canyon Zoning and clarifying the intent and resulting property rights of the change. Thank you as well for informing me of BCPOA opposition to your proposed repeal of 14.2.

I think that some of the confusion and controversy about the 14.2 rule is because in the past 40+ years, it was NOT enforced very often or at all. I assume this is because the property owners were not organized at that time to contest any variances and so most everything got approved without opposition. I personally know of at least 2 situations in the 1980s when aggressive real estate agents sold very small (less than 2 acres) non-conforming properties that should have been excluded from development by section 14.2, but with legal representation and "wiggle room" in the Bridger Canyon Zoning rules, building rights were granted for these properties and they now have houses on them. Although my family did not think the County would grant such disputed properties a "right to build", no one in my family contacted the zoning commission or disputed the real estate agent claims publicly and so the properties were sold and houses were built. My opinion now is that what's done is done, and the resulting nice family homes enhance our community.

However, now residents have organized BCPOA and their "leadership" seems more interested in restricting development and lowering "density" than protecting original property rights. The original understanding and intent of Bridger Canyon residents in 1971 was that ALL non-conforming parcels existing at that time had a building right grandfather clause with the exception of a few very small parcels that were part of a contiguous property with the same owners. I know this because both my parents and grandparents participated extensively in the meetings and development of the original Bridger Canyon Zoning rules. Although your office has identified only 24 parcels clearly affected by repealing 14.2, I believe the current BCPOA leadership would like the 14.2 section to remain, so they can potentially use it to dispute the property rights of any (or all) of the original non-conforming parcels you identified in Yellow on your map. This is exactly what my grandparents feared, that larger land owners would use their power to restrict small land owners.

The "grandfather clause", non-conforming property that I currently own in Bridger Canyon has already been developed, so I am not currently affected by repealing or retaining the 14.2 section. However, I have family still living in Bridger Canyon whose property is potentially under threat, although not identified in the 24 parcels you have marked red on your map. Even so, I support the repeal of section 14.2 with the understanding that doing so clarifies the guarantee that non-conforming parcels have a "right to build."

You should also know that I do not trust the BCPOA to represent me as a Bridger Canyon Property Owner, and I am not the only one. I know in the past that county officials have given deference to BCPOA "opinions" at Zoning hearings as representatives of the community, but I hope in the future you will treat BCPOA with more skepticism. The Leaders of BCPOA are dedicated and passionate advocates for their point of view and enjoy the assumed gravitas that the name of the organization implies. However, in my experience the BCPOA "opinions" are those of the few in leadership, not necessarily the views of the majority of members let alone all the property owners in the canyon. For example, I am a paying member of BCPOA and on their mailing list only because of the significant problems the leadership caused for me in the past and I need to stay in touch to mitigate potential negative future representation and activities.

I don't wish to give the impression that I disagree with everything that BCPOA does because I support many of their actions. However, I have been negatively affected by BCPOA leadership's aggressive "re-interpretation" of Bridger Canyon Zoning pertaining specifically to setbacks concerning water and what is considered a "permanent structure" vs landscaping. BCPOA leaders have also threatened my livelihood as a small business owner, by proposing Zoning Rules about 2 years ago that would limit vacation rentals in Bridger Canyon. Leadership took the initiative, without cause, to fix a vacation rental problem that does not exist, and that no one has complained about. I argued not only for my property rights, but that vacation rentals promote

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exactly what our community needs more of - they attract stable tourist families to visit, spend money in our community, and go home. Fortunately, once the vacation rental restriction draft was revealed, it was roundly criticized at a local meeting, after which I believe the issue has been dropped. However, **if there are any new (or existing) regulations that may affect vacation rentals in Gallatin County or Bridger Canyon, please let me know.**

In closing, I hope that you are successful in repealing the 14.2 section of Bridger Canyon Zoning and therefore secure the building rights of all non-conforming properties affected now and in the future.

Wendy Dickson

314-805-1858 (talk and text)

O'Callaghan, Sean

From: steve K <steve.kohlmeyer@gmail.com>
Sent: Sunday, February 10, 2019 9:22 AM
To: O'Callaghan, Sean
Subject: Testimony on Changes to Section 14.2 of Bridger Canyon Zoning

Dear Sean O'Callaghan,

I am writing to express my opposition to the proposed changes to Section 14.2 of the Bridger Canyon Zoning Regulations. I understand that the County staff has some concerns about ambiguity of the current language of Section 14.2 as well as the lack of consistency with other areas within Gallatin County. However, neither of those reasons are sufficient to strike the section completely from the regulations.

Regarding consistency: Zoning regulations by their very nature are purposely designed to create inconsistencies between various locations. For example, zoning regulations are often used to keep pubs, bars, and other adult establishments away from schools. Other zoning regulations prevent industrial buildings in residential zones, etc. So, to say that a zoning regulation in Bridger Canyon creates an inconsistent rule than other parts of the county seems meaningless to me.

Regarding ambiguity: This is a more legitimate concern - if true. If a zoning regulation is ambiguous or poorly worded than the language should be clarified. However, jumping to the conclusion that the regulation should be eliminated because of some ambiguity is a little extreme. Instead, I recommend that the ambiguity be resolved by a careful rewording of the section.

Section 14.2 plays an important role in preserving the character and history of Bridger Canyon by helping to manage the building density. Eliminating this section will have a long-term, irreversible negative impact on the Canyon and the county.

Sincerely,
Stephen Kohlmeyer
7151 Tepee Ridge Road, Bozeman MT 59715

O'Callaghan, Sean

From: Planning
Sent: Monday, February 11, 2019 12:07 PM
To: O'Callaghan, Sean
Subject: FW: 14.2

From: Dorothy Ballantyne <dottylove@aol.com>
Sent: Monday, February 11, 2019 11:56 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: 14.2

I strongly oppose the repeal of 14.2. I have lived in the Canyon for 15 years and feel that the zoning regulations have maintained the character of the canyon - the openness, the beauty, the agriculture, the habitat for wildlife, and our way of life. It is the reason we live there. Our property values have increased because of the low density we enjoy.. Repeal of 14.2 will have an adverse effect on all of the aforementioned qualities and would degrade our experience, not to mention increase traffic, put pressure on infrastructure and use more water which is in short supply. DO NOT ALLOW THIS TO HAPPEN.

Dorothy Ballantyne
6533 Jackson Creek Rd

O'Callaghan, Sean

From: Planning
Sent: Monday, February 11, 2019 12:08 PM
To: O'Callaghan, Sean
Subject: FW: Repeal of 14.2 !!!!!!!!!!!!!!!!!!!!!

From: Levon Pentecost <isystemsinc@gmail.com>
Sent: Monday, February 11, 2019 11:37 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: Repeal of 14.2 !!!!!!!!!!!!!!!!!!!!!

This to express my opinion on the repeal of 14.2; we are VEHEMENTLY opposed to the repeal of 14.2, Bridger Canyon text amendment. To do this would destroy Bridger Canyon just as Big Sky and downtown Bozeman has.

Levon & Christine Pentecost

O'Callaghan, Sean

From: Planning
Sent: Monday, February 11, 2019 12:08 PM
To: O'Callaghan, Sean
Subject: FW: Bridger Canyon Zone Text Amendment to repeal 14.2

From: lisa coleman <ystonepooh@hotmail.com>
Sent: Monday, February 11, 2019 11:33 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: Bridger Canyon Zone Text Amendment to repeal 14.2

I oppose the amendment to repeal 14.2.

- 1) The Canyon is already jeopardized with the amount of traffic as is.
- 2). Let's protect the wildlife.
- 3). Maintain the beauty.
- 4). Remain a unique place in the crazy overcrowding development we have elsewhere in the county.

Thank you,
Lisa Coleman

Lisa Coleman
Yellowstone Retreats
www.yellowstonevacationrental.net
406-223-7939

O'Callaghan, Sean

From: Planning
Sent: Monday, February 11, 2019 2:00 PM
To: O'Callaghan, Sean
Subject: FW: Please do not repeal.

From: Jennifer Haukebo <frozentumb.89@gmail.com>
Sent: Monday, February 11, 2019 1:20 PM
To: Planning <Planning@gallatin.mt.gov>
Subject: Please do not repeal.

Dear Planning @gallatin.mt.gov:

Please do NOT repeal the acreage allowed in Bridger Canyon. The amount of acreage allowed now is perfect for single family dwellings. We do not want the area to become more crowded than it is now.

Thank you.

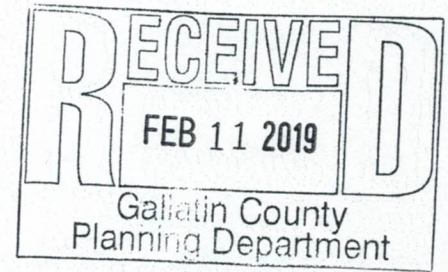
Jennifer Haukebo
7888 Bridger Canyon Road

O'Callaghan, Sean

From: Robert P Sands <robertpsands@gmail.com>
Sent: Monday, February 11, 2019 2:45 PM
To: O'Callaghan, Sean
Subject: Bridger canyon zoning

Sally and I live in Tepee Ridge at 6675. We have been there as our home for over 20 years. We bought our home because of our zoning and still personally value that zoning very highly. We oppose changing the zoning. We oppose dropping a provision which protects from density increase. Please. Please do not drop section 14.2. Consistency is not required nor a good policy. Bridger Canyon is different which is why we live there. Robert P Sands 6675 Tepee Ridge Rd W. 406 581 2744

Sent from my iPhone



February 9, 2019

Gallatin County Planning Dept
311 W. Main Rm 108
Bozeman, MT 59715

Mr. Sean O'Gallaghan

Ref Section 14.2
Bridger Canyon Zoning

We are strongly opposed to striking the referenced Section of Bridger Canyon Zoning. As property owners in Bridger Canyon for 30 years and full time residents of Bridger Canyon for 27 years We don't think the proposed striking of that section has been given adequate evaluation. Bridger Canyon has been unique and very special because the zoning created in 1971 is sound and should not be weakened because it doesn't agree with other County zoning.

Allowing development of non-conforming lots is contrary to the intent of the original zoning ordinance as set forth in Section 2 .1 which states the Purpose of the Zoning. Elimination of that section opens the door to possible overcrowding, undue population concentration, and potential degradation of the scenic resources. No quantity of non-conforming lots is indicated and we are told this could increase the number of current homes and residents by a significant number. The impact on the following issues must be considered and evaluated before a final decision on striking that Section can be implemented.

FIRE PROTECTION

It appears a number of non-conforming lots are located in the north end of the zoning district. Bridger Canyon Fire is located at 8081 Bridger Canyon Rd and has a very favorable ISO rating. However the ISO rating only applies for a distance of 5 miles from the fire station leaving all residences north of the 13 mile marker considered "unprotected" with an ISO rating of 10. As a member of the Bridger Canyon Fire Board for 6 years we always felt that for safety a second fire station should be located near Bridger Bowl and twice negotiated with the potential developers of the Bridger Bowl Base area to build a station in that area for protection of the north end of the zoning district. It never happened since those developments were never consummated. Now with the proposed Nordic Facility at Bohart and Cross Cut Ranch there is greater reason for a station there and reason not to allow development on non-conforming lots.

TRAFFIC ON BRIDGER CANYON RD

Allowing building on non conforming lots will increase development and add to the already heavy traffic on Bridger Canyon Rd (M 86) . Growth In Bozeman has already added significantly to traffic especially from skiers, snowmobilers, hunters and summer recreation use. As a member of the Bridger Bowl Board for 6 years the increased traffic was a major concern. Bridger Bowl has been pro active to mitigate this growth with a "carpool" lot and free bus service from the fairgrounds on weekends. Still there are times, particularly on holidays, weekends and at Christmas and spring break when it is almost impossible at times to exit from Jackson Creek Rd onto Bridger Canyon Rd. This heavy traffic also makes it very difficult at times for law enforcement, ambulances, fire and other emergency vehicles. The additional traffic from the proposed Nordic Center at the north end of Bridger Canyon will significantly add to this problem at times. Adding to this traffic problem to allow building on non-conforming lots does not make sense.

WILDLIFE

Large elk herds and significant deer populations already cause wildlife deaths on the highway and damage in residential neighborhoods. More residences on non-conforming lots will add to these conflicts.

WATER AND SEPTIC

Concerns over available well water and sewer or septic issues causing possible contamination of Bridger Creek were significant enough to stop the development of the Bridger Bowl Base Area by Bridger Canyon Partners. Additional development of non-conforming lots will add to those concerns and must be addressed.

We sincerely hope the negative impact of striking Section 14.2 will be seriously considered by County Planning, Bridger Planning and Zoning Commission, the Gallatin County Commission and the decision will not allow this change in Bridger Canyon Zoning to go forward.

Sincerely,

Charles H. Raches Jr
Marcia B. Raches
6600 Tepee Ridge Rd
Bozeman, MT

O'Callaghan, Sean

From: Robert P Sands <robertpsands@gmail.com>
Sent: Monday, February 11, 2019 3:05 PM
To: O'Callaghan, Sean
Subject: Zoning in Bridger

In addition to my personal email opposing the proposed change, I have recently received the letter from Chuck Raches with which I whole heartedly agree. For all of Chuck's reasoning I oppose the change deleting 14.2. Please do not do this. Bob Sands 6675 Tepee Ridge.

Sent from my iPhone

O'Callaghan, Sean

From: George Myers <gem@laderamanagement.com>
Sent: Monday, February 11, 2019 3:18 PM
To: Chuck Raches; Tom Fiddaman; Boone (Linda) Lennon; steve kohlmeier; Temple; Brian J Kelly; robert sands; Irene Briedis; Chase Ann; Rob Smith; Holthoff, Frank Holthoff; Sean Lewis; Thomas Calamari; O'Callaghan, Sean
Subject: RE: Proposed Zoning Change to allow non-conforming lots

Chuck,

Excellent, very well stated! We support the views proclaimed in this letter!

Best,
George and Kathleen Myers

From: Chuck Raches <tepeeridge@gmail.com>
Sent: Monday, February 11, 2019 11:46 AM
To: Tom Fiddaman <tom@metasd.com>; Boone (Linda) Lennon <linda.d.lennon@gmail.com>; steve kohlmeier <steve.kohlmeier@gmail.com>; Temple <temple998-bzn@yahoo.com>; Brian J Kelly <pierre1959@me.com>; robert sands <robertpsands@gmail.com>; Irene Briedis <iwsbriedis@gmail.com>; Chase Ann <annc7300@yahoo.com>; George Myers <gem@laderamanagement.com>; Rob Smith <resflyfish@gmail.com>; Holthoff, Frank Holthoff <dicki@frankholthoff.com>; Sean Lewis <sean.a.lewis@gmail.com>; Thomas Calamari <tomapogee@gmail.com>; sean.ocallaghan@gallatin.mt.gov
Subject: Proposed Zoning Change to allow non-conforming lots

The attached letter is in opposition to striking Section 14.2

--
Chuck Raches
6600 Tepee Ridge Rd. E
Bozeman, MT 59715
406-587-8427

O'Callaghan, Sean

From: Planning
Sent: Monday, February 11, 2019 3:39 PM
To: O'Callaghan, Sean
Subject: FW: Bridger Canyon Zone Text Amendment to repeal 14.2

-----Original Message-----

From: Leigh Dykema <lad@indy.rr.com>
Sent: Monday, February 11, 2019 2:20 PM
To: Planning <Planning@gallatin.mt.gov>
Subject: Bridger Canyon Zone Text Amendment to repeal 14.2

We are new home owners and land owners in the Bridger Canyon and we bought our properties due to the unique landscape. We STRONGLY OPPOSE the amendment to repeal 14.2 as It is important to preserve the rural properties, farms, and wildlife areas.

Peter and Leigh Dykema

Sent from my iPad

O'Callaghan, Sean

From: Temple <temple998-bzn@yahoo.com>
Sent: Monday, February 11, 2019 4:28 PM
To: O'Callaghan, Sean
Subject: Ref Bridger Canyon Section 14.2 Amendment

February 11, 2019

Gallatin County Planning Dept
311 W. Main Rm 108
Bozeman, MT 59715

Mr. Sean O'Gallaghan: Ref Bridger Canyon Section 14.2 Amendment

We are writing to strongly object to the proposed repeal of 14.2.
We very much agree with the objections that Chuck and Marcia Raches made in their Feb 9th letter to you.

There are serious downsides to trying to coerce uniformity across all county zoning. Different areas have different histories, expectations and needs, as the Raches letter enumerates.

Sincerely,
Susan L Temple
George S Temple
6950 Tepee Ridge Rd
Bozeman, MT

O'Callaghan, Sean

From: George Myers <gem@laderamanagement.com>
Sent: Monday, February 11, 2019 7:57 PM
To: O'Callaghan, Sean
Cc: steve kohlmeyer; Rob Smith; robert sands; Chuck Raches; Boone (Linda) Lennon; Brian J Kelly; Chase Ann; Sean (Debbie) Lewis; John Briedis; Susan (Mike Toelle) Temple; Carrie Sue Kohlmeyer; Test
Subject: Opposition to Striking of Bridger Canyon Zoning code Section 14.2!

Dear Mr. O'Gallaghan,

My wife, Kathleen and I write this email to you wishing to voice our strong opposition to the proposed striking of Section 14.2 in the Bridger Canyon Zoning Code!

While we are relative new property owners on Tepee Ridge, we were initially drawn and ultimately purchased our ranch here largely due to the more restrictive zoning. We greatly value the open space, bucolic, agrarian feeling in the Bridger Canyon. Changing this zoning without extensive studying of all the near and long term externalities, increased traffic, public safety, noise pollution, fire protection, animal welfare, water basin and Bridger Creek contamination, could do great harm and jeopardize this beautiful area!

As planners for the county we are confident that you are well cognizant that once you loosen zoning laws it is virtually impossible to tighten them back when issues arise. Unfortunately, the only recourse then is through the legal system, an expensive and unpredictable solution.

We certainly hope you will recognize and respect the wisdom and foresight of previous planners and land owners of the Bridger Canyon by preserving the existing zoning laws.

Thank you for your consideration.

Best regards,

George and Kathleen Myers

6439 Tepee Ridge Rd.

Bozeman, MT 59715

O'Callaghan, Sean

From: Planning
Sent: Tuesday, February 12, 2019 8:19 AM
To: O'Callaghan, Sean
Subject: FW: We need not to relax zoning requirements for Bridger Cyn. re: <http://bcpoa.net/2019/02/zoning-regulation-14-2-repeal-survey-results/>

From: biz <bizpsychologist@aol.com>
Sent: Monday, February 11, 2019 5:53 PM
To: Planning <Planning@gallatin.mt.gov>
Subject: We need not to relax zoning requirements for Bridger Cyn. re: <http://bcpoa.net/2019/02/zoning-regulation-14-2-repeal-survey-results/>

11 Feb 2019

To Planning Commission

Fr. George Watson, 800 Bridger Woods, 59715

There is (are) good reason(s) to keep zoning density requirements as they are currently. You have heard all the associated reasons. I want to add my voice to them. Sincerely, George Watson

O'Callaghan, Sean

From: Planning
Sent: Tuesday, February 12, 2019 8:19 AM
To: O'Callaghan, Sean
Subject: FW: Oppose Bridger Canyon Zone Text Amendment to repeal 14.2

-----Original Message-----

From: Nancy Lande <nancylande@gmail.com>
Sent: Monday, February 11, 2019 6:39 PM
To: Planning <Planning@gallatin.mt.gov>
Subject: Oppose Bridger Canyon Zone Text Amendment to repeal 14.2

Greetings,

When our family relocated to Bridger Canyon 21 years ago, we knew the value of the strict zoning code of 40 acres per parcel, except for a few long-term subdivisions. We have seen what happens in other areas that do not have the kind of zoning Bridger Canyon has, and if the repeal is not opposed, the Canyon could lose its rural and natural feel. The traffic on the roads could become overly congested, there are not enough utilities, and wildlife could be negatively affected. I surely oppose the Bridger Canyon Zone Text Amendment to repeal 14.2. Please take note of my voice on this issue.

Sincerely,
Nancy Lande

O'Callaghan, Sean

From: Planning
Sent: Tuesday, February 12, 2019 8:19 AM
To: O'Callaghan, Sean
Subject: FW: Bridger Canyon Zone Text Amendment to repeal 14.2

From: Gary Lande <garylande@gmail.com>
Sent: Monday, February 11, 2019 7:00 PM
To: Planning <Planning@gallatin.mt.gov>
Subject: Bridger Canyon Zone Text Amendment to repeal 14.2

I strongly oppose the Bridger Canyon Zone Text Amendment to repeal 14.2.

Any change to Bridger Canyon Zoning that would increase density and crowding will harm the quality of life in the Canyon. Many of us bought homes in the Canyon with the understanding that the existing zoning was permanent. Even those who do not live in the Canyon value the open land and beauty, particularly as Bozeman becomes more crowded. Any change allowing higher density and exceptions

opens the door for even further changes allowing more building and density. Our Canyon is a precious resource, and we should act to protect it and not allow changes in zoning that help destroy this valuable resource for wildlife and all to enjoy. Zoning should continue to limit development that favors the interest of a few over the rights of many. I don't think most of us would want the boundaries of Yellowstone changed to allow development. Bridger Canyon is our "national" park. The growth of Bozeman is already impacting the Canyon as the ski traffic has increased. We should be guardians of this precious land and not supporters of developers. I favor anything that limits development and feel we betray sacred trust in making any changes to zoning that allow development. NO to Development.

This is not in keeping with Bridger Canyon in any way. Do not repeal!!

Thank you,
Gary Lande

O'Callaghan, Sean

From: Planning
Sent: Tuesday, February 12, 2019 11:01 AM
To: O'Callaghan, Sean
Subject: FW: Bridget Canyon Zone Repeal of 14.2

From: Adrian Castelli <adrian@jkcp.com>
Sent: Tuesday, February 12, 2019 10:49 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: Bridget Canyon Zone Repeal of 14.2

Dear Planning Commission,

I strongly oppose the amendment to repeal. One of the main factors that attracted us to BCanyon is the restrained zoning and the "less-developed" nature of the valley. As we all are painfully aware, there are areas of our amazing city that have not controlled development. These neighborhoods are a sad testament to uncontrolled growth. The traffic alone through these areas is halting and the large homes on small lots arresting. There certainly are a few mega homes in the Canyon and the traffic on BC rd. appears to be on the increase. However, the beauty of the Canyon and the spectacular vistas remain relatively intact.

I am also particularly sensitive to the wildlife impact that further encroachment would have on the habitat. We are blessed with an abundance and diversity of species. More traffic/ development will only serve to drive some of them out of the Canyon. Considering that nationally and globally we are in a frighteningly rapid decline in natural habitat, it would be a sad tale to have Bridger Canyon join this regression.

With best regards,

Adrian Castelli
7445 Jackson Creek Rd.

O'Callaghan, Sean

From: Planning
Sent: Tuesday, February 12, 2019 11:24 AM
To: O'Callaghan, Sean
Subject: FW: Bridger Canyon Zone Text Amendment to repeal 14.2

From: Joslin Fields <hayhook3@gmail.com>
Sent: Tuesday, February 12, 2019 11:08 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: Bridger Canyon Zone Text Amendment to repeal 14.2

Dears Sirs,

My name is Lowell Cary, I have been a canyon resident for 26 years, a building contractor for 25 years, a nine year BCPOA board member and past Chairman, I strongly oppose the amendment to repeal 14.2. The amendment has survived all these years from 1976 because it was there to help deal with the subdividing that took place before the zoning regulation was adopted. Instead of repealing the amendment we should make it stronger to reflect current events of possible malfeasance by the county planner. If a lot has been split and owned by two different parties it can not be put back together. The cost of splitting the lot is the loss of the density right that can not be transferred, or the land use permit can not be executed for the building of a residence. No matter how well we make the regulations, lawyers will be paid to blur the lines. Let us make regulations stronger not weaker.

A recent survey by BCPOA of its residents shows 80.4% are opposed to this amendment. I trust you will abide by the residents' opinion since Bridger Canyon Zoning was a citizen initiated zoning, Section 76-2-101.

A list of reasoning behind my opinion:

The first sentence of the General Plan of Bridger Canyon Zoning is: "The primary objectives of this plan are to guide future physical growth within Bridger Canyon and to protect the natural beauty and agricultural open space character of the area."

Under Existing Zoning in the General Plan: "The intent of the Zoning Regulation is to regulate and promote orderly development of the area."

In the Bridger Canyon Zoning regulation:

"SECTION 5 APPLICATION OF DISTRICT REGULATIONS

Except as herein provided in Sections 14, 15 and 18, with respect to supplementary regulations, conditional uses, non-conforming uses and non-conforming buildings, and variances, the regulations set by this Regulation shall be minimum regulations and all regulations as categorized shall apply uniformly to each class or kind of structure or land and particularly:

1. 5.1 No building, structure, or land shall hereafter be used or occupied, and not building, structure, or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless it is in conformity with all of the regulations herein specified for the district in which it is located."

Land cannot be reconstructed for the purposes of building.

Sincerely,

Lowell Cary

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O'Callaghan, Sean

From: Planning
Sent: Tuesday, February 12, 2019 11:53 AM
To: O'Callaghan, Sean
Subject: FW: Bridger Canyon Zone Text Amendment to repeal 14.2

From: Joslin Fields <hayhook3@gmail.com>
Sent: Tuesday, February 12, 2019 11:35 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: Bridger Canyon Zone Text Amendment to repeal 14.2

Hello,

I Hello my name is Joslin Fields

I am adamantly opposed to the amendment to repeal 14.2. The reason Bridger Canyon is so beautiful is because the canyon adopted the first rural zoning west of the Mississippi. Instead of repealing the amendment we should make it stronger. I am told by members of the BCPOA board that the county planner issued a permit on a nonconforming lot in error. The repeal of amendment 14.2 has obviously been suggested by the county attorney to avoid litigation as the planner was clearly ignorant of zoning laws. This uninformed mistake of his should not be allowed to have the power to detract from our zoning! Own up and let's move on.

Sincerely,

Joslin Fields.

A resident of Bridger Canyon since August 1993