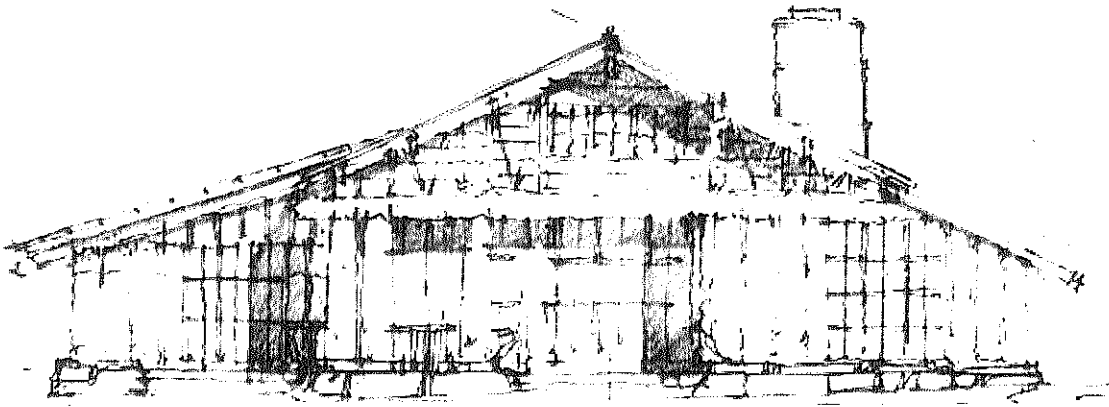




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# BRIDGER MOUNTAIN VILLAGE

## DESIGN GUIDELINES



PREPARED BY:

BRIDGER CANYON PARTNERS

NOVEMBER 2006



<b>I.</b>	<b>INTRODUCTION</b>	
	A. Purpose of Design Guidelines.....	1
<b>II.</b>	<b>DESIGN REVIEW PROCESS</b>	
	A. Committee for Design Review.....	2-4
	1. Authority	
	2. Committee Organization and Make-up	
	3. Purpose	
	4. Duties	
<b>III.</b>	<b>BUILDING SITE REGULATIONS</b>	
	A. Topography and Site Features.....	5-7
	1. Survey Requirements and Soil Tests	
	2. Buildable Areas	
	3. Snow Removal and Storage	
	4. Site Drainage and Design for Slope	
	5. Driveways and Parking	
	6. Paths	
	B. Utilities and Details.....	7-9
	1. Utilities	
	2. Garbage and Refuse Disposal	
	3. Exterior Lighting	
	4. Walls, Fences and Gates	
	5. Exterior Furniture	
	6. Recreational Vehicles	
	7. Dog-run	
<b>IV.</b>	<b>BUILDING DESIGN REGULATIONS</b>	
	A. General Architectural Character.....	10-11
	B. Building Height.....	11
	C. Building Form and Materials.....	11-16
	1. Roofs	
	a. Shape and Pitch	
	b. Dormers, Secondary Roofs, Skylights and Solar Collectors	



- c. Roof Construction and Materials
- d. Chimneys, Flues and Vents
- e. Snow Shedding and Protection of Entries, Walks, Parking and Drives
- f. Exposed Flashing and Trim

2. Exterior Walls

- a. Materials
  - i. Stonework
  - ii. Stucco and Synthetic Stucco Products
  - iii. Concrete
  - iv. Wood Siding
- b. Solar Exposure
- c. Building Insulation Requirements

3. Exterior Windows and Doors

4. Decks and Balconies

- a. Design
- b. Materials

5. Building Color

6. Water Conservation Measures

D. Details.....16-17

- 1. Identification Markers
- 2. Fences and Gates
- 3. Exterior Service Area

**V. NATIVE VEGETATION REGULATIONS.....18-19**

- A. Existing Vegetation Species and Patterns
- B. Landscape Restoration and Protection
- C. Introduced Plant Species
- D. Noxious Weed Control Plan

**VI. LANDSCAPING AND PLANT MATERIALS.....20-28**

- A. Woody Plant Material Selection and Functional Uses
- B. Grasses and Wildflowers
- C. Landscape Water Conservation
- D. Firewise Landscape Planning

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<b>VII. FIRE PROTECTION GUIDELINES.....</b>	<b>29</b>
A. Compliance with Fire District Regulation	
B. Burning Restrictions	
C. Fireplaces and Woodstoves	
<b>VIII. SIGN REGULATIONS.....</b>	<b>30</b>
A. Commercial Signs	
B. Road Identification	
C. Residence Identification	
D. Contractor – Builder – Developer	
E. Real Estate	
F. Temporary	
<b>IX. CONSTRUCTION PROCEDURES.....</b>	<b>31-33</b>
A. Approval Required before Construction Begins	
1. Permits	
2. Approvals	
B. Construction Regulations	
1. Driveway Cuts and Access Roads	
2. Noise Abatement and Hours of Work	
3. Construction Staging and Material Storage	
4. Protection of Pedestrian and Vehicle Ways	
5. Trash Containment and Removal	
6. Tree and Property Protection	
7. Temporary Structures	
8. Erosion Control	
C. Building Inspections	
D. Certificate of Compliance	

## **Purpose of Design Guidelines**

The beauty of Bridger Canyon is an asset worthy of proper preservation and sustainable planning. Bridger Canyon Partners has assembled a team of local professionals with the intention of developing a mountain community which is economically viable and complimentary to the natural beauty of the surrounding environment.

This goal can be accomplished when all members of this community invest time and make a conscientious effort to meet the guidelines outlined in this document.

Bridger Canyon is an area which has powerful, massive, raw natural elements surrounded by a very fragile ecosystem. Respecting each of these opposing elements will be a key component of any successful project within the area.

This project creates an opportunity to work collectively to establish a place where commercial opportunity and recreational activity can live in harmony within this natural setting. The market image will be an environmentally sound solution to the commercial development of a fragile mountain landscape.

The purpose of this document is to provide the framework for design and construction which will allow for the creation of a project that follows the recognized values of the area. This document also explains the restrictions and rules which are intended to protect the environment and outline appropriate architectural elements that reflect the specific context and environment of Bridger Canyon, Gallatin County and the Northern Rocky Mountain Region.

Specific Objectives are:

- To fulfill the established goals and objectives of the Bridger Canyon Zoning Ordinance.
- To work with natural features to minimize the physical damage to the landscape.
- To respect environmental conditions and neighbors when evaluating views, sun exposure, privacy, trees, and drainage.
- To establish architectural criteria for buildings which allow for individual expression within clearly articulated restraints. These restraints are intended to create a fabric of architectural cohesiveness throughout Bridger Mountain Village..
- To protect and promote the natural habitat of the area.

## **Committee for Design Review (CDR)**

### **1. Authority**

The Bridger Mountain Village Committee for Design Review (CDR) shall act in addition to, not in lieu of the Bridger Canyon Zoning Commission. The Bridger Canyon Zoning Commission is not however, an appeal board for the CDR. The CDR is given authority through the Declaration of Covenants, Conditions and Restrictions for Bridger Mountain Village (the "Declaration").

### **2. Committee Organization and Make-up**

This committee will be a sub-committee of the Village Company who shall be responsible for appointing members and terms.

The CDR shall consist of three (3) professional and two (2) non-professional members. Professional members shall be degreed in their respective disciplines or the substantial equivalent thereof and shall consist of two (2) architects and one (1) landscape architect or landscape designer. Non-professional members shall not be required to meet any qualification for membership on the CDR and may be owners within the village, although it is not required. The presence of two (2) professional members and one (1) non-professional member at a CDR meeting shall constitute a quorum.

The CDR may modify when necessary, and shall enforce the design guidelines related to the external design, appearance, and location of all properties and improvements subject to the Declaration.

### **3. Purpose**

The CDR is established to implement the Design Guidelines and Protective Covenants. The objective of this committee is to encourage development quality that will enhance both the natural and developed environments.

### **4. Fee**

a. A non-refundable application fee of \$1,000 will be required for all design reviews submitted to the CDR. This amount is subject to change.

### **5. Duties**

The CDR is responsible for administering the Design Guidelines and Protective Covenants and performing the following duties:

a. To form such reasonable rules and adopt such procedures as it deems necessary to carry out its functions.

- b. To review all of the following, as it deems necessary:
- Preliminary Review Criteria
    1. Site Plan
    2. Floor Plans
    3. Elevations
    4. Sections
    5. Perspective Drawings
    6. Follow-up Letter
  - Final Design Checklist
    1. Site Plan
    2. Landscape Plan
    3. Floor Plans @ 1/4" scale
    4. Exterior Plans @ 1/4" scale
    5. Roof Plans
    6. Building Sections – minimum of two
    7. Color Board
    8. Exterior Sample Board
    9. On-site Staking
    10. Utility connection location
- c. To review and approve, approve with modifications or conditions, or deny all proposed improvements before construction commences, including, but not limited to, the following:
- Construction of buildings, auxiliary structures or roads.
  - Alterations and Remodeling
  - Restorations
  - Landscaping, Fences and Walls
  - Parking
  - Signs and Exterior Lighting
  - Other Improvements
  - Replatting of any Lot
- d. To enforce set-back and height requirements contained within the Design Guidelines and Protective Covenants and to designate such requirements where they are not called out.
- e. To reject materials, designs and colors submitted with the proposed plans, and the plans themselves, if they are not compatible with the Design Guidelines and Protective Covenants.
- f. To grant variances to the Design Guidelines and Protective Covenants as it deems appropriate.
- g. To enforce the completion of all improvements in substantial compliance with the approved plans and specifications. The CDR does require a completion bond.

- h. To recommend enforcement proceedings to the Executive Board of the Village Company, if necessary.
- i. To revoke or suspend approvals and order the suspension or cessation of any construction in violation of the Design Guidelines and Protective Covenants or any approval issued by the CDR.
- j. To require application fees for the review of proposed plans and specifications.
- k. To require the submission of landscape plans with all requests for review of proposed building plans.



## **Building Site Regulations**

In addition to all other included sections within the design guidelines, all buildings in the residential districts of the Bridger Mountain Village shall be governed by the requirements that follow.

### **A. Topography & Site Features**

#### **1. Survey Requirements and Soil Tests**

It is required that every building have a subsurface soils investigation and foundation recommendation prepared by a professional engineer licensed in the State of Montana prior to foundation design. A topographic survey indicating site contours at not less than two foot intervals, adjacent road elevations, existing improvements, if any, and any special features, such as streams and ponds, shall be prepared by a licensed land surveyor for every project in the Bridger Bowl Base Area. These reports must be submitted to the CDR prior to Final Plan Approval.

#### **2. Building Sites and Development Areas**

The Master Grading and Drainage Plan shall establish the development areas for the Residential Districts for the Bridger Mountain Village. These regulations establish and organize the relationships of public and private space within all areas of the Bridger Mountain Village.

Site studies shall include all property lines, and shall consider such influences as shade and shadow, views, solar exposure, natural vegetation, soil conditions, rock outcroppings and water runoff.

All buildings shall be required to maintain the proper setback for building codes and fire regulations from their respective property lines.

#### **3. Snow Removal and Storage**

The required snow storage areas shall be based on the Master Grading and Drainage Plan. These areas shall be graded to drain into retention areas with dense shrubs/groundcover to filter the melt runoff.

Due to heavy snowfall experienced in the area, all site plans must provide a snow removal plan or indicate areas for storage of snow which will be removed from roofs, walkways, and drives.

#### **4. Site Drainage & Design for Slope**

All site plans must indicate surface drainage patterns consistent with the Master Grading and Drainage Plan. Modifications to the Master Grading and Drainage Plan, or to existing natural

drainage patterns, must have specific written approval of the CDR, as well as any other governing agency having jurisdiction, and the consent of the Owners of any affected properties.

In areas where drainage swales are created to direct runoff, erosion control blankets shall be used in conjunction with re-vegetation to slow velocity of runoff and decrease erosion.

In all areas, runoff from impervious surfaces such as roofs and paved areas must be directed toward natural or improved drainage channels, storm sewers, or shallow sloping vegetated areas. Settling ponds should be used prior to consolidated or re-channeled runoff entering natural streams or ponds.

All grading within the development must relate to and blend into the surrounding natural landscape. Care should be taken to limit the extent of cuts and fills. All cut and fill areas must feather into the Master Grading and Drainage Plan or natural topography with the confines of the property boundary. Slope conditions should be determined by soil characteristics to avoid unstable conditions, erosion and undue loss of vegetation. Maximum cut and fill slopes shall not exceed 2:1 without the recommendation of a soils engineer and specific written approval of the CDR. Retaining structures shall make use of natural material such as boulders, rocks, logs, wood timbers, and/or concrete. Erosion control blankets shall be used on slopes 3:1 or steeper where re-vegetation is required. Retaining walls shall not exceed 4' in height.

#### 5. Driveways, Parking and Garages

Site access shall be based on the Master Plan. All driveways and parking areas shall respect existing landforms and vegetation. Parking areas and garage doors shall not be the primary visual element of any residence. Every effort shall be made to diminish the impact of the entry to the garage through the consideration of angles of approach and landscaping. All parking shall be within the lot boundary, off public and private rights-of-way. Each residential lot will provide parking for each bedroom constructed within the site with a minimum of two outdoor parking spaces for all recreational sites. All exterior parking spaces shall be a minimum of 10' x 20'.

The construction and maintenance of all driveways and culverts shall be the responsibility of the owner. Driveways and parking areas shall be crowned and sloped for adequate drainage and safety.

Driveway and parking surfaces shall be asphalt or concrete. Any other material shall be approved by the CDR. Materials shall restrict weed growth and maintain a clearly defined edge between the landscaped area and the driveway surface. Materials shall withstand deterioration from winter snow plowing and erosion.

Front loaded attached garages are not permitted with a maximum of three attached garage bays for recreational sites. A detached front loaded garage shall be allowed provided that it is set back from the house per the summary table.

## 6. Trails

The Master Plan establishes the primary pedestrian circulation system. Residential site plans should provide linkages to the pedestrian trails for the safety and enjoyment of owners and guests and to provide convenient access to the commercial and recreational areas of the Bridger Mountain Village.

Since the pathways provide the critical connections between residences and activities of the central core these routes should be identified on all landscape plans and shall be consistent with the overall Master Plan.

Trails should have a maximum width of five feet. Walkways or paths on a site can add a pleasing aesthetic appearance by their configuration and usage of material. Size and character of the walkway should respond to the surrounding site and dwellings.

### **B. Utilities and Details**

It shall be the sole responsibility of the owner to contact utility companies prior to any excavation and grading, including, but not limited to the following:

Northwestern Energy  
 U.S. West  
 TV Cable Co.  
 Bridger Base Water System  
 Bridger Base Sanitary District

#### 1. Utilities

Utilities shall be installed underground. No antenna or satellite dish shall be installed on any structure or lot so that it is visible from any other lot or road.

Meters shall be placed in a location so as to be accessible to the meter reader and yet not visible from adjoining roadways. Meters, transformers and other utility boxes may be concealed with landscaping.

A recessed or enclosed screen, to Northwestern Energy specifications, can be designed into the wall of a house to conceal an electrical meter. All conduit wires servicing the meter are to be beneath the exterior wall sheathing or enclosed.

No alteration to, or modification of a central radio or television antenna system or cable television system, whichever is applicable, shall be permitted, and no Owner may be permitted to construct, use, or operate his own external radio, television antenna, or other electronic antenna without the consent of the CDR. No Citizens Band or other transmission shall be permitted on the Property.

2. Garbage and Refuse Disposal

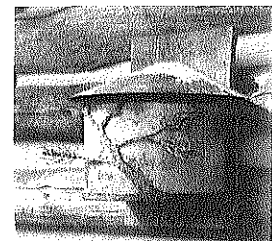
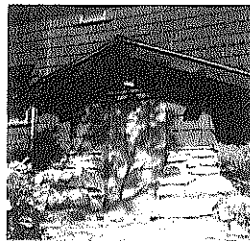
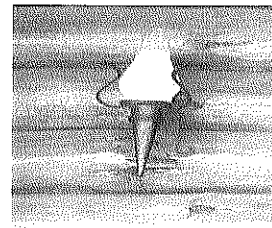
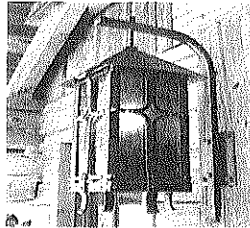
All rubbish, trash and garbage shall be regularly removed from the property to central collection areas, and shall not be allowed to accumulate thereon. Trash, garbage and other waste shall not be kept except in sanitary containers. All exterior equipment, garbage cans, compost piles or storage piles shall be bear proof and screened or concealed from view of other dwellings, common areas and pathways.

In the residential districts, Bridger Mountain Village shall designate locations for common bear proof trash enclosures to be shared by homes proximate to their location.

3. Exterior Lighting

- Lighting is to be minimized, and used only to meet the requirements of safety and easy identification of entrances, driveways and walkways.
- Exterior ornamental light fixtures or lanterns may be permitted at key arrival or entry points. The lens in the fixture may be tilted or obscure, have no more than 40 watts and must be approved by CDR. All other exterior light sources are to be indirect, with the light source shielded from view.
- Lights following the driveway or paths at regular spacing are not permitted.
- Direct lighting of vegetation or of structures is not permitted.
- Light sources are to be white light and not sodium vapor or colored.
- Temporary holiday lighting during the appropriate season is exempt from these requirements.
- Absolutely NO light sources shall be used to accent the architecture, landscape or artwork. Flashing, blinking, or moving lights shall not be used. Temporary holiday ornamental lights are allowed but may be subject to review upon complaint of obtrusiveness.

The intent of the lighting restrictions is to reduce the amount of light pollution and to be unobtrusive to neighboring properties. Exterior lighting shall be subdued, understated and indirect. Area lighting shall have concealed light sources and shall be either down light recess cans, or sconces w/ translucent or antique glass shades. No clear glass shades shall be allowed. Lighting shall be “down” type and shall not radiate out from the property.

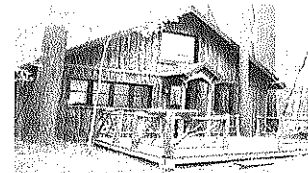
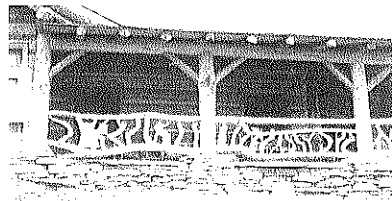
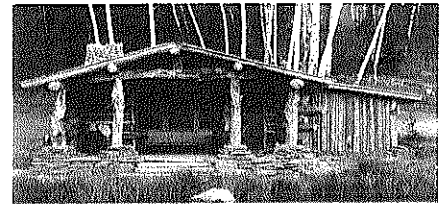


LIGHTING

4. Walls, Fences, Gates & Decks

Walls and gates provide important transitions and continuity between architecture and public spaces. Site walls may be used for landscape terracing to improve site development. In general, these improvements shall be consistent in color, texture and form with the adjacent building.

Retaining walls, if used, shall have a maximum height of 4 feet, and shall be an integral part of the overall design of the site and building. Retaining walls can also be used as a screening device to obscure service areas such as the view of a driveway from the main road. Retaining walls shall be constructed of logs or stone and shall blend into the landscape.



DECKS

No boundary fences around the exterior of any lot, or around the perimeter of any building envelope shall be permitted.

5. Hot Tubs

Hot tubs shall be in-ground and placed in a discrete location for recreational sites. No hot tubs permitted with overnight accommodations.

6. Recreational Vehicles

No house trailer, mobile home, truck camper, boat or similar item shall be permanently kept, placed or maintained upon any lot at any time unless stored in a garage.

7. Dog Runs and Enclosures

Dog Runs/Enclosures for recreational sites must be placed in an area which is inconspicuous and removed from the direct view of neighbors and the primary road. All Dog Runs/Enclosures must obtain the CDR's approval for size, materials and location.

A dog run shall be permitted provided that the size, construction and location shall have been approved by the CDR. Dog runs are prohibited with overnight accommodations.

### A. General Architecture Character

#### **Site Development**

The “building envelope” will designate the portion within the lot in which all land disturbances will take place. This building envelope will provide areas for all improvements, including driveway and utility connections.

The **BOUNDARIES** of the “Building Envelope” will be proposed by the developer, as outlined in the Master Plan. It is to be shaped by the setback requirements and the criteria listed below.

#### **Design Criteria:**

- maintain existing drainage patterns
- minimize grading and removal of vegetation
- optimize views from home
- protect view corridors from other properties and/or common use areas
- protect sensitive environments
- protect and utilize distinctive natural features – rocks, vegetation, and topography
- blend man-made improvements into the topography and forests
- avoid highly prominent features
- maintain a mountain woodland street scene; sites that are visible from road may have special screening requirements
- preserve the dominance of the natural setting by fitting buildings into the existing landscape

#### **Shape and Massing**

The shape of the buildings should have a low slung horizontal emphasis and not be in competition with the natural landscape. All attempts must be made to obtain natural grade.

Heavily shadowed roof overhangs, horizontally patterned wall elements, and rustic lower walls following the natural grade all work towards this goal.

The size of buildings must not overwhelm or dominate their natural settings. It must reflect a balance between functional requirements and the capacity of the site to accommodate buildings.

In keeping with the tradition in Bridger Canyon, the designer should design small, restrained buildings placed within the natural features of a site with a minimal impact. Where appropriate, house multiple functions in clusters of small buildings connected by the protection of covered walkways.

Porches, decks and/or balconies are to be supported on heavy stone, log or timber structures of no more than 1 ½ stories or where appropriate. Porch balconies should meet stone bases or walls. The underside is to be fully finished architecturally or hidden from view. Roofs over porches or entries are to be limited to one story in height.

**Paths, Outdoor Stairs and Terraces**

These are to be designed to blend with the natural topography and vegetation, and with retaining walls, fences, or building foundations. Materials are to be stone, chipped stone or gravel and/or wood, as approved by BCP.

**B. Building Height**

Building height within the Residential Districts of the Bridger Mountain Village shall be limited to a maximum of 35 feet. Building height shall be measured from the average finished grade to a point on the roof midway between the eave and the ridge.

The building walls should not exceed two stories in height.

On complex buildings with multiple heights and/or sloping sites, the maximum average building height shall be determined by taking the average of heights at equal intervals around the building. Those intervals shall be no more than 20 feet each. When multiple roofs occur within any interval, the height for that interval shall be the average of those respective roofs. For purposes of determining building height, a roof must have a horizontal projection of at least 10 feet. Finished grade shall be the final elevation of the surface material, whether soil, paving, or decking, adjacent to the building for the respective interval as shown on the Architect's drawings. This definition does not intend to allow strategies to circumvent the intention of the height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

With the approval of the CDR, chimneys, and other architectural features may be allowed without regard to height limitations.

**C. Building Form and Materials**

The intent of the following building requirements are to provide a continuity of vernacular context in the built environment, while allowing for the vitality of individual expression. Through the use of materials and color all structures in the residential districts will blend into the surrounding site.

The architecture within the Residential Districts of the Bridger Mountain Village shall complement and respond to the unique natural qualities of each building site. The architecture shall reflect the simple forms and sturdy materials common to alpine communities.

**1. Roofs.**

The continuity of the character of the Bridger Mountain Village is largely dependent upon the compatibility of roof shapes, pitches and materials. The following design guidelines have been developed to allow for distinct building forms while addressing the character of the entire community. When refining roof forms consideration shall also be given to the prevention of excessive snow build-up and snow shedding.

a. Shape and Pitch

Roof forms should be kept simple. Mansard roofs, pseudo-mansard roofs, and curvilinear roofs are not allowed. Secondary roofs may be shed roofs with pitches not less than 3:12 when attached to major building forms. Valleys should be specially flashed since they are a potential source of ice build-up and water damage.

The CDR reserves the right to waive the minimum roof pitch requirement when, in its sole judgment, a lower or flat pitch roof is more appropriate for the design of a building, and does not compromise the integrity of the Bridger Mountain Village. This privilege may be exercised by the Committee for Design Review without relinquishing its right to enforce the minimum requirement on other projects.

All roofs shall have overhangs of at least 2'-0" unless you can demonstrate historic precedent for reduced overhangs.

b. Dormers, Secondary Roofs, Skylights and Solar Collectors

Dormers and secondary roofs are encouraged, both to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers and secondary roofs may have gable, hip or shed forms and may be stacked in multiple forms.

When designing the location of skylights, consideration shall be given to both the interior and exterior appearance of the unit. Locations shall also be coordinated with window and door locations. Skylights shall be located away from valleys, ridges and all other areas where drifting snow may hinder the performance and safety of the unit. Skylights shall be of high quality, insulated, double pane construction.

Solar collectors shall be integrated into the overall roof design, and shall be placed flush with the slope of the roof or wall of the building.

c. Roof Construction & Materials

Occupied areas of buildings tend to warm and melt accumulated snow on the roof directly above. Heat from chimneys, vents and the sun also accelerate the melting of snow. When melting snow reaches cold or unheated surfaces, such as the eaves of the roof, it freezes and creates ice dams. Cold roof systems should be designed for all roofs within the Bridger Mountain Village.

Areas surrounding the building may be additionally protected by avalanche rails, clips, or other devices, but shall not be depended upon to prevent the shedding of snow or ice from roof surfaces.



Thoughtfully chosen roof materials will enhance and support the cohesive character of the Bridger Bowl Base Area. Roof materials must carry a Class A or B fire rating. The following are acceptable roof materials:

- Imitation slate
- Metal
- Slate
- Treated wood resawn, thick butt cedar shingles to be Class A.
- Unglazed concrete roof tile
- Asphalt shingles, 40 year warranty minimum, heavy textured

d. Chimneys, Flues & Vents

Chimneys, flues and vents can be used to create visual contrast to the dominant roof forms of the buildings within the Bridger Mountain Village. All flues shall be enclosed with a chimney cap and fitted with a spark arrestor. No exposed metal or clay flues shall be allowed. All chimney forms shall relate to the overall building, and shall be constructed of stone, stucco, metal, copper or cortin steel. Max chimney height is 4' above ridge.

Chimneys and flues shall be located to avoid smoke and fumes at ground levels created by downslope winds. Buildings on steep slopes or with unique roof configurations shall give special attention to down drafts. All chimneys shall be located as high as possible on the upwind side of the roof to ensure adequate disbursement of smoke.

Building vents and flues for such functions as ventilation and exhaust should be consolidated into enclosures wherever possible and should typically be concealed from public view.

e. Snow Shedding and Protection of Entries, Walks, Parking and Drives

Raised planters, retaining walls or similar landscape features should be used to direct the pedestrian away from any snow or ice shed areas and shall be required where, due to the height of the roof and/or potential volume of snow shed, an especially hazardous area exists.

f. Exposed Flashing and Trim

All exposed metal flashings, gutters, downspouts and other roof hardware shall be earth tone colors, copper or clear mill finish, except when structural requirements dictate the use of stronger materials such as bracing or structural connections.

All roof flashing vents, hoods, and roof accessories shall be a color that blends with the roofing. All roof material colors are to be approved by the CDR.

## 2. Exterior Walls

Natural materials and subdued colors should be predominant to the main body of the building. Exterior trim can be more colorful and contrast with the main body, adding visual interest to the predominant neutral tones.

### a. Materials

The overall form of exterior walls shall be kept simple. Walls should portray a sense of “mass” with recess windows and doors.

- i. Stonework: Rock shall be native type rock indigenous to the region. Other types of rock may be approved by the CDR, providing that it contributes to the cohesiveness of the entire community.

Artificial stone or any other type of fabricated unit masonry shall not be permitted as an exposed material for any exterior wall.

- ii. Stucco and Synthetic Stucco Products: Traditional stucco walls should be employed in a traditional texture style. Stucco colors should blend into the environment through the use of earth tone colors and are subject to the approval of the CDR.
- iii. Concrete: Unfinished exposed foundation walls between ground level and exterior wall siding should be a maximum of 8 inches. Foundation exposure over 8 inches should be finished with textured stucco (stained a subdued color in harmony with the building), stone, or treated wood. Rough board form concrete or concrete/rock rubble may be used.
- iv. Wood Siding: Smooth or rough sawn wood siding, rough sawn board and batten siding, or wood shingles shall be the only acceptable exterior wood sheathing materials. Wood shingles shall be used as smaller scale accents to the larger scale materials of the exterior walls. All wood siding shall be treated w/ bleaching oil, semi transparent stain or equivalent to be approved by the CDR.
- v. Log: Log structures shall be of the custom hand peeled type. Kit homes or machine hewn type homes are not allowed. Log structures shall be constructed of traditional hand hewn material or indigenous Montana log materials.

### b. Solar Exposure

The design of exterior walls should respond to solar exposures. north exposures should generally be designed with small “punched” window openings.

The following energy considerations should be address in the building design:

- Window orientation
- Low E Glazing

- Double or triple glazing
- Openings caulked around windows/doors
- Weatherstripping
- Storm windows
- Entry vestibules

c. Building Insulation Requirements

Minimum R-Values are required as follows:

- Roofs: R-40 (R-50 recommended)
- Walls: R-19
- Foundation walls: R-19

3. Exterior Windows and Doors

a. Recesses

When located in wood walls, windows and doors shall be recessed so that the exterior face of the glass is recessed 6" from the outside face of the wall. When located in stone finished walls, all windows and doors shall be recessed so that the exterior face of the glass is set back a minimum of eight (8) inches from the outside face of the stone. Deeper recesses are desirable.

b. Scale and Composition

Windows and doors shall be of a consistent size, shape and orientation throughout a given building. Window and door patterns and reveals should be carefully studied to create interest and variety. Repetitive bands of windows, and continuous windows and doors shall not be allowed in any building. When possible, window and door openings and patterns should be developed in response to passive solar design principles. Window and door locations shall be carefully considered to avoid being obscured by accumulating snow.

c. Materials

Windows and doors shall be constructed of natural, stained or painted wood, or pre-finished enamel, mill finished or colored aluminum cladding. All glazing shall be framed in walls of stone, stucco or wood. Glass curtain walls and open glazed walls are allowed only if recessed behind porch. Mirrored glass shall not be used in any building in the community. Low "E" glass is advised.

Divided lite glass must be authentic and double glazed.

d. Window Coverings

If shutters are used on exterior walls, they must be operable and not used merely as ornament.

e. Window Boxes

Window boxes shall be constructed of materials compatible with the overall building design. Only natural vegetation shall be placed in window boxes.

4. Decks and Balconies

a. Design

Decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Long, continuous banks of balconies shall be approved only if complimentary to overall massing. Combinations of covered decks, projecting balconies, and bay windows shall be strongly encouraged. Whenever possible, balconies and decks should be located in areas of high sun exposure while preserving views and solar exposure.

b. Materials

Materials and colors shall be consistent with the building and surrounding landscape. Decks and terrace walls may protrude beyond the building envelope by a max of 10'.

5. Building Color

All exterior color schemes shall be reviewed by, and approved by the CDR as a part of the Final Plan Review and Approval Process.

Exterior color schemes throughout the Bridger Mountain Village shall emphasize the natural tones of the surrounding natural environment. Large exterior wall surfaces shall be painted or stained with light earth tones. Trim and other accenting details of the building shall be of a brighter intensity and contrasting color scheme. Color schemes shall be composed of complementary colors, emphasizing the contrast between the basic wall surfaces and accented details.

6. Water Conservation Measures

All toilets and shower heads shall be low flow types. This information shall be required for plan review and approval by the CDR.

\*\*See Landscaping Section for Additional Requirements\*\*

**D. Details**

1. Identification Markers

- Materials are to be timber, stone or log.
- Markers are to be 6'6" tall.
- Use 3" tall reflective numbers.

- Natural transparent stain colors on all wood.
  - Steel/metal elements to have a rugged “blacksmith” texture and color or rusted patina.
2. Fences and Gates
- Lot boundary fencing is not permitted.
  - Materials are to be wood or stone, and selected and colored to match the primary residence.
  - Fence alternatives may include extended site walls or walls of the principal buildings.
3. Exterior Service Areas
- On-site electrical and mechanical equipment are to be completely screened from off-site views and, as appropriate, made inaccessible to wildlife, by using architectural features integrated into the building design and/or the site walls’ form, materials, and colors.

### **A. Existing Vegetation Species and Patterns**

Respect for the natural vegetation patterns is required at Bridger Mountain Village. Finalized construction shall complement the natural forested, mountain meadow, and streamside landscape. Tree and shrub removal shall be minimized during the construction phase such that the final site appears undisturbed and natural.

### **B. Landscape Restoration and Protection**

Property owners and builders are required to minimize grading and ground disturbance including the driving and parking of construction vehicles. Site excavation and soil compaction create scars which are slow to heal and difficult to re-vegetate at this location. Builders shall protect all trees which will remain on the site from mechanical damage due to equipment and root zone compaction. A construction site plan shall be submitted for approval by the CDR prior to construction which shows the extent of tree and shrub removal, boundaries of excavation, path of vehicular access, material and equipment storage areas, and areas for construction vehicle parking. All designated wetlands shall be protected with approved silt fences during construction and until landscaping is established. Native grasses and wildflowers shall be planted into all disturbed areas within three months after construction is complete subject to weather and seasonal conditions. The properly prepared seedbed shall be irrigated with a temporary system for germination and seedling establishment.

### **C. Introduced Plant Species**

Woody plants for landscape installation shall be selected from the list of approved native plants, which is attached. Non-native plants which are known to be bear food sources shall be prohibited. This includes most fruit and berry bearing trees and shrubs.

### **D. Noxious Weed Control Plan**

Site disturbances and construction activity alter the natural vegetation patterns and open the land for the invasion of quick growing annual and perennial weeds. Natural vegetation patterns have slowly evolved over a long period of time. Because re-establishment of native vegetation is a difficult and lengthy process, disturbance to a site must be minimized. Quick growing "cover crops" such as Annual Ryegrass shall be seeded on disturbed areas to compete with the germination of weed species.

Preventing the spread of existing weeds is a high priority. Most weed species are more easily controlled during the flowering stage. Clipping and mowing weeds at this time can be an effective means of controlling seed dispersal. Many perennial weeds will need more aggressive control such as chemical spraying at the appropriate times. Several species of noxious weeds exist on the site and should be controlled by spraying, clipping or other biological control methods. The Bridger Mountain Village Weed Map which was produced by Morrison, Maierle, Inc. illustrates locations and types of weeds on the site including: Canada Thistle, Tansy, Oxeye Daisy, Spotted Knapweed, Houndstongue, and Tall Buttercup. A

## V. NATIVE VEGETATION REGULATIONS

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management plan for weed control shall follow guidelines promulgated by Gallatin County Weed District.

## **A. Woody Plant Material Selection and Functional Uses**

### **1. Plant Selection**

Plant material selection shall favor the use of species which are endemic to Bridger Canyon. Many functional and restrictive factors related to plant selection shall be assessed in order to devise the proper fit of landscape plants for various uses. Characteristics which shall be assessed include: hardiness, drought resistance, low maintenance, fire resistance, and bear attractants. A matrix of recommended woody plant species is attached which lists characteristics for flammability, water need, and occurrence on the site/region. Landscape designs are required to use plants from this approval list only.

### **2. Plant Placement and Functional Uses**

Placement and functional uses of plants is critical to landscape design success. The following requirements pertain to the installation of plants, but they do not restrict the locations of existing plants on site.

#### **a. Vehicular Safety**

Property owners shall minimize woody planting in snow storage areas or in areas of snow/ice shedding due to heavy loads. Access to sun, especially in winter months shall be maximized in all plant installations. Sight-line triangles at vehicular intersections shall be maintained at 40 feet along the property lines and for trails shall be 25 feet on a side. Sight-line triangles at driveway intersections shall be maintained at 20 feet along property lines and 20 feet into the property at the center-line of the driveway. No new planting shall be installed within these sight-line triangles, and existing plantings shall be cleared to a height of 10 feet above the ground level.

#### **b. Aesthetic Improvements**

Plant screening is encouraged to create privacy and to enhance view corridors. Live materials shall be the preferred choice for privacy screening and for utility area separation. All new plants shall be selected from the list of approved plants included in this document. Property owners shall select a diversity of plant species which will replicate the natural landscape.

## **B. Grasses and wildflowers**

### **1. Lawn Areas**

Mowed lawn areas shall be kept small in size and shall not exceed 2500 square feet per recreational site. No Kentucky Bluegrass sod shall be installed. Native grass mixes and wildflowers shall be utilized to blend with the undisturbed natural landscape. They shall be



left un-mowed except for necessary management of weed species. Minimal irrigation, mowing, fertilization and maintenance will be necessary with appropriate species selection.

## 2. Seed Mixes

All grasses and grass mixes shall be low water demanding native species. Three distinct areas shall each be seeded with specialized blends of grass species. Road edges, trail sides and open spaces shall be designated as Type I and shall be vegetated with "Pioneer Mix" as specified in the table below and will be mowed only as needed for weed control. Areas identified as recreation sites, single family homes, and commercial businesses shall be designated as Type II and will be seeded with "Dry-Land Lawn Mix" and will not be mowed. The third area which contains overnight accommodations and lodges will be designated Type III. It shall be seeded with "Wheatgrass-Fescue Blend" and may be mowed if desired or left in its natural state. Type I areas represent the tallest and most diverse grass areas graduating to Type III which are the lowest and appear more lawn-like. All mixes are very drought tolerant and require little to no maintenance once established.

Annual Ryegrass is an excellent quick-cover crop which germinates rapidly to establish erosion protection until the other seedlings attain vigor. Annual Ryegrass can be blended into any mix for quick and temporary growth.

The table below lists the species within each mix and their proportions for each of the three types of areas. The application rate is dependent on the method of seeding, the mix, and time of seeding, but in general, drill seeding requires 15-20 pounds of pure live seed per acre, broadcast seeding requires, 20-25 pounds per acre, and hydro-seeding needs about 40 pounds per acre. Fall is the ideal seeding time as the ground is workable and winter snows will assist in assuring seed contact with soil.

NAME	CULTIVAR	SPECIES	MIX
<b>TYPE I</b>			<b>Pioneer Mix</b>
Mountain Brome	Bromar	<i>Bromus marginatus</i>	55%
Slender Wheatgrass	Pryor	<i>Elymus trachycaulus</i>	12%
Streambank Wheatgrass	Sodar	<i>Elymus lanceolatus</i>	10%
Hard Fescue	Durar	<i>Festuca trachyphylla</i>	10%
Bluebunch Wheatgrass	Anatone	<i>Pseudoroegneria spicata</i>	10%
Canada Bluegrass	Foothills	<i>Poa compressa</i>	3%
Annual Ryegrass		<i>Lolium perenne</i>	optional
<b>TYPE II</b>			<b>Dry-Land Lawn</b>
Sheep Fescue	Covar	<i>Festuca ovina</i>	33%
Hard Fescue	Durar	<i>Festuca trachyphylla</i>	33%
Canada Bluegrass	Foothills	<i>Poa compressa</i>	33%
Annual Ryegrass		<i>Lolium perenne</i>	optional
<b>Type III</b>			<b>Wheatgrass/Fescue</b>
Western Wheatgrass	Rosana	<i>Pascopyrum smithii</i>	25%
Streambank Wheatgrass	Sodar	<i>Elymus lanceolatus</i>	25%
Sheep Fescue	Covar	<i>Festuca ovina</i>	50%
Annual Ryegrass		<i>Lolium perenne</i>	optional

### 3. Wildflower Establishment

Many types of wildflower mixes are commercially available, but may not be suitable for use at Bridger Mountain Village. Wildflower mixes often contain weed species several of which are on the Montana noxious weed list, or include many species which are not indigenous to this region, such as California Poppy and Bachelor Button. It is critical when selecting wildflower mixes to read the label and verify that the mix is appropriate and truly contains native species. The following wildflower mix is made up exclusively for Bridger Bowl and includes only species commonly found at this site. Proportions of the mix may vary and exclusions may be allowed due to availability of seed crop at planting time but no additional species shall be added without approval by CDR. It shall be the standard mix for the establishment of wildflowers at Bridger Mountain Village.

Wildflower seed can be added to grass mixes, but since the common method of invasive weed control is mowing, wildflower establishment may be difficult within grass areas. Seeding of this wildflower mix should be conducted after at least the first year of grass establishment but before all bare ground is covered. Most of the species in all three types of grass mixes are bunch grasses which leave open areas for the propagation wildflowers.

**BB WILDFLOWER MIX**

NAME	SPECIES	MIX
Blanketflower	<i>Gallardia aristata</i>	15%
Lewis Flax	<i>Linum perenne</i>	15%
Silky Lupine	<i>Lupinus sericeus</i>	15%
Common Yarrow	<i>Achillea millefolium</i>	10%
Plains Wallflower	<i>Erysimum asperum</i>	10%
Fringed Sage	<i>Artemisia frigida</i>	5%
Low Larkspur	<i>Delphinium bicolor</i>	5%
Sticky Geranium	<i>Geranium viscosissium</i>	5%
Alpine Forget-me-not	<i>Myosotis sylvatica</i>	5%
Evening Primrose	<i>Oenothera</i>	5%
Yellow Coneflower	<i>Rudbeckia laciniata</i>	5%
Yellow Columbine	<i>Aquilegia flavescens</i>	3%
Littleleaf Penstemon	<i>Penstemon procerus</i>	2%

**C. Landscape Water Conservation****1. Landscape Planning for Water Conservation**

Minimizing water use is an objective of Bridger Mountain Village. Whenever possible, plant materials with low to moderate water demand shall be installed. The plant matrix of recommended species rates the water need for each plant. In addition to plant selection, water conservation is achieved through many other factors including: terracing the terrain to reduce runoff, catching and redirecting snow-melt and runoff toward planting beds, amending the soil to retain moisture, mulching all planting beds, minimizing traditional lawn areas, utilizing low water emission devices, regular landscape management and maintenance. These practices shall be employed whenever possible to reduce water needs in the landscape. Landscape water features such as ponds, fountains, and re-circulating streams will be kept to a total minimum of 100 square feet per recreational site.

**2. Irrigation Design**

Low water emission systems, commonly referred to as drip irrigation shall be the standard for all supplemental watering. Most drought tolerant plant species only require supplemental watering during the first few years of establishment. Temporary and portable watering systems including drip systems shall be utilized wherever possible.

**3. Bio-retention of storm water**

All parking lots which are designed to accommodate 10 cars or more shall be sloped to channel storm water into retention troughs which will be planted with water demanding plants. A typical bioswale is a linear, planted drainage channel which slowly moves storm-water, keeping water on the site as long as possible and allowing it to soak into the ground. Sheet drainage from paved or hardscape areas can be directed to bioswales, thereby catching and naturally purifying the runoff. Bioswales can also double as snow storage areas during

the winter season. Low growing, water loving plants such as sedges, cattails, willows and many species of wildflowers shall be planted in bioswales to absorb and filter the water.

#### **D. Firewise landscape planning**

Firewise landscaping is mandatory within the wildland-urban interface to provide an asset protection zone (defensible space) around the buildings. It can be aesthetically pleasing while reducing wildland fire fuels around the buildings. Plant choices, spacing and maintenance are critical in creating an asset protection zone (defensible space) see Fire-Resistant Plants for Montana Landscapes & Fire & Your Landscape. The asset protection zone (defensible space) shall be made up of four zones (See Asset Protection Zone Guidelines). Zone 1 (Structure Protection Zone) shall extend from the structure out to 5 feet beyond all structures and is the most restrictive. Hardscape materials with no or low flammability such as patio surfaces, driveways, ponds, rock mulches and boulders should be used extensively within the asset protection zone (defensible space) especially Zones 1 & 2. Zone 2 (Landscape Zone), which extends to 6 to 30 feet beyond structures, is an area of lawns and other Zone 3 (Forest/Wildland Transition Zone), which extends beyond the 31 foot boundary to the property boundary for lots less than 2.5 acres, are managed to create conditions unfavorable to a crown fire and to transition any potential wildland fire to a ground fire. Zone 4 (Property Perimeter Buffer) extends from the property line in 120 feet (only for lots larger than 2.5 acres). The zone is managed to protect a lot from a wildland fire encroaching on the lot.

BOTANICAL NAME	PLANT NAME	TYPE	REGION	FLAMMABILITY	WATER NEED
<i>Abies lasiocarpa</i>	Subalpine Fir	evergreen tree	common on site	high	high
<i>Acer ginnala</i>	Amur Maple	deciduous small tree	recommended introduction	low	moderate
<i>Acer glabrum</i>	Rocky Mountain Maple	broadleaf tree/shrub	common on site	low	high
<i>Alnus incana</i>	Thinleaved Alder	deciduous tree/shrub	native to region	low	high
<i>Alnus sinuata</i>	Mountain Alder	broadleaf tree	common on site	low	high
<i>Amelanchier alnifolia</i>	Serviceberry	broadleaf tree/shrub	common on site	low	moderate
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	broadleaf evergreen groundcover	rare on site	low	moderate
<i>Betula occidentalis</i>	Water Birch	deciduous tree	recommended introduction	low	high
<i>Betula papyrifera</i>	Paper Birch	deciduous tree	recommended introduction	low	high
<i>Ceanothus velutinus</i>	Snowbrush	broadleaf evergreen shrub	common on site	low	low
<i>Cornus stolonifera</i>	Redtwig Dogwood	deciduous low shrub	rare on site	low	high
<i>Crataegus douglasii</i>	Black Hawthorn	broadleaf tree	common on site	moderate	moderate
<i>Juniperus communis</i>	Common Juniper	evergreen shrub	rare on site	low	low
<i>Juniperus horizontalis</i>	Creeping Juniper	evergreen shrub	rare on site	low	low
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	evergreen tree	native to region	high	low
<i>Lahonia repens</i>	Creeping Oregon Grape	broadleaf evergreen ground cover	common on site	low	moderate
<i>Physocarpus malvaceus</i>	Mountain Ninebark	deciduous shrub	native to region	low	moderate
<i>Picea engelmannii</i>	Engelmann Spruce	evergreen tree	native to region	high	high
<i>Picea pungens</i>	Colorado Spruce	evergreen tree	recommended introduction	high	moderate
<i>Pinus albicaulis</i>	Whitebarked Pine	evergreen tree	native to region	high	moderate
<i>Pinus contorta</i>	Lodgepole Pine	evergreen tree	common on site	high	low
<i>Pinus flexilis</i>	Limber Pine	evergreen tree	native to region	high	low
<i>Pinus ponderosa</i>	Ponderosa Pine	evergreen tree	native to region	moderate	moderate
<i>Populus angustifolia</i>	Narrowleaved Cottonwood	deciduous tree	rare on site	low	high
<i>Populus tremuloides</i>	Quaking Aspen	broadleaf tree	common on site	low	moderate
<i>Populus trichocarpa</i>	Black Cottonwood	deciduous tree	native to region	low	high
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	deciduous low shrub	rare on site	low	low
<i>Pseudotsuga menziesii</i>	Douglas Fir	evergreen tree	common on site	high	high
<i>Ribes alpinum</i>	Alpine Currant	deciduous shrub	Recommended introduction	low	low
<i>Rosa woodsii</i>	Woods Rose	deciduous shrub	native to region	low	moderate
<i>Salix alba</i>	Golden Willow	deciduous tree	recommended introduction	low	high
<i>Salix amygdaloides</i>	Peachleaved Willow	deciduous tree	recommended introduction	low	high
<i>Salix spp.</i>	Willow	broadleaf tree/shrub	common on site	low	high
<i>Shepherdia canadensis</i>	Russet Buffaloberry	deciduous shrub	native to region	low	moderate
<i>Symphoricarpos albus</i>	Snowberry	deciduous low shrub	common on site	low	moderate

**ASSET PROTECTION ZONE GUIDELINES**

Zones	Requirements	Recommendations	Comments
<b>Zone 1 Structure Protection Zone</b>			
0-5 feet from structure	<p>*Maintain non-combustible ground material 2-3 feet around structure, (Planting beds (annuals and high moisture content perennials), rock gardens, pavers, gravel or bare soil).</p> <p>*Fire resistant plants required (See <i>Fire Resistant Plants for Montana Landscapes and Fire and Your Landscape</i>).</p> <p>*Remove all pine needles &amp; flammable ground materials.</p> <p>*Prune tree limbs &amp; branches within 10' of the roof.</p> <p>*Remove tree limbs &amp; branches within 10' of chimney.</p> <p>*Use <i>Firewise</i> construction and landscaping concepts in this zone.</p>	<p>*Maintain low combustible ground covers.</p> <p>*Minimize flammable vegetation in this zone provided it:</p> <ul style="list-style-type: none"> <li>- does not touch or overhang the home</li> <li>- are not species that retain dead material or deposit excessive quantities of ground fuel; and</li> <li>- are located far enough away from the home so that they will not ignite the home by direct flame contact or radiant heat emission.</li> </ul> <p>*Seasonally:</p> <ul style="list-style-type: none"> <li>- keep roof and rain-gutters clear of needles and leaves.</li> <li>- remove firewood piles from near the home (Store outside the landscape zone during fire season).</li> </ul>	<p>Wildland fire is the #1 threat to the Bridger Canyon area. The goal in this zone is to reduce the potential home ignition sources. What done now will greatly enhance structure survivability and firefighter safety.</p>
<b>Zone 2 Landscape Zone</b>			
6-30 feet from structure	<p>*Maintained lawn or mowed grass &lt;3"</p> <p>*Remove pine needles and flammable ground materials</p> <p>*Prune all trees so the lowest limbs are at least 6 to 10 feet above the ground.</p> <p>*Min 30 feet between crowns of native trees or "clumps", (max 5 feet trees/clump).</p> <p>*Maintain 20 feet between planting islands &amp; groups of shrubs.</p>	<p>*Keep lawns watered, (as conditions allow).</p> <p>*Consider planting beds, rock gardens, xeriscaping and fire resistant plants.</p> <p>*Use bedding plants (&lt;18" high).</p> <p>*Consider non-flammable landscape material.</p> <p>*If a moderate or high hazard area, consider fire-resistant materials for patio furniture and other accessories around the home.</p> <p>*Keep patio cushions inside the home when not in use during periods of high fire potential.</p>	<p>The goal in this zone is to reduce radiant heat and to provide the critical space where fire fighters might be deployed to defend the home.</p>



**Zone 3 Forest/Wildland Transition Zone**

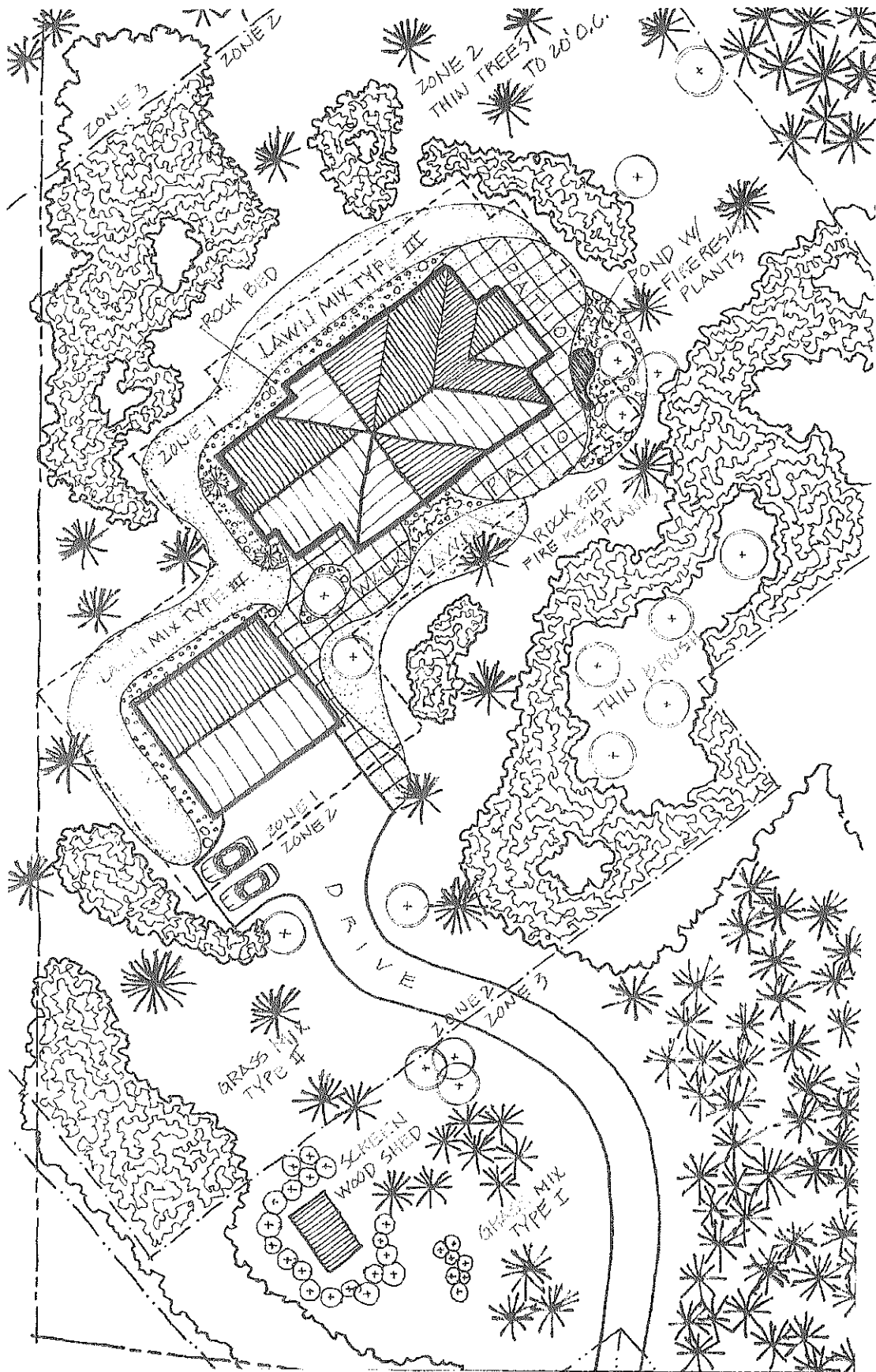
<p>From 31 feet to property boundary for lots &lt;2.5 acres</p>	<p>*Either mow or graze the grassy fuels annually.</p> <p>*Preferred densities for native trees: - Spacing – 20' X 20'</p> <p>*Prune trees so branches and leaves are at least 6 to 10 feet above the ground.</p> <p>*Maintain 20 feet between crowns of native trees or 30 feet between "clumps" of trees (max 2-3 trees/clump)</p> <p>*20 feet between planting islands.</p>	<p>*Consider a mixture of deciduous and coniferous trees. Most deciduous trees do not support high intensity fires.</p> <p>*Provide added protection with "fuel breaks," such as driveways, gravel walkways, and lawns.</p> <p>*Provide access through fences for fire apparatus access to your remaining property.</p> <p>*Consider coordination with neighboring properties.</p> <p>*Recommend treatment of entire property.</p> <p>*Store firewood and other combustibles in this Zone.</p>	<p>Treatment in this zone will create conditions unfavorable to a crown fire, and transition the wildland fire to a ground fire.</p>
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**Zone 4 Property Perimeter Buffer**

<p>120 foot wide buffer around perimeter for lots &gt; 2.5 acres</p>	<p>*Remove heavy accumulations of woody debris, such as piles of stem wood or branches.</p> <p>*Preferred densities for native trees: - Spacing – 15' X 15'</p> <p>*Remove all ladder fuels.</p> <p>*Maintain 10 feet between crowns of native trees or "clumps" (max 5 trees/clump)</p> <p>*10 feet between planting islands.</p>	<p>* Prune native tree limbs so branches are a minimum of 6 feet from the ground.</p> <p>*Thin trees to remove smaller conifers that are growing between taller trees.</p> <p>* Coordinate with neighboring properties.</p> <p>*Treat entire perimeter of property.</p>	<p>Treatment in this zone addresses wildland fire rate of spread and intensity. Consistent application of these treatments will create conditions where a crown fire could be transformed into a ground fire, slowing its rate of spread and creating an opportunity for fire suppression resources to safely respond. This zone starts at the property line and comes in 120 feet minimum.</p>
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**Definitions:**

- Clumps – Groups of trees where crowns are less than 10' apart
- Crown – Outer edge of tree or "clumps" of trees
- Native trees – Lodgepole Pine, Douglas-fir, Ponderosa Pine, Subalpine Fir, Limber Pine
- Pine needle removal – rake only down to the decomposing layer to avoid erosion problems
- Ladder fuels – vegetation of different heights, close enough to allow a surface fire to spread vertically to the top of a tree





### **A. Compliance with Fire District Regulations**

All buildings constructed within Bridger Mountain Village shall comply with the Bridger Canyon Fire District Regulations. Vegetation surrounding all buildings must be cut, trimmed and/or reduced according to the Bridger Canyon Fire District Regulations. Road grades and configuration, water storage and supply, fuel breaks, roof and building construction, building spacing and density must conform to the Bridger Canyon Fire District Regulations. All residents must provide adequate access routes for the Bridger Canyon Volunteer Fire Department. Automatic sprinkler systems are required in all structures. Sprinkler systems are encouraged in the Residential Districts of Bridger Mountain Village.

### **B. Burning Restrictions**

There shall be no exterior fires whatsoever except barbeque fires contained within receptacles therefore and such fires as may from time to time be permitted by the Owners Association Rules. The burning of trash, organic matter, or miscellaneous debris shall be prohibited whether in the open or in trash burning receptacles, except where approved and authorized by the Owners Association rules.

The discharge of firearms and fireworks is prohibited on all lots, common areas, open space, access and utility easement areas, and roads.

Bulk storage of combustible fuels is prohibited.

### **C. Fireplaces, Wood Stoves and Pellet Stoves**

The CDR recommends that residents burn only low emission materials (such as newspaper, untreated wood and lumber, and products manufactured for the sole purpose of use as a fuel) in a solid fuel burning device such as a wood burning fireplace, woodstove, or pellet stove.

In the central core solid fuel appliances shall meet or exceed EPA regulations, Phase II or equivalent, as stated in EPA Document AP 42 and BACM. In the Residential wood stoves and fireplaces are acceptable solid fuel burning devices, but must be fitted with a catalytic converter.

Chimney and flues shall be cleared and checked regularly due to the collection of creosote from the soft woods used. Spark arrestors shall be provided around the mouth of the chimney, stove pipe or vent or any heater, stove or fireplace. Spark arrestors shall be cleaned regularly to remove deposits.

**A. Commercial Signs**

The aggregate area of signs shall not exceed one square foot for each linear foot of building frontage, but shall in no case exceed one hundred square feet.

Signs shall pertain only to uses permitted on the premises; shall not project above the highest point on the roof; shall be integral with the building or attached flat against the building or shall be suspended entirely beneath the canopy portion of the building.

**B. Road Identification**

Bridger Mountain Village will regulate and maintain signs for roads that are within the development. Road signs within a specific complex must be approved by that complex's association and need not be approved by Bridger Mountain Village. Those signs should be consistent and harmonious to that complex's theme.

**C. Residence Identification**

Residences in the Bridger Mountain Village shall be placed by each owner on the property. The identification shall be visible from the road throughout the year, but no larger than one (1) square foot in size. Numbers shall be at least 3 inches high and ½" wide in stroke. The identification shall be compatible with the design and color of the building and surrounding landscape. Approval by the CDR is required and should be a standard design.

**D. Contractor-Builder-Developer**

Construction signs shall be placed on a lot only during the construction period. The sign shall not be larger than (6) square feet in size and be of a color that is harmonious with the structure being built and the surrounding area. The sign must be removed immediately upon issuance of a certificate of occupancy or no longer than one year, whichever occurs first. Construction signs shall contain only the names of the project, owner, architect, and general contractor.

**E. Real Estate – For Sale**

Real-estate signs for recreational sites shall be no larger than three (3) square feet in size, and shall be placed on a lot by owners or their agents. Commercial and overnight accommodations "for sale" signs are prohibited. Individual Association rules and regulations should be checked for restrictions. Signs may not be placed in the windows. Signs must be removed immediately upon closing of the sale or listing expiration.

**F. Temporary**

All signs of a temporary nature such as "open house" or "model" are prohibited.

**A. Approvals Required Before Construction Starts**

1. Permits

Construction shall not commence until Final Plan Approval has been received from the CDR and a building permit has been issued by appropriate agencies. Building construction and landscaping must strictly conform to the approved final plan and must be diligently prosecuted to completion within twelve (12) months after obtaining the building permit unless specific written extension is granted by the CDR.

2. Approvals

All modifications to previously approved construction and landscape plans must be submitted to be approved by the CDR.

**B. Construction Regulations**

1. Driveway Cuts & Access Roads

A driveway cut must be granted by the CDR. Where culverts are required, they must be engineered for size and strength. They must have flared edges to minimize ice and debris build-up. Construction of any roads except in Owners Association with specified commercial and residential activities is prohibited.

2. Noise Abatement and Hours of Work

Blasting, heavy equipment operation and other loud noise from construction shall be prohibited between 6:00 p.m. and 7:00 a.m. All blasting will require prior written approval of the CDR. The owner/owner's agent shall take necessary precautions and notify adjacent property owners, local traffic, pedestrians, etc. prior to blasting.

3. Construction Staging and Material Storage

All construction staging, including but not limited to, material storage, equipment storage, construction trailers, etc., must take place within the lot for which the building permit was issued unless an alternate staging area is approved in writing by the owners association. The owner/contractor shall present to the CDR a layout of the staging area which will include, but is not limited to the following: material and equipment storage area, job office location, access to and from site during construction, etc. The staging area shall be fenced by the owner/contractor.

If neighboring property must be utilized to access the construction site, written permission must be obtained and on file at the CDR. Efforts should also be made to disturb as little of the lot as possible during construction. Construction materials shall not be placed or stored so as to impede, obstruct or interfere with pedestrian or

vehicular traffic. Any damage to neighboring property will be restored to its original condition to the CDR's satisfaction. If restoration is inadequate, repairs will be done by the CDR and all costs charged to the party who was issued the building permit. The permittee is also responsible for the prevention or damage to public roadway surfaces and for the cleanliness of same. No construction materials shall be placed on residential lots or condominium tracts for a period not to exceed 30 days following substantial completion of construction.

#### 4. Protection of Pedestrian and Vehicle Ways

Construction projects adjacent to pedestrian areas, including but not limited to, walkways, plazas, etc., shall provide fencing to direct pedestrians away from potential hazards related to the construction site. Pedestrian protection adjacent to the site shall be the responsibility of the owner/contractor. Vehicle ways shall also be protected from construction debris and construction damage. Mud or debris tracked onto roads shall be immediately removed and cleared.

#### 5. Trash Containment and Removal

Trash and construction debris shall be kept in containers of a type that has been approved by the CDR. Containers shall be emptied on a regular basis to insure sufficient room to store trash at the end of each working day. It shall be the responsibility of the general contractor to remove and dispose of, at an authorized county landfill, any excess trash and construction debris outside of an approved container shall not be permitted under any circumstances.

Burning of trash and debris is not permitted. All trash hauled off site shall be enclosed or tarped to keep construction debris off the roads.

#### 6. Tree and Property Protection

Construction practices must include extreme care during grading and excavation to avoid damage to existing trees, shrubs and their root structures. Trees to be removed for excavation of the driveway, building, etc. shall be identified with surveyors ribbon and shall be approved during a site visit of an authorized member or representative. At this time trees to be protected by fencing shall be identified. Where necessary, trees shall be wrapped or protected by other means to prevent damage. Excavation shall not commence until this process has been completed.

All construction equipment and activity including stockpiling of materials and topsoil must be kept within the perimeter of the lot unless written authorization is received from the CDR. Any adjacent property including roads or common grounds damaged during construction shall be promptly restored and re-vegetated to the satisfaction of the CDR. If such restoration is not completed promptly, the CDR will contract for the improvements with all costs charged to the person in whose name the Final Plan Approval was issued.

#### 7. Temporary Structures

A small job office or trailer may be located on the site during the construction period. The job office must be removed from the site prior to receiving Final Plan Approval from the CDR. During construction the job office will be located in the designated staging area.

#### 8. Erosion Control

All disturbed areas of the site shall be protected from erosion during and after the construction period. An erosion control plan will be presented as part of the Final Plan Approval. Erosion control measures must be taken during construction to insure soil stabilization, sediment control, and timely re-vegetation. The owner shall require the contractor to implement all erosion control techniques in the Final Plan Approval. Of particular importance is the reduction of soil erosion and the control of transported sediment.

### C. Building Inspections

The CDR will not inspect projects for building code conformance, this is the responsibility of the owner and architect. The CDR will however, from time to time review the construction sites for conformance to these design standards.

It is also the responsibility of the Applicant or the Applicants builder to contact the state and other authorities regarding electrical, plumbing and other required inspections.

### D. Certificate of Compliance

A building may not be occupied until a Certificate of Compliance has been issued by the CDR. The Certificate will be issued only after the final inspection by the CDR. No building shall be used or occupied, and no change in the existing occupancy classification of a building or portion thereof shall be made until the CDR has issued a Certificate of Compliance thereof as provided herein.

A temporary Certificate of Compliance may be issued by the CDR of the use of a portion or portions of a building or structure prior to complete compliance with the terms of the Final Plan Approval. A Temporary Certificate of Compliance will be in the same form as Certificate of Compliance and may set forth such conditions and limits on duration as the CDR deems necessary.

The Certificate of Compliance only relates to these design guidelines. All required occupancy permits from the state and county shall be the owners responsibility.

BUILDING DESIGN REGULATIONS - 5



	Detached (overnight accommodation)	Attached (overnight accommodation)
<b>Building Setbacks</b>		
Front yard	20'	20'
Side Yard	10'	10'
Side yard w/ road frontage	20'	20'
Rear yard	20'	20'
Wetland	12'	20'
Porch/front/rear	15'	15'
Street-facing garage (front loading)	20'	20'
Side-loading garage	20'	20'
<b>Building Heights - Top Plate Heights (Max)</b>		
First	12'	12'
Second	18'	18'
Third	26'	26'
<b>Roof Heights (Max)</b>		
First	18'	18'
Second	30'	30'
Third	35'	35'
<b>Roof Pitches</b>		
Primary roof	4:12 - 9:12	4:12 - 9:12
Secondary roof	3:12 - 10:12	3:12 - 10:12
<b>Building Area</b>		
Max. building area incl. basement (heated space)	2,500 sf	2,000 sf
Max. guest house	400	N/A
Max. garage & storage	300 sf carport or garage	300 sf carport or garage
<b>Miscellaneous</b>		
Max. width of garage entry	10'	10'
Driveways	14' max	14' max
Backup Distance	26' min	26' min
Mechanical EQ. (4' max above grade)	Screened	Screened
Retaining walls (max above grade)	4'	4'
Sprinklers	Required	Required
Driveways - not > 10%	Required	Required
<b>Building Envelopes/Encroachments</b>		
Cantilevered decks, Roof Overhangs, Architectural Elements	18"	18"
<b>Fireplaces/Chimneys</b>		
Max # of wood fireplaces	1	N/A
Max # of gas fireplaces	1	1
Max # of chimneys	2	1
<b>Parking (per Bridger Canyon Zoning Regulations)</b>		
	1.5 spaces per unit	1.5 spaces per unit

\*NOTE: Setbacks for overnight accommodations relate to distances between buildings or public right of way access roads.

ATIONS - SUMMARY TABLE

Attached (overnight accommodation)	Recreation Site ( ≤ 0.75 acres)	Recreation Site ( ≥ 0.75 acres)
20'	30'	30'
10'	10'	15'
20'	25'	25'
20'	25'	25'
20'	20'	20'
15'	20'	20'
20'	50'	50'
20'	20'	30'
12'	12'	12'
18'	18'	18'
26'	26'	26'
18'	22'	22'
30'	30'	30'
35'	35'	35'
4:12 - 9:12	4:12 - 9:12	4:12 - 9:12
3:12 - 10:12	3:12 - 10:12	3:12 - 10:12
2,000 sf	6,000 sf	7,500 sf
N/A	1,100	1,100
300 sf carport or garage	1,400	1,400
10'	10'	10'
14' max	14' max	14' max
26' min	26' min	26' min
Screened	Screened	Screened
4'	4'	4'
Required	Required	Required
Required	Required	Required
18"	18"	18"
N/A	1	1
1	5	5
1	3	3
1.5 spaces per unit	2 off-street	2 off-street