

BRIDGER MOUNTAIN VILLAGE

PLANNED UNIT DEVELOPMENT SUBMITTAL

MASTER PLAN



PREPARED BY
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DECEMBER, 2006

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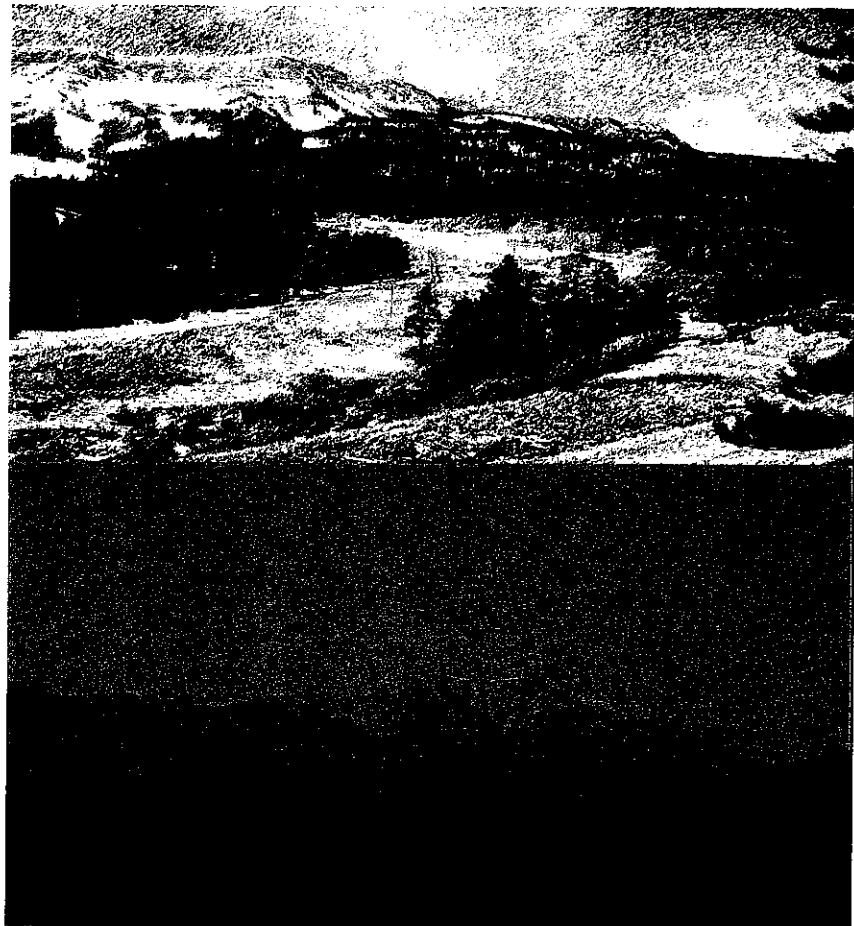
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PLANNED UNIT DEVELOPMENT MASTER PLAN – BRIDGER MOUNTAIN VILLAGE



BRIDGER MOUNTAIN VILLAGE
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➤ INTRODUCTION

Application Presentation

This report is the culmination of extensive planning efforts that have occurred since this property was consolidated in the early 1990's and purchased by Bridger Canyon Partners, LLC in October of 2005. This report begins with background information on the Bridger Canyon Zoning Ordinance, and related Bridger Bowl Base Area Plan, including a summary of the goals and objectives of those plans. Background information on the Ski Area and Base Area is presented to provide a clear historic perspective that has allowed this comprehensive PUD Master Plan Application for Bridger Mountain Village.

This application is for a PUD Master Plan, located on Bridger Canyon Partners Property situated within the "Bridger Bowl Base Area," and in the Bridger Canyon Zoning District.

Master Plan Overview

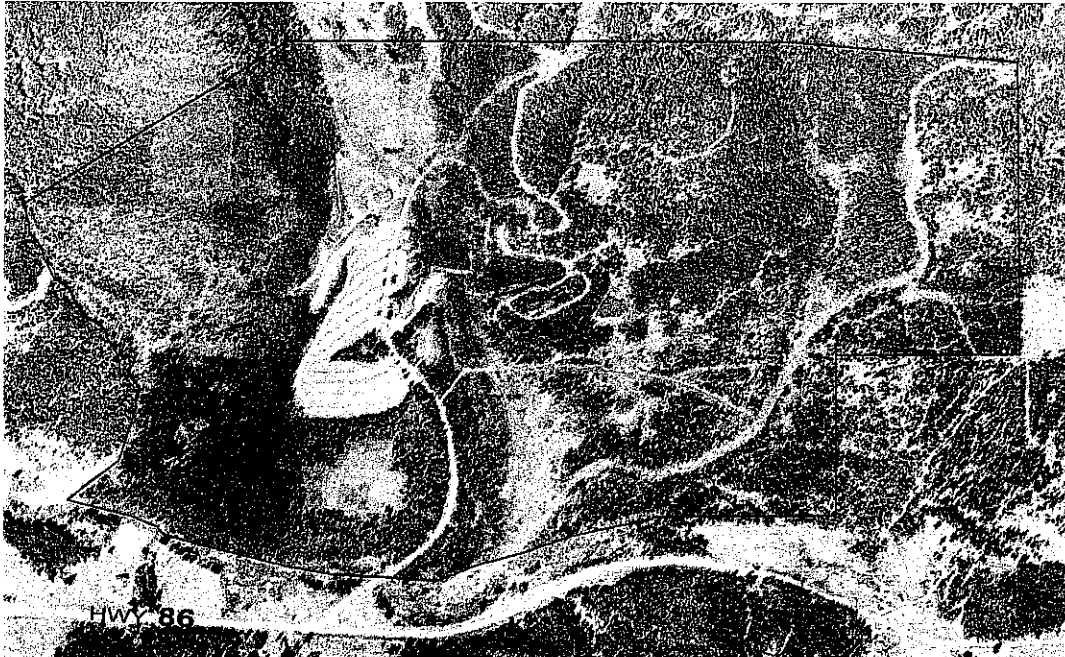
The Base Area Plan and Zoning Regulation anticipated establishment of a compact, high density recreation related development in the base area surrounding the current Bridger Bowl ski facilities. To facilitate this, the Base Area was given three zoning designations, B-2, B-3 and B-4. The B-2 zone is limited to a total of 5-acres and allows for "traditional" commercial and service uses that would be supportive of activities in the area. The B-3 designation allows for large scale recreational development and was generally applied to public or Bridger Bowl properties. Private properties, other than those zoned B-2, were given a B-4 designation. The B-4 designation allows for a mix of single family homes sites, overnight accommodations and related support uses. The B-2 zoned property for the alpine base area is not specifically located at this time and the final location will be determined through the PUD process.

To encourage better land use and coordinated development plans for the entire Base Area, the Regulation highly encourages the use of the Planned Unit Development (PUD) process. While it is possible to accomplish some development in the Base Area with a standard approach on individual properties, only through use of the PUD process can the development densities and land use relationships encouraged by the Regulation be achieved. The PUD process allows for a mingling of densities and land uses that are not possible if development were proposed based on the current zoning boundaries.

In keeping with the encouragement provided in the Regulation, this application is for a PUD. The PUD Master Plan for Bridger Mountain Village is a cohesive, integrated plan for the entire property owned by the Applicant, Bridger Canyon Partners. A reduced size copy of the overall Master Plan (exhibit 1A) is provided on the following page. The overall design of the Bridger Mountain Village Master Plan is based on a concept that strikes a balance between the natural setting and constraints, the Base Area Plan, the Zoning Regulation, the Gallatin County Subdivision Regulations and the need to create an economically viable project.

The Master PUD Plan shows the proposed relationship of land uses, densities and circulation patterns. Low density home sites are located around the perimeter of the site with the high density components being located near the existing Bridger Bowl base area and the new base area referred to on the plan as the Alpine Base. The legend on the Master PUD Site Plan indicates the general types of land use and approximate dwelling unit densities.

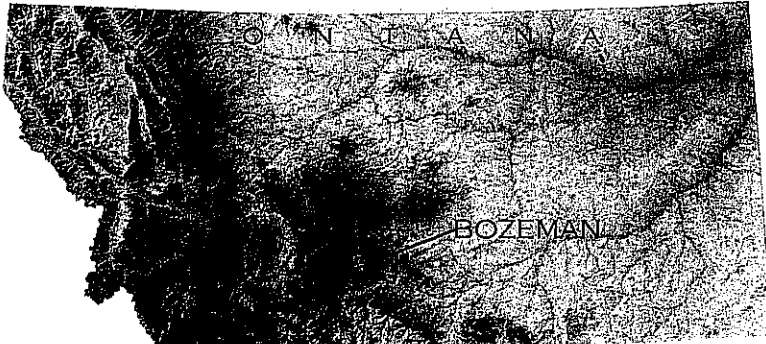
Development of the property is envisioned to happen in three phases. Phase 1 would provide the initial infrastructure "backbone" for the entire project. Provided in Phase 1 would be a central water system, central wastewater treatment and disposal system and a new access to Highway 86. The water supply and wastewater treatment systems will be expandable to accommodate Phases 2 and 3. Primary roads in the project would be paved and all roads will be built to appropriate County standards.



BRIDGER BOWL BASE AREA

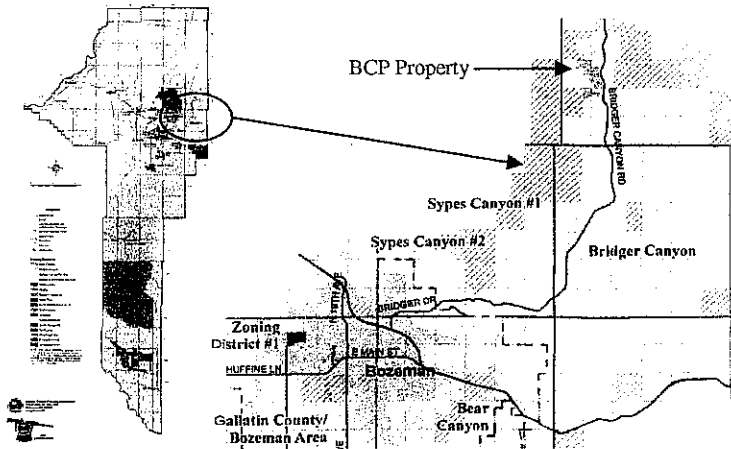
★ **SETTING AND RELATIONSHIPS**

The Bridger Bowl Base Area is located at the northern extreme of the Bridger Canyon Zoning District. To the west of the subject property is Bridger Bowl Ski Area including the Bradley Meadow expansion area and USFS property. Bohart Ranch Cross Country Ski Center, Ross Peak Ranch Subdivision and USFS property is located to the north and northwest. The east property line is essentially defined by Bridger Creek, two existing homes and Highway 86 beyond. To the south of the Base Area is Flaming Arrow, a low density residential community. *(Larger versions of the following maps may also be found in the appendices)*



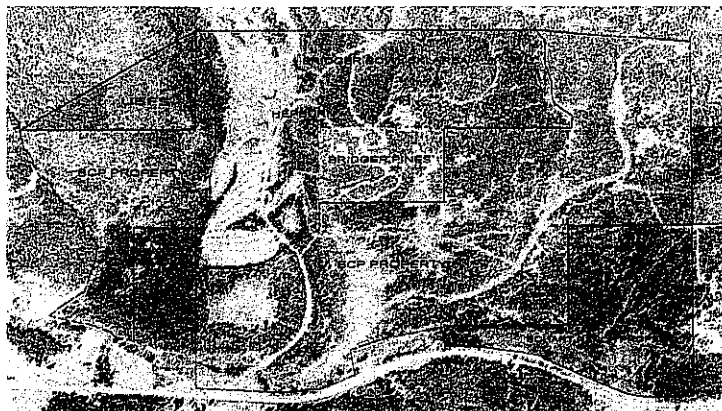
GALLATIN CTY. ZONING DISTRICT'S

BRIDGER CANYON ZONING DISTRICT



*GALLATIN COUNTY – 1,667,712 ACRES

*BRIDGER CANYON ZONING DISTRICT – 49, 000 ACRES



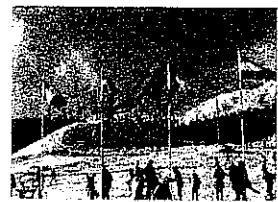
*BRIDGER CANYON PARTNERS PROPERTY – 345.46 ACRES
(0.70% of Bridger Canyon Zoning District)

✦ BRIDGER BOWL BASE AREA - HISTORY

A summary of key events pertaining to the Bridger Bowl Base Area is as follows.

➤ **TIMELINE:**

- 1970:** Murray and McCormick, Inc, Sacramento, CA develop General Plan, Development Guide and Zoning Ordinance.
- 1971:** Murray and McCormick General Plan, Development Guide and Zoning Ordinance are completed and adopted.
- 1977:** Base Area planning begins. County Water and Sewer District is organized.
- 1978:** Bridger Bowl Ski Area applies for Use Permit for parking and ski facilities. Lack of Master Plan noted.
- 1978:** Joel Shouse and James Morton commissioned to prepare Conceptual Plan (Master Plan).
- 1978:** Bridger Canyon Planning and Zoning Commission meet to discuss the Shouse/Morton Conceptual Plan. Property owners request time to research and draw up their own plan. Morrison-Maierle and Gage Davis and Associates are engaged in that effort.
- 1978:** Gage Davis and Associates plan is submitted. Bridger Canyon Planning and Zoning Commission submit both plans to County staff for consolidation.
- 1979:** Water and Sewer study is completed by Morrison and Maierle, Inc.
- 1979:** Final Conceptual Plan is drafted and adopted.
- 1985:** Bridger Canyon Zoning Commission amends Final Conceptual Plan (Base Area Plan) due to changes in the preceding years.
- 1989:** Base Area Plan and Zoning Ordinance amended to allow for both recreational housing and overnight accommodations.
- 1989:** 200 recreational housing development rights and 600 overnight accommodation development rights are allocated in the Base Area.
- 1990:** Base Area expanded by 100 acres.
- 1991:** Base Area expanded by 260 acres (AKA Hammarmark or Ross Peak Ranch property).
- 1995:** Gallatin County approves 360 Ranch Base Area plan. Bridger Canyon Property Owners Association (BCPOA) files a lawsuit to stop the development.
- 1996:** The previously expanded 360 acres is de-annexed from the Base Area. Base Area: 400 acres.
- 1999:** BCPOA lawsuit is settled by a ruling from the State Supreme Court. The result is Bridger Bowl Base Area Plan adopted by Gallatin County of January 26, 1999.
- 2005:** 345 acres owned by 360 Ranch Corp is purchased by Bridger Canyon Partners, LLC
- 2006:** 113 acres known as Bridger Park II is annexed into the base area.



↓ BRIDGER BOWL BASE AREA – PLAN DIRECTIVES

The following information is select text from the 'Bridger Bowl Base Area Plan.

“When drafting a plan for the Bridger Bowl Base Area, it is necessary to consider the intents and purposes of the General Plan and Development Guide adopted for the entire Canyon. The emphasis of the Bridger Canyon General Plan is to favor "the conservation of natural resources, the preservation of open space and agricultural uses, and limited, controlled growth.”

“To achieve this end, the Bridger Canyon General Plan sets out development criteria for all types of development allowed in the Canyon. These criteria are based primarily on the physical determinants such as slope, soils, vegetation, hydrology, etc. Existing land use is also used as a basis for the criteria. Because the Plan determined that much of the desirability of the Canyon is derived from its natural beauty and rural atmosphere, the development criteria and the subsequent zoning strive to protect those important qualities.”

“The plan does, however, recognize the recreational potential of the Canyon, especially the ski area potential. Bridger Bowl is estimated to have an ultimate potential for 7,000 to 8,000 skiers per day.”

The planning process followed by Bridger Canyon Partners has taken this directive to heart. The Master Plan presented here is a product of a constraints based investigation of the property and communication with the Gallatin County Planning Department, the Bridger Canyon Property Owners Association, Bridger Bowl, Bohart Ranch and the Bridger Canyon Fire Department.

**quoted information from above may be found on pages 5 &6 of the Bridger Bowl Base Area Plan.*

✦ **BRIDGER BOWL BASE AREA – GOALS & OBJECTIVES**

The following information is stated Goals and Objectives from the Bridger Bowl Base Area Plan, as approved by Gallatin County. It was used as a set of guiding principals in evolution of the Bridger Mountain Village Master Plan.

GOAL: **Encourage quality year-round recreational activities within the Base Area.**

OBJECTIVES:

1. Develop an economic base for overnight accommodations.
2. Encourage diversified recreation as a partner to the existing economic base of agriculture and cottage industry in Bridger Canyon.
3. Maintain a balance between recreational and residential traffic.
4. Support the establishment of recreation uses consistent with the natural setting.
5. Set limits on areas of high intensity recreational use base on access, sensitivity of surrounding uses, water quality, fires hazard, and environmental effects.

GOAL: **Help control traffic within the limits of two lane Bridger Canyon Road.**

OBJECTIVES:

1. Encourages the development of up to 1,500 parking spaces for alpine day skiers.
2. Encourage the development of up to 800 units for accommodations in the Base Area, except for bonus for hotel and motel units
3. Encourage ride-sharing programs
4. Allow the expansion of recreation facilities to their ultimate capacity without exceeding vehicular capacity of two-lane road.
5. Develop the Base Area for overnight accommodations.
6. Encourage the provision of employee housing.
7. Encourage the development of services needed for recreations, while limiting the B-2 Commercial area to fives acres.
8. Allow the construction of bus parking as needed.
9. Encourage the development of up to 200 parking spaces for Nordic skiers.

GOAL: **Conserve the natural resources within the Base Area and Bridger Canyon in general.**

OBJECTIVES:

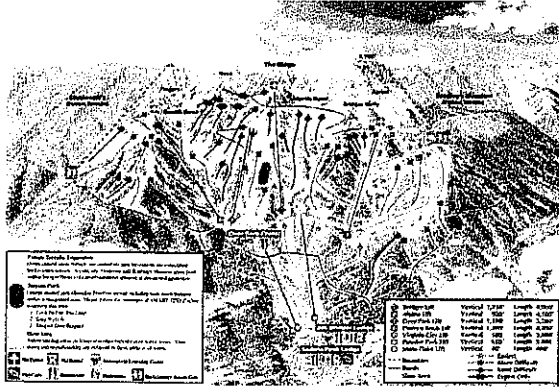
1. Provide for the preservation of stream areas and wetlands, and protect the water quality of Bridger Creek.
2. Encourage the eventual provision of central water and sewer systems.

3. Minimize soil erosion by requiring erosion control plans for all construction.
4. Maintain as much of the natural environment as possible by encouraging cluster development.
5. Require that all signs be designed in accordance with guidelines in the Bridger Canyon General Plan.
6. Direct development to those areas most suitable for development in accordance with the Base Area Plan.
7. Develop a transit system to transport those staying in overnight accommodations, to the ski area.
8. Encourage non-motorized recreation.

**information may be found on pages 7 & 8 of the Bridger Bowl Base Area Plan*

✦ **SKIING / BASE AREA BACKGROUND**

In addition to the County sponsored planning efforts and plan amendments at Bridger Bowl, the ski area has historically participated in planning efforts to guide the development of the mountain.



In 2005, Bridger Bowl received EIS approval for their long awaited expansion plan. Bridger Bowl's expansion will include approximately 337 acres to the south in the Slushman area and 274 acres to the north in Bradley Meadows. Six new lifts are included in the expansion and capacity for the area will be increased from 3,200 skiers to 6,100 per day.

**Bridger Bowl Ski Area Expansion Plan*

In 2005, Bridger Bowl opened the new Saddle Peak Lodge which vastly improved day skier services including a cafeteria, daycare, ticket sales and provided much needed administrative offices and day skier lockers. This new lodge compliments the new Ski Patrol/Eagle Mount/BSF building, Deer Park Chalet built in the early 1990's and the remodeled Jim Bridger Lodge. The only other facilities at the base is the seasonally



operated Roundhouse ski rental shop and sandwich shop located in the modest building just northeast of the Jim Bridger Lodge. The St. Bernard restaurant, which served the base area for many years, burned down in 1986 and has not been replaced. The Crosscut Ranch located on the subject property featured a restaurant, a cross country ski program and limited overnight accommodations in the 1980s and early 1990s but is no longer in operation.

**Deer Park Chalet at Bridger Bowl*

Nordic skiing is currently provided by nearby Bohart Ranch Cross Country Ski Center and is operated by Jean MacInnes and Chris Myers. This facility has operated since 1988 and has grown in popularity for both winter and summer activities each year.

The Bridger Bowl Base Area has had a past history of fragmented private ownership, division in the community over density and lack of continuity of purpose between the varied parcel owners and Bridger Bowl Ski Area. This historic division of interest has not allowed for the goals and objectives of the County authored Bridger Bowl Base Area Plan to be achieved. In the last



**Nordic Skiers at Bohart Ranch
(www.bohartranchxc.com)*

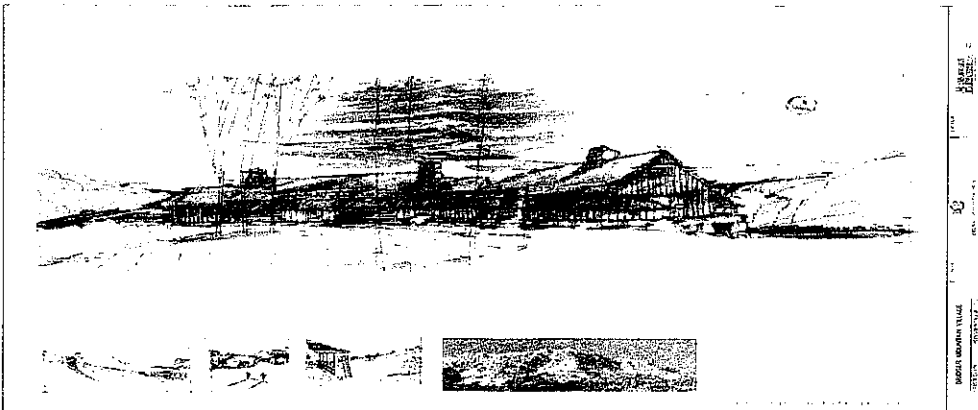
several years this situation has been dramatically enhanced in the following ways:

1. The majority of the base area properties are under single ownership by Bridger Canyon Partners, LLC.
2. There has been a sustained dialogue between Bridger Canyon Partners and Bridger Bowl to achieve a mutually beneficial relationship between the Ski Area and Bridger Mountain Village.
3. Bohart Ranch and BCP have worked together to expand Nordic and summer trail systems throughout the base area.
4. There has been a sustained and in depth planning, design, and infrastructure engineering effort for the Base Area properties by BCP. This includes the availability of water for the project and a state of the art sanitary treatment facility.

Timing is the key ingredient to this exceptional mountain location. This project has been contemplated and planned for many years; the execution of this hard work and planning is the next logical step. With Bridger Bowl’s solid operating history, expansion approval and excellent market conditions for recreational properties, timing will help this project achieve a successful outcome.



**Former Forsythe Ranch Lodge*



**Bridger Canyon Partners planned resurrection of the former Forsythe Ranch*

✦ APPLICATION PERSPECTIVE

This Planned Unit Development Master Plan Application is a logical step and progression in the planning and design process at the Bridger Bowl Base Area. This application addresses the positive relationship that can be achieved between Bridger Mountain Village and the adjacent Alpine and Nordic ski amenities, resource capabilities of the base area lands, water supply, wastewater treatment requirements, land use layouts, densities and design guidelines.

This PUD Master Plan Application is the final step in the planning process and sets the stage for detailed engineering and actual development. The formal Subdivision Planning process, and county and state reviews and approvals for the water system and wastewater treatment facility will follow up this PUD process.

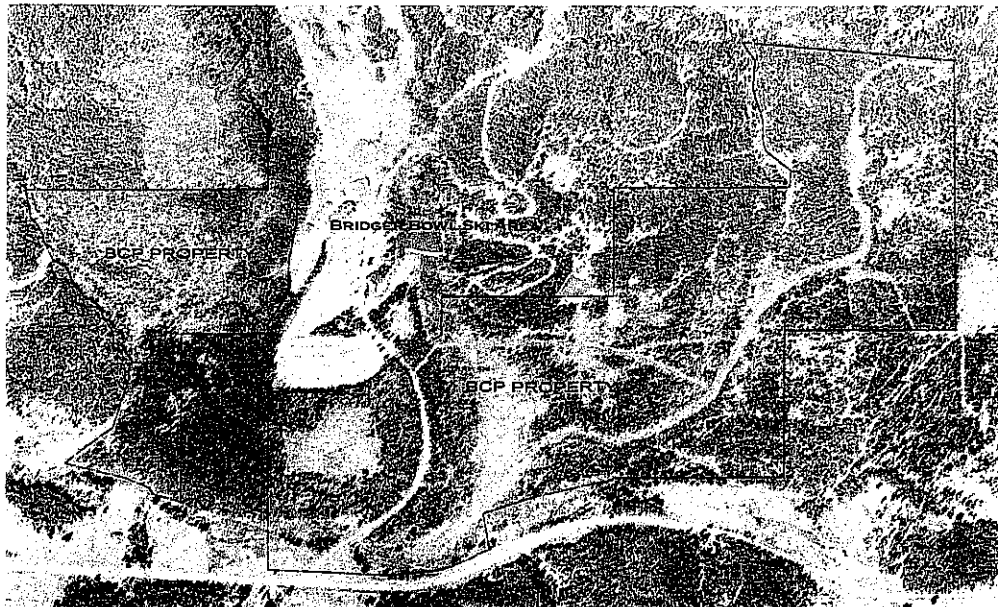
This Application Report is a general summary of the entire planning, design and engineering effort to date. A Technical Appendices has been prepared under separate cover which includes the following detailed reports:

- A. Legal Description
- B. CC&R's
- C. Design Guidelines
- D. COE Letter, RE: Jurisdictional Determination/Wetland Delineation Report
- E. Summary Geology and Soils Report
- F. Wildlife Assessment
- G. Cultural Resource Assessment
- H. Traffic Impact Study
- I. Community Services
- J. Dry Utilities
- K. Community Water System
- L. Community Wastewater System
- M. Storm Water Assessment
- N. Roads, Circulation, Traffic
- O. Approach Permit Application
- P. Admin Plan
- Q. Nordic Skiing Plan
- R. Ski Expansion Plan

These detailed reports have been prepared by experienced experts in their related fields and presented in a technical and objective format.

↓ PUD MASTER PLAN APPLICATION BOUNDARY

The legal description defines the perimeter boundaries of this PUD Master Plan application. This description was prepared by Morrison Maierle and is included in the last section of this report.



**Bridger Canyon Partners Property Boundary*

◆ DEVELOPMENT PHILOSOPHY

Growth in the base area carries with it significant responsibilities. Bridger Canyon Partner's goal is to improve the base area in a way that honors the best of the past while looking to the needs of the future. The neighboring Bridger Bowl Ski Area is an important icon in the ski world. It has successfully operated as a non-profit ski hill since 1955 with a mission to provide quality skiing at an affordable price. Bridger Canyon Partners embraces Bridger Bowl's rich history and mission. To that end Bridger Canyon Partners has listened to our neighbors, studied the history and has designed this mountain community to best meet the needs of the market and community within the established zoning requirements.



Many ski areas both small and large that have developed nationally in the last two decades have evolved from their origins as intimate mountain resorts into intense and congested urban environments with four lane highways, traffic congestion, high rise hotels and parking garages. Essentially, these "ski factories" process the skiing public and much of the harm and fulfillment of the skiing experience can be lost. BCP would like this community to return to traditional skiing values and recreational opportunities while retaining it's authentic, local, Montana feel.

At Bridger Mountain Village, there is a unique opportunity to maintain the close connection with the beauty of the natural environment, the local flavor and yet provide limited and adequate mountain and base area facilities. This is what Bridger Bowl has done since 1955 and is the next logical step in the progression of building a sustainable local ski area and mountain community. This plan is in keeping with the zoning plan of the early 1970's to limit growth in a rural, agricultural area and plan for dense growth where it is appropriate. The entire Bridger Canyon zoning plan was ahead of its time in the 1970's for rural Montana and is now being embraced more and more throughout Gallatin County as a sound planning practice.

↓ SPECIFIC DEVELOPMENT PRACTICES

To maintain sensible scale and quality, Bridger Canyon Partners is dedicated to creating a sustainable, well conceived mountain community and has adopted the following planning practices.

1. *Smart Growth / Sustainable Planning*

- Create a high quality project that Bozeman can be proud of with attention to detail and design integrity.
 - Cluster layouts will be used to the greatest extent possible and open space areas preserved as natural buffers and habitat areas.
 - Orientation of homes to maximize passive solar exposure.
 - Community recycling program.
 - Refuse collection area.
 - Trees and native plantings will be preserved to the greatest extent possible. Selective thinning will be allowed to reduce fire danger.
 - Construction of energy efficient buildings.
 - Utilize high R-value insulation.
 - Install appliances and windows that meet energy star requirements
 - The 35' height limit for all structures as mandated by the Bridger Canyon Zoning Ordinance is consistent with design objectives and eliminates the possibility of high rise urban structures.
 - Restrictive covenants will be enforced for both residential properties and commercial properties to enforce the architectural guideline requirements and proper operation and maintenance of all properties.

2. *Landscaping*

- Very limited use of irrigation.
- Mandatory use of native landscaping materials.
- Mandatory use of approved plant list within Landscaping Guidelines.
- Encourage drip system irrigation rather than sprinklers.
- Prohibit non-native trees and plantings that will attract big game.
- Map existing noxious weeds and prepare an in depth method of control.
- Any fencing will be constructed to be wildlife friendly.



**Select wildflowers that are on the approved plant list in the Landscaping Guidelines*

3. *Water*

- Manage this resource to conserve use now and in the future
 - Require low flow plumbing fixtures.
 - Establish limited water usage landscape zones.
 - Single family home sites – 2,500 sq. ft. max allowable irrigation.

- Overnight Accommodations – 1 acre total allowable irrigation for entire site.
- Commercial Area - 1 acre total allowable irrigation for entire site.
- Require water meters to track consumption.

4. *Site*

- Respect the existing landscape and contribute to the quality of native plant life and the environment.
 - Re-use of existing roads, stream crossings and previously disturbed areas.
 - Water courses, jurisdictional wetlands and drainages will be preserved and development carefully adapted in their proximity so that water quality is preserved.
 - All existing water rights on streams and drainages will be honored.
 - Protect and preserve existing meadows where possible.
 - Establish restrictions and guidelines on exterior lighting to reduce the amount of light pollution that are un-obtrusive to neighboring properties.
 - Minimize road impact by minimizing loop roads to maximize open space and protect trail corridors.
 - Development will be restricted from slopes in excess of 30% as mandated by the Bridger Canyon General Plan. All development will be carefully adapted to the natural topographic characteristics and the cutting and filling of grades limited to the greatest extent possible.
 - Use of bioswales to treat stormwater runoff for parking areas in excess of 10 vehicles.
 - All utilities will be carefully placed underground to avoid the chaos of overhead lines.
 - Existing overhead power-lines in the upper crosscut meadow area will be placed underground.



5. *Community*

- Reinforce this new community by establishing connectivity and a strong sense of place.
 - Invite use of the base area by local groups.
 - Overnight accommodations available to the public.
 - Utilize local merchants to meet small business needs.
 - Possible uses by the local art and music community.
 - Provide on mountain housing for 10% or more of the new base area Employees.
 - Provide amenities such as restaurants, swimming, a general store and limited shops.
 - Provide affordable employee housing in Phase II.

6. Build a Ski Heritage and Place Family and Children First

- Alpine skiing – to be operated by Bridger Bowl.
- Nordic skiing – to be operated by Bohart Ranch.
- Accommodation’s for families.
- Back country skiing.
- Ice skating.
- Kids sledding hill.
- Kids adventure trail.
- Daycare / ski school program.

7. Create Diverse Recreational Opportunities for Year Round Use

➤ Embrace the lifestyle that is essential to maintain local authenticity

- Rebuilding of the Forsythe Ranch Lodge.
- Bike and hiking trails.
- Weddings and special events.
- Small Conferences.
- Family Reunions.
- Fly fishing trips.



**Popular former amenity at Bridger Bowl Ski Area – the establishment of public amenities is an important aspect of Bridger Mountain Village*

8. Establish a pedestrian friendly area that encourages foot traffic and outdoor recreation

- Remove large portion of automobile travel through area.
- Create a long term parking area for employees and guests who will be on the mountain for several days.
- Create ski in / ski out lodging opportunities where possible.
- Concentrate the majority of overnight accommodations to within 1,500 feet or a 5-minute walk of the Crosscut Lodge, the new alpine base area and the existing Bridger Bowl base area.
- Create a trail system that promotes and encourages walking, skiing or biking throughout the community. This will enhance the community character of the base area and discourage vehicular usage.
- Help support a public transportation system on mountain and to/from Bozeman.
- Motorized recreation activities will not be allowed (snowmobiles, ATV’s).

9. Trail System

- Establish connections to and through surrounding land with Bridger Bowl, Bohart Ranch, Gallatin Valley Land Trust (GVLT) and the U.S. Forest Service.
- Provide trails throughout the base area to promote non-motorized recreation and connections to base area facilities and amenities.



** Pedestrian bridge crossing*

- Provide access to the U.S. Forest Service for a trail head parking area southwest of Bridger's existing base area.
- Continue to look for new trail opportunities and connections for year round public use.

10. Wildlife

- Development of the Base Area will be sensitive to wildlife values and special wildlife protective covenants will be employed to assure as compatible a relationship as possible with human use of the Base Area.
- Dogs must be maintained within a private yard or on a leash at all times.
- Horses and other livestock will be prohibited with the exception of trail use and other such uses in designated barn and pasture areas.
- A list of native plants which are wildlife friendly will be provided and strictly followed. All non-native shrubs and trees are prohibited.
- Total open space of approximately 80% will be carefully protected and maintained.
- Artificial feeding of wildlife is prohibited.
- An educational brochure on wildlife will be included within general owner and guest information packets.
- Open garbage containers will be prohibited. Regular garbage pick-up from all accommodations will be provided and collection areas will use bear proof containers.
- Individual perimeter lot line fencing is prohibited and any perimeter fencing will be wildlife friendly allowing animal movement through the area.
- Hunting or any discharging of firearms is prohibited.

★ **GENERAL CONCLUSIONS**

1. Bozeman is a diverse and exciting “Rocky Mountain” community with magnificent natural beauty, superb four season outdoor recreation amenities and opportunities, a State University, and excellent airport and air service. Summer and winter tourism are an important component of the local economy.



2. Bridger Bowl Ski Area and Bohart Ranch Cross County Ski Center are important winter amenities for the community of Bozeman, the immediate region and a draw for out of state skiers. For many years, Bridger Bowl has initiated marketing programs to attract non-local skiers. Bridger Bowl’s primary goal is to provide a quality skiing experience at an affordable price. It is the regional and out of state skier that helps to round out the marginal periods of the season and the slower mid-week periods.



3. The highly effective zoning ordinance for Bridger Canyon has preserved the natural integrity of the area. Bridger Canyon Road provides for very scenic and pleasant access to Bridger Bowl. This pleasant experience is in sharp contrast to many of the ski areas nationally that have been the catalyst to uncontrollable strip development along their roadways.



**Upper
Bridger
Canyon –
North West
orientation*

4. Through careful evaluation and planning by Bridger Bowl and the local community, operation and development parameters have been established that limit mountain development to 7,000 to 8,000 skiers per day for peak days. Given this finite mountain resource, local community sensitivities and Bridger Canyon Road capability, these parameters are sound and will insure a quality summer and winter recreation experience for the long term and also limit the scale of base development to a level compatible with community expectations.
5. Base Area development will necessitate expanding the existing water supply facilities and building a new wastewater treatment facility. Detailed engineering studies have reviewed various alternative approaches to meeting these needs. A new community wide system is proposed that will accommodate some existing development such as Bridger Pines Subdivision as well as new development.
7. The concept of a new alpine Mountain Village (north of Bridger Pines) as previously discussed in this report, provides the opportunity to establish a

“community” or “destination” area separate from the existing “day skier” base. This development concept was initially suggested to help relieve congestion at the existing base area. Such an approach preserves the integrity of the day skier experience but also meets the needs of Bridger’s expansion plans as well as providing overnight lodging. Since each group has different needs and functional requirements, the dual base concept will help to enhance both groups’ ski experience.

8. Base area development at Bridger Bowl will require year round amenities and facilities to sustain viable overnight accommodations. Alpine and Nordic “Ski-in, ski-out” access for accommodations, shops and services and housing will be accomplished to the greatest degree possible. Listed below are the key amenities and facilities needed to sustain a viable year round base area at Bridger Bowl:

Winter activities–

- Alpine Skiing / Boarding
- Nordic Skiing
- Back county skiing
- Snowshoeing
- Sledding Hill
- Kids “adventure” trail
- Ice Skating

Multi- season activities

- Hiking
- Mountain biking
- Horseback riding
- Fishing
- Swimming
- Bird watching
- Special events
- Folf (Frisbee golf)

Residential Facilities:

- Hotel/Lodges (attached overnight accommodations)
- Cabins/Chalets (attached & detached overnight accommodations)
- Recreational housing (non-restricted, single family)

Commercial Facilities:


- Shops
- Ski/bike Shop
- Bakery / Coffee house
- Bridger Bowl facility (patrol/ski school/tickets)
- General Store / post office



- Guest services
- Office space
- Events center
- Daycare
- Restaurants / pubs
- Spa and health club
- Conference facility
- Amphitheater

**Central check-in and Property Management Functions
are planned for all overnight accommodations*

Additional Services:

- Participation in a public transportation system that would operate an on mountain shuttle, and provide service between the Bozeman and the Base Area.
9. The historically demonstrated demand for accommodations in Bozeman, and when available at Bridger Bowl during the winter months suggest an excellent opportunity to develop and sustain on mountain facilities and accommodations for the “ski season”. The strong “summer season” tourism demands in the Bozeman area also suggest an excellent opportunity to develop and sustain overnight facilities and accommodations for the summer months in the Bridger Base area. It is only logical and reasonable to develop for the two primary seasons, “ski season and summer season” in a cohesive and comprehensive way for the destination facilities and accommodations at Bridger Bowl. Such an approach helps to assure a more stable form of mountain community development that is both multi-seasonal and diverse in its make up.
- 
10. Base Area development at Bridger Bowl will require proper administration and community services, including:
- a. Property Owner’s Association
 - b. Sewer District and Water System
 - c. Transportation assessment
 - d. Resort Association
 - e. Cooperative involvement with the County Sheriff’s Office and Bridger Canyon Volunteer Fire Department
 - f. On-going cooperative involvement with Bridger Canyon Property Owners Association
 - g. On-going cooperative involvement with Bridger Bowl Ski Area
 - h. On-going cooperative involvement with Bohart Ranch Cross Country Ski Center

In essence, the development philosophy at the Base Area is to create a small, mountain community that is of direct benefit to Bridger Bowl, Bohart Ranch and the larger Bozeman/Gallatin County community. This mountain community will bolster the tourism component of the local economy for the long term, provide an expanded base area for Bridger Bowl operations and enhance outdoor recreation that will be available to the local community. This mountain community will be constructed in an environmentally and aesthetically sensitive manner.

✦ BACKGROUND INFORMATION

Access and Traffic

State Highway #86 (Bridger Canyon Rd.) provides access to the Base Area directly from Bozeman and also via Jackson Creek Road, which provides convenient access from Livingston and Billings to the east. The Bridger Canyon Road is a Federal Aid Primary Highway and the Montana Department of Highways is responsible for maintenance of this roadway. This State Roadway provides access for property owners in Bridger Canyon, accommodates through traffic, logging and ranching traffic, and public access to USFS lands. No significant capacity problems or safety problems have been identified in the traffic study for this roadway. Traffic associated with the Base Area development at Bridger Bowl has been anticipated since creation of the Bridger Canyon Zoning Ordinance and is addressed in the Ordinance as follows:

“The plan does, however, recognize the recreational potential of the Canyon, especially the ski area potential. Bridger Bowl is estimated to have an ultimate potential for 7,000 to 8,000 skiers per day. A major concern of the original planners and the Bridger Canyon residents was that the existing Bridger Canyon road would not handle the traffic that would be generated by 7,000 to 8,000 day skiers. The construction of an adequate road to handle those numbers was determined to be contradictory to the intent of the General Plan. To resolve this problem, the plan provided for full expansion of the ski area by designating a 400 plus acre area with a PUD density of one unit per half acre. This high density area was included in order to allow enough overnight facilities to maintain a low daily traffic volume on the Bridger Canyon Road. The plan proposes 1,500 car parking spaces for 4,500 day visitors and a possible PUD density of 800 units to serve an estimated 3,000 overnight visitors.”

Traffic volumes within Bridger Canon will increase due to the proposed Bridger Mountain Village development, continued Bridger Bowl skier growth, and the anticipated ski area expansion. Currently, State Highway 86 is operating well under peak design conditions. As traffic volumes within the canyon continue to increase, some improvements will be needed. These improvements include the installation of a left-turn deceleration lane at Jackson Creek Road and a right-turn acceleration lane at the existing entrance to Bridger Bowl. These improvements will be required regardless of the construction of the proposed development.

Ultimately, the traffic volumes along Bridger Canyon Road will be related to the total skier visits at the mountain. The proposed development will not significantly change the current rate of one vehicle trip per skier visit. However, the trip pattern of the proposed development will help balance the directional traffic within the canyon and allow the roadway to carry more daily traffic with better operations than without the development.

Public Transportation

In the past several years the following positive steps have been taken to help alleviate traffic in the canyon.

- Bridger Bowl has a designated bus drop off area in front of the Saddle Peak Lodge.
- Bridger Bowl has designated close in parking for cars of two or more occupants to encourage ride sharing.
- Bridger Bowl has installed numerous public equipment lockers in the Saddle Peak lodge making ride sharing and public transportation an easier choice for guests.
- Bridger Bowl offers bus service from town to the mountain on weekends and holidays.
- A community park and ride area has been established at the Gallatin County Fairgrounds.
- Bozeman and MSU launched a new fare free public transportation system (Streamline) in the greater Bozeman area in August of 2006.



**new Streamline bus – BCP proposed expanding Streamline service to the Bridger Base Area*

In the future Bridger Canyon Partners will provide or help facilitate the following:

- A new north entrance road to the new base area to alleviate congestion on the existing Bridger Bowl Road.
- Internal circulation roads.
- Parking for overnight guests and north base area users as stipulated in the zoning.
- Overnight accommodations to eliminate the need for skiers to commute from Bozeman.
- Amenities and activities to encourage guests to stay on the mountain.
- Bridger Mountain Village will provide partial funding for a public transportation system to provide an on mountain shuttle and service from Bozeman to the Base Area. This transportation system will not only serve skiers, but has the potential to serve mountain employees and construction personnel. Per the traffic study and information from Streamline Transportation System, it is estimated that a public transportation system has the ability to accommodate 5% to 10% of all Bridger visits.
- During the ski season, Bridger Mountain Village will provide sufficient funds to a public transportation system to accommodate 10% of the traffic trips generated from the 75 recreation sites and 452 overnight accommodations on a phase by phase basis as built out.
- Provide on mountain housing for 10% or more of Bridger Mountain Village employees.



**Proposed North Entrance*

Dry Utilities

Telephone and electric services are readily available in the base area. Natural gas is not available and heating is expected to be provided by propane. Cellular phone service is not currently available, but will be pursued by the applicant.

On Site Infrastructure

Water will be provided from a number of dispersed wells and pumped to a central clear well for treatment. Water will then be pumped to the existing reservoir in the northwest corner of the project. Domestic and fire capacity needs will be met via a gravity flow, distribution system throughout the Base Area.

Wastewater will be collected throughout the Base Area through a gravity and pumped collection system to the central wastewater treatment plant located to the east of Bridger Bowls' parking lot. The proposed design utilizes a Membrane Bioreactor to provide for advanced treatment and removal of nitrogen and phosphorous. The treated effluent will be dispersed over underground infiltration beds.

Storm water will be carefully managed throughout the Base Area. Storm water will be directed into vegetated bioswales for treatment, storage and conveyance. Each area of the Base Area will be studied for an appropriate solution dependent on development type, soils and terrain.

Water supply, wastewater treatment, and storm water management are items that require detailed design solutions and require an extensive review through the Montana Department of Environmental Quality. Each of these areas will be thoroughly analyzed for each phase of the project.

Summary of Master Declaration

The "village" platform will support a wide array of potential development options for the Base Area property, including single family lots, condominium units, time share interests, commercial spaces, hotel/lodge operations and employee housing. The Declaration is designed to govern the development of the Bridger Canyon property over a period of many years, is based upon master covenants already in place at ski resorts and other resort areas located in the Rocky Mountain West, and includes many concepts, powers and assessments that have been found useful at other resort developments.

The master association will be responsible for maintenance and repair of certain improvements, including roads, trails and fences; enforcement of certain restrictions and other provisions, including design guidelines, vehicles, firearms, hunting and animals; and collection of funds to pay expenses related thereto, all with respect to the development of the Bridger Mountain Village property.

The type of development will determine how assessments will be applied. One of the main funding mechanisms for the Village Company will be the Annual Real Estate

Assessment. This assessment is determined by square footage, and is applied equally to residential dwellings, hotel rooms and commercial spaces pursuant to a single rate set by the Village Company each year. Another funding mechanism that may be levied against any owner that enjoys retail income from activity conducted on a Site or a portion of a Site may be collected as either a Sales Assessment or a Service Assessment, which are each based on the same set percentage of revenue to minimize administrative oversight and to avoid potential rate-shopping by owners. These revenue-type assessments will allow the Village Company to grow its service and marketing efforts for the Village commensurate with the growth of retail sales, while minimizing potential complaints from homeowners that may not fully appreciate the value that a vibrant commercial area brings to a community.

Other forms of assessments that may be beneficial to the Village Company include a Real Estate Transfer Assessment to be levied (with certain exceptions) upon the transfer of any Site or Time Share Estate and a Hotel Assessment. The assessments described above provide a wide range of funding mechanisms to insure that the Village Company will remain a viable entity for many years to come.

★ COMMUNITY SERVICES

Fire Protection

Fire protection for the Bridger Canyon Area is provided by the Bridger Canyon Volunteer Fire Department (BCVFD). The water system at the Base Area will provide adequate storage and dispersed hydrants for fire protection. Sprinklers will be employed for all dwelling units within the project boundaries. A site for a future fire station is proposed as part of the project. The Protective Covenants and Design Guidelines will also include provisions to help prevent fires such as fire resistant shingles and fire-wise landscaping.

Law Protection

Law enforcement is provided by the Gallatin County Sheriff's Department. Ambulance service will be provided by American Medical Response the company providing such service to the community.

Schools

School districts are funded based on property values, the project will result in a significant revenue source for the school districts upon build-out. However, due to the nature of the proposed development, overnight accommodations will not be used by year around residents and the recreational sites will either not be used by full time residents or typically, not be occupied by families with school age children.

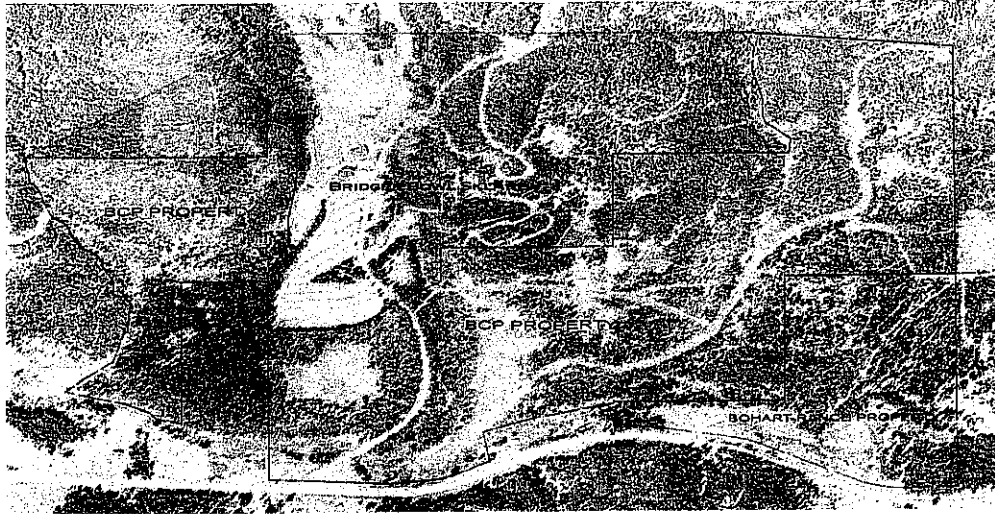
Bridger Bowl Relationship

The following summarizes items that would benefit Bridger Bowl (BB):

1. Construction of a central water and sewer system will benefit the area. While BB has no immediate plans to connect to the system, as BB continues to grow, they will eventually need these services.
2. BCP and BB both feel that it is very important to develop a transportation system from Bozeman for skiers and employees to commute from Bozeman to the Base Area. BCP has agreed to cooperate with BB on developing a cost effective system.
3. BCP and BB recognize the need for employee housing in the future and are committed to working together on this issue.
4. The Base Area Development should provide for increased skier activity at Bridger Bowl during the week, a traditionally slow time on the mountain.
5. While Bridger Bowl sees no immediate benefit to the local skiers and Association members from adding a chair lift out of the proposed North Base Area, BCP has assured

Bridger Bowl that BB would be fully compensated for any and all expenses related to operating said lift, including capital expenditures, maintenance and repair costs, both for winter operations and summer maintenance.

6. BB and BCP have discussed various ideas for developing year round recreational activities at Bridger Bowl. The development of year round recreational activities has been a good goal identified in the Bridger Bowl Master Plan for many years.



**Relationship map showing the property boundary of Bridger Bowl Ski Area, Bohart Ranch Cross Country Ski Area and Bridger Canyon Partners Property*

Bruce Erickson of Stantec, Inc. Bridger Bowl’s long-time mountain planner and designer was consulted with to prepared the new north base area mountain plan. Connecting the new base area to Bridger Bowl will allow year around access in and out of the base area for all mountain guests. Also under consideration is a beginners lift serving first time and novice skiers. Both lifts will be visible and easily accessible from the new base area. The combined lifts will provide beginner to skiing opportunities on the lower portion of the mountain as well as access to existing advanced skiing on the upper part of the mountain. These new trails and lifts fit into Bridger Bowl’s overall Mountain Plan and will add terrain and capacity to Bridger Bowl’s operation. The new trails and lifts also provide for excellent ski-in, ski-out characteristics.



**Bridger Mountain Village Alpine Ski Expansion Map*

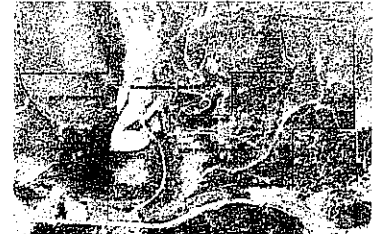
Bohart Ranch Relationship & Nordic Ski Expansion Plan

Bridger Canyon Partners, in cooperation with Bohart Ranch, have been working extensively in creating a unique expanded Nordic Trail System. Both Bohart Ranch and Bridger Mountain Village trails will be made available to the public with Bohart Ranch being the sole Nordic provider.

Land Resource Analysis

A detailed analysis of the Base Area properties has been conducted to determine areas suitable for development, areas less suitable for development, and other specific influences. The general resource information in the Bridger Canyon Zoning Ordinance was reviewed and additional site specific information generated to act as a guide for the planning and design process:

1. Aerial Photography and Topographic Mapping was prepared for the Base Area with a contour interval of two feet. These maps show the precise slopes of the land, streams and drainages, wetlands, vegetation, and existing roads and structures. Slopes in excess of 30% have been defined and avoided. Several outstanding Aspen tree groves have been identified and will be protected.



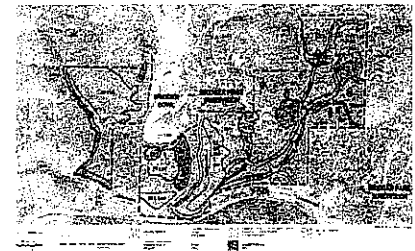
**Aerial Photo*

2. All streams and major drainages have been identified, carefully analyzed and setbacks have been established. Jurisdictional wetland areas generally fall within the stream corridors but in some cases, isolated wet areas or springs exist. These areas have been identified, surveyed and will be protected, and where impact is necessitated, proper mitigation will be employed.



**Base Map w/ stream corridor setbacks, wetland and steep slope delineation, well head setback, prop line setback and 2' topography lines, etc.*

3. The geology and soils within the Base Area have been analyzed to determine stability and suitability for general development. There are no known major fault lines within the area. The soils and bedrock of the area are generally stable and standard engineering practices for roadway sections and building footings will be employed.



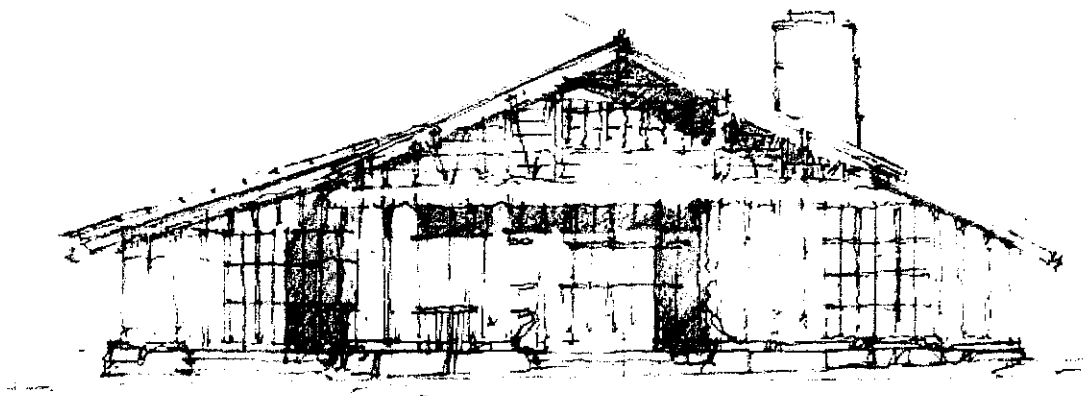
**Noxious Weed Map*

4. Wildlife habitat within the Base Area has been analyzed, and there is no known endangered species or critical habitat areas. Wildlife patterns have been adjusted to the historic use of the area for grazing, logging, downhill skiing, nordic skiing and motorized grooming equipment, hikers, trail bikers, camping, and hunting. It is acknowledged that additional human activity will have influence on wildlife but those influences can be minimized with the preservation of stream corridors,

minimal tree removal and sound protective covenants that help to minimize human and wildlife conflicts.

5. Various administrative setbacks and property covenants also influence planning and design decisions. As required in the Zoning Ordinance, a 100' setback from adjacent RF and AE areas is required for detached Recreational Housing, 250' from attached Recreational Housing and 500' from Overnight Accommodations.
6. There are numerous other common sense, functional and aesthetic influences that contribute to the planning and design process such as views, adjacent property owners, sun exposure, auto and pedestrian circulation, etc.

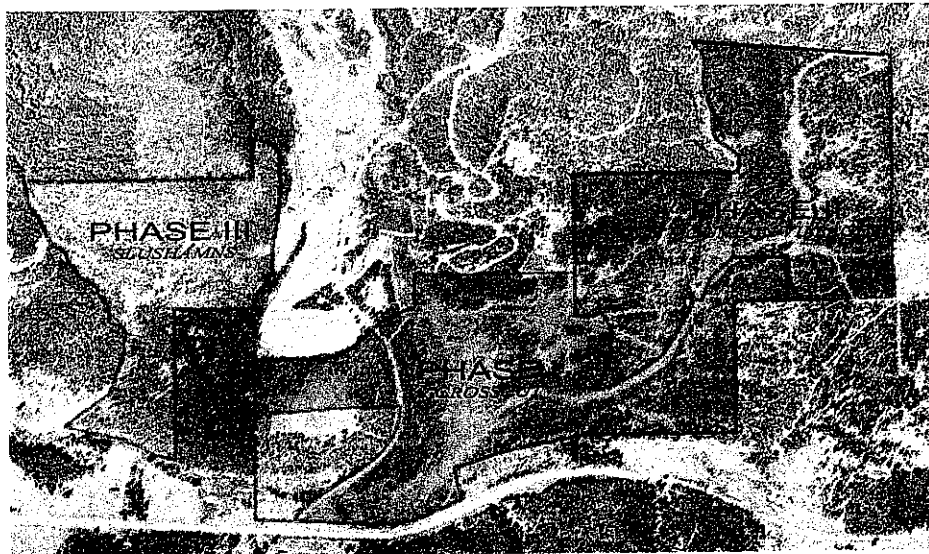
Essentially, the land resource analysis work provides a format for logical and informed planning and design decisions. Based upon consideration of the broad range of resource characteristics and influences, various areas within the Base Area emerged as suitable or desirable for actual development. The Base Area Master Plan, which is presented later in this report, is highly sensitive to the features and characteristics of the Base Area properties. It is acknowledged that influences on the land will occur with development but that the beauty and natural integrity of the properties can be protected through sensitive design and proper administration of Design Guidelines and Protective Covenants as presented in draft form in the Appendices for this Application.



**Proposed Trapper Cabin Design – sensitive design that fits the landscape and character of Bridger Canyon is stressed in the Design Guidelines*

↓ BRIDGER BASE ZONING AREA - LAND OWNERSHIP AND DEVELOPMENT RIGHT ALLOCATIONS

Property	APPROX ACRES	EXISTING COMMERCIAL B-2 ACRES	FUTURE COMMERCIAL B-2 ACRES	REC HOUSING	OVERNIGHT HOUSING	RESERVE OVERNIGHT	HOUSING TOTAL
BRIDGER CANYON PARTNERS PROPERTY							
Phase I - Crosscut	122.5	0.25	0.75	25	92		117
Phase II - Mountain Village	124	3.00	3.75	27	119	124	269
Phase III - Slushmans	88			23		117	140
BCP SUBTOTAL	334.5	3.25	4.5	75	211	241	527
Entry Area (outside of Bridger Base Area Zoning)	10						
BCP Total	344.5						
OTHER							
Bridger Bowl		1.25	0		23	25	48
Bridger Pines				58			58
Lachenmaier				13	17	20	50
Hepburn				2	2	3	7
Merkle		0.50	0.50				
Other Subtotal	243.46	1.75	0.50	73	42	48	163
Base Area Total	587.96	5.00	5.0	148	253	289	690



↓ DEVELOPMENT PROGRAM

Layout and Organization

The Bridger Canyon Zoning Ordinance stipulates:

“It is the intent of the Base Area Planned Unit Development to allow for a variety of overnight accommodations and recreational housing in the Base Area, and to require the most dense development near the Ski Base Facilities.”

The Master Plan exhibit has been prepared in response to this objective, is sensitive to the land resource characteristics described in the previous section and fulfills the development program requirements previously discussed. This plan delineates the relationship between the ultimate mountain improvements and specific land uses within the Base Area. The plan addresses access and circulation, the Phase I Crosscut area with Nordic skiing opportunities, the Phase II new North Base Mountain Village for Alpine skiing, and Phase III Slushmans on the south end of site. Various types of overnight accommodations and recreational housing, central utility and service area, employee housing, long term parking, pedestrian system, open space areas, and recreational amenities, cross country ski trails and equestrian area.

Lachenmaier Property

The Lachenmaier family owns approximately 25 acres on the south east portion of the base area. The applicant and Lachenmaier family have planned the ‘south’ loop road to serve both land owners with access to utilities. An agreement between both parties, with regard to the PUD and road, is in process.

Access and Circulation

The existing Bridger Bowl Road will continue to the Bridger Bowl day skier base. One loop road system will serve the south end of the site in the Slushman area and a second loop road will serve the Crosscut and Mountain Village area. A secondary point of access off Bridger Canyon Road will be directly north of Bridger Bowl Road at the historic entry to the Crosscut and Forsythe Ranch. The main entry roadway from the Bridger Canyon Road intersection to the Day Skier Base and new loop roads will be 24’ wide asphalt. The secondary roads will all be 20’ wide with graveled shoulders to meet BCUFD requirements.

Areas to be Transferred to Bridger Bowl

Bridger Canyon Partners will transfer land in the new Mountain Village area to Bridger Bowl at the time construction of the new lifts and trails commences. This acreage will be used for ski trails and lifts.

Mountain Village

An area has been defined just north of Bridger Pines for the new Mountain Village that will serve as the Alpine Base Area. This area includes overnight accommodations and a 3.75 acre commercial area for shops, restaurants, pubs, service establishments, central check-in and related parking.

Unit Types and Densities

A diversity of Recreational Housing and Overnight Accommodations are provided for within the Base Area Master Plan. The higher density areas are immediate to the Crosscut Lodge, the Day Skier Base and the new Mountain Village, with lower densities on the periphery. Below is a summary and brief description of Phase I unit types proposed:

Recreational Amenities

Recreational amenities, as proposed in the Base Area Master Plan, are as follows:

Historic Barn - Immediately south of the new main entry is proposed as a small seasonal equestrian area with barns, corrals, and pasture areas. This facility will be a visually attractive feature from Bridger Canyon Road and will provide the Base Area with limited summer riding programs, and possible winter sleigh rides.

Cross Country Skiing – Nordic skiing trails are planned throughout the Phase I Crosscut area and portions of the Phase II Mountain Village, which will accommodate both classic and skating skiing. The trails will be connected at several locations to the neighboring Bohart Ranch Cross Country Ski Center. Bridger Mountain Village Nordic trails will be made available to the public; Bohart Ranch will be the Nordic Skiing provider.

Central Utility and Service Area

The central utility and service area is located east of Bridger Bowl's day skier parking area. This relatively flat area accommodates the central wastewater treatment facility and related wastewater drain fields. The northwest corner of this site is proposed to include centralized employee housing, emergency services, shop, distribution area, recycling and refuse collection, a property operations center, parking and fire substation. This central location is excellent for access to the Base Area and all facilities can be well screened from view by the thick tree cover that will be preserved around the perimeter of the site.

Trail System

A pedestrian trail system will be incorporated throughout the site and will link to Nordic, Hiking and Biking trails. This pedestrian system will accommodate pedestrians, runners,

hikers, bicyclists and skiers. These trails, coupled with landscaped pedestrian trails along the roadways and through the woods, will promote foot traffic and allow for easy travel outside the car.

Master Plan Open Space Analysis

There has been a concentrated effort in the design of the Master Plan to protect stream corridors, steep topographic areas, aspen tree groves, highly scenic park areas and the areas adjacent to the main entry roads leading the base area. The Master Planned Unit Development includes approximately 335 acres of which 268 acres are estimated to be open space.

The definition of open space in the Bridger Canyon Zoning Regulation includes all land that is not a street surface, an area covered by buildings or parking areas. The total land within the overall master plan area is approximately 335 acres and the total density is 527 dwelling units resulting in a land use intensity of 0.64 acres per dwelling unit. The open space requirement for the project is therefore 75%. The following is an analysis of the land that will not be open space for the overall Planned Unit Development.

The analysis of open space is based on a phase by phase basis. Phase 1 of the project has been evaluated in detail as detailed site plan information is available. The remaining phases of the project are evaluated based on a broader approach.

A detailed analysis of the open space within the boundaries of Phase 1 has been completed as the site plan design is progressed to a point to evaluate open space in detail. The following table summarizes the estimated area within the Phase 1 boundary that will not be open space. A detailed accounting of the information shown in the table is provided in the Phase 1 Application.

Phase 1 Summary of Roads, Parking and Buildings:

Description	Acres
Overnight Accommodations	4.64
Recreation Sites	4.27
Lodge Area	1.24
Service Area	1.41
Employee Housing	0.58
Miscellaneous uses	1.94
Roads	9.46
Additional parking and other uses	0.57
Total	24.11

Phases 2 and 3 of the project consist of a mix of recreational sites, overnight accommodations, commercial uses and roads. The following is an analysis of the area within these phases that will not be open space.

The main loop roads shown on the master plan consist of approximately 7.5 acres.

For the recreational sites it estimated that 7,500 square feet will be utilized for driveways, parking and homes for each of the 50 sites. In addition local roads will be needed in some cases to provide access to the recreational sites. It is assumed that on an average basis 100 feet of road may be needed for each unit. Thus the total area required for the 50 recreational sites is 505,000 square feet or 11.6 acres.

The overnight accommodation areas will see more extensive development as the densities will be higher than the recreational sites. An estimated area for each of the overnight accommodation areas has been developed. The Bridger Area is estimated to include 5.0 acres of developed area. The Meadow Area is estimated to include 2.5 acres of developed area. The West Base Area is estimated to include 4.0 acres of developed area. The Base Area is estimated to include 9.0 acres of developed area. The total area utilized by the overnight accommodation area is estimated to be 20.5 acres.

The commercial zoned Alpine Base area is estimated to include 3.2 acres of developed area.

The total area within Phases 2 and 3 that are estimated to be utilized for buildings, driveways, roads and parking is therefore 42.8 acres.

The following table summarizes the open space for the project.

Phase	Total Area	Non-Open Space	Open Space	Percent Open Space
Phase 1	122.5	24.11	98.4	80.3
Phase 2 & 3	212.5	42.8	169.7	79.9
Total	335.0	66.91	268.1	80.0

It is anticipated that future phases of Bridger Mountain Village will have adequate open space on a phase by phase basis. However, it is the intent of the applicant to consider open space for the Master Planned Unit Development on an overall basis as the project proceeds.

Zoning

The existing Base Area Zoning Classifications are delineated based on specific land ownership. Such classifications are logical and manageable when multiple ownership of property exists. However, now that the majority of the Base Area properties are under a unified ownership and a comprehensive PUD Master Plan has been prepared, it is appropriate to reconfigure the zoning classifications into logical increments and respond to the changes in the Base Area layout.

Existing Zoning

1. Existing Zoning Classifications on other properties including:

USFS	-	B3
Bridger Bowl	-	B3 & B2
Lechenmaier	-	B4
Hepburn	-	B4
Bridger Pines	-	B4

Essentially, Bridger Bowl's property is B3, USFS would remain B3, and a portion of the new Mountain Village would be B3. The remainder of the Base Area would be B4 except for the 5 acres of B2 commercial areas. Bridger Bowls B2 will be transferred, due to a prior agreement, to BCP in a future phase.

Conditional Uses - Overall Base Area PUD

The following Conditional Uses are proposed within the B4 classification for community facilities and recreational amenities:

1. Cross country skiing (Nordic).
2. Ski tow facilities, children's area and surface transportation.
3. Restaurants, cafes, bars only as accessory to overnight accommodations.
4. Employee housing.
5. Overnight accommodations.
6. Swimming pools
7. Sales of sundry items.
8. Accessory uses.
9. Community receiving antennas.
10. Religious buildings.

The following Conditional Uses are proposed within the B2 classification:

1. Bars, lounges.
2. Gasoline service stations.

3. Gift shops.
4. Overnight accommodations (as allowed in the zoning ordinance).
5. Employee housing.

✦ PHASING AND CONDITIONS OF APPROVAL

The PUD Master Plan carefully delineates the layout and organization of the various land uses and amenities within the Base Area. This plan also allocates development rights to the specific land use areas.

The Zoning Classification Map delineates the specific zone classifications within the Base Area.

While the PUD Master Plan and Zoning Classification Map summarize the essence of this Application it is acknowledged that there are a number of reasonable conditions and commitments that will influence actual development and phasing at the Base Area:

1. State and Local Subdivision Review will be required before any property development can occur. This involves:
 - a. Preparation, review and approval of detailed engineering plans for the wastewater system, storm water management and the expansion of the water system.
 - b. Preparation, review and approval of subdivision plan maps showing roadways, property areas, easements, etc and an Environmental and Community Impact Assessment.
 - c. Review and approval of final subdivision design guidelines and restrictive covenants, etc.
 - d. Organization and creation of required administrative functions such as the Owners Association, Utility District, etc.
2. Bridger Canyon Partners has agreed to deed land in the new north Alpine Base Area to Bridger Bowl for proposed lift and trail improvements in that area.
3. Bridger Canyon Partners has agreed to provide privately owned, public Nordic skiing and trail opportunities in the new base area through Bohart Ranch as the Nordic provider. (*note: this agreement w/ Bohart Ranch is pending*)
4. From a practical standpoint, the initial stage of development within the Base Area will be comprehensive. The initial phase of infrastructure construction that will be required to sustain new commercial facilities, accommodations and housing will necessitate completion of:
 - a. The initial increment of the wastewater treatment plant and wastewater collection system.
 - b. Expansion of the water supply wells, lines and distribution system.

- c. The initial off-site and on-site upgrades, the initial increment of distribution lines for power and telephone, and possibly natural gas.
- d. Initial increment of roadways and bridges.

Phase I – Crosscut infrastructure would provide trunk service to:

- a. Crosscut Lodge.
- b. Crosscut Chalets.
- c. Crosscut Trapper Cabins.
- d. Crosscut Residential Sites.
- e. Sanitary Stubs to the Bridger Pines Area.
- f. Northwest Promontory Residential Area.
- g. Alpine Base Area
- h. Service and employee housing area

This “back bone” system would set the stage for phased completion of specific areas such as the Crosscut Lodge and overnight accommodations as well as recreational sites.

Simultaneous with the first phase of infrastructure would be the completion of the walking paths, Nordic ski and summer trails. The trails are critical to the viability of the new Mountain Village accommodations and housing.

Essentially, the initial “back bone” infrastructure, Crosscut area and nordic trails will be developed as the first phase of development. This effort is estimated to take 24 to 36 months for implementation once construction begins. The follow-up “phase-in” of the alpine base area and southern end of the site, commercial facilities, and various accommodations and housing units, etc. would proceed based on market demands and sales absorption. It is estimated that the entire project will require approximately 10 to 15 years to complete once construction begins.

↓ CONCLUSION

The goal to develop a small, mountain community at the Base Area of Bridger Bowl is very much in keeping with the Bridger Canyon Zoning Ordinance. This mountain community will be essential in helping to assure the long term success of Bridger Bowl Ski Area and will augment the tourism component of the local economy while providing additional outdoor recreational amenities for the entire community.

The finite scale of the mountain and the finite scale of the Base Area preclude the potential for mass growth at Bridger Bowl. The highly restrictive Zoning Ordinance in Bridger Canyon precludes the potential for senseless strip development or massive residential development. The stage is set for Bridger Mountain Village to carefully implement an integrated Mountain Plan and Base Area plan over the next decade, which will be an outstanding asset to the community of Bozeman.

Gallatin County has been visionary in its ability to carefully balance the interests of the residents of Bridger Canyon with the broader community needs at Bridger Bowl. This application for the Bridger Mountain Village PUD Master Plan respects that balance. We sincerely believe that our proposed Base Area plan and this application is reasonable and does not place hardship on anyone. We appreciate the Bridger Canyon Zoning Commission's legacy of support for Bridger Bowl and respectfully request you act in the affirmative on this very critical application.

