

BRIDGER MOUNTAIN VILLAGE

PLANNED UNIT DEVELOPMENT SUBMITTAL

PHASE I CONDITIONAL USE PERMIT APPLICATION



PREPARED BY
BRIDGER CANYON PARTNERS

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Dick Prugh
Prugh & Lenon Architects
Bozeman, Montana



Larry Pearson
Leo Crane
Keith Anderson
Larry Pearson AIA
Bozeman, Montana



John Barkow
Bridger Canyon Partners
Bozeman, Montana



Bruce Erickson
Stantec Consulting
Ski Area Planning / Engineering
Salt Lake City, Utah



Pete Steffen
Bridger Canyon Partners
Bozeman, Montana

Michael Clowdus
Sheri Straily
Ballard, Spahr, Andrews & Ingersoll, LLP
Attorney, Zoning and Covenants
Denver, Colorado



Joseph W. Sabol II
Attorney, Real Estate Law &
Permitting
Bozeman, Montana

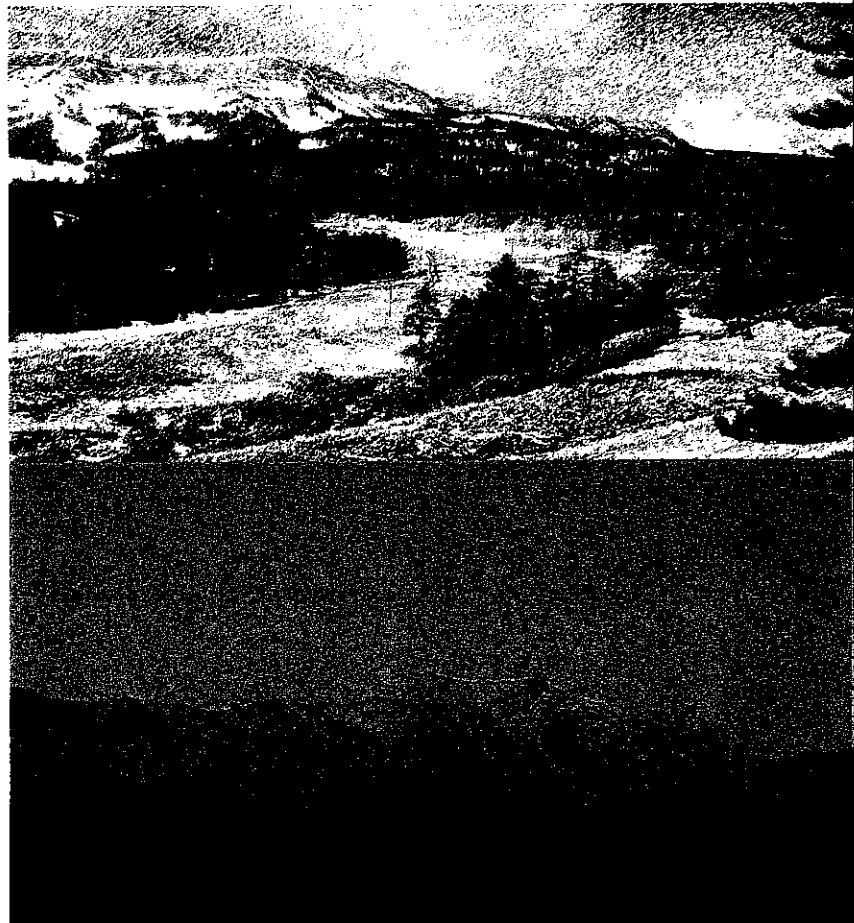
James Nickelson
Bob Lee
Morrison & Maierle
Bozeman, MT



Bob Abelin
Abelin Traffic Services
Helena, Montana



PLANNED UNIT DEVELOPMENT MASTER PLAN – BRIDGER MOUNTAIN VILLAGE



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PLANNED UNIT DEVELOPMENT SUBMITTAL
MASTER PLAN

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↓ INTRODUCTION

The following application is a Conditional Use Permit request for the Bridger Mountain Village Phase 1 Planned Unit Development (PUD) within the Base Area of the Bridger Canyon Zoning District. It is being submitted simultaneously with the overall development plan (Master Site Plan) for Bridger Mountain Village.

The Bridger Bowl Base Area is located approximately 16 miles north of Bozeman off Highway 86 in Bridger Canyon. The property is at the northern extent 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. The Bohart Ranch Cross Country Ski Center, Ross Peak Ranch Subdivision and USFS properties are located to the north and northwest respectively. The east property line is essentially defined by Bridger Creek, two existing homes and Highway 86. To the south of the Base Area is Flaming Arrow, a low density residential community.

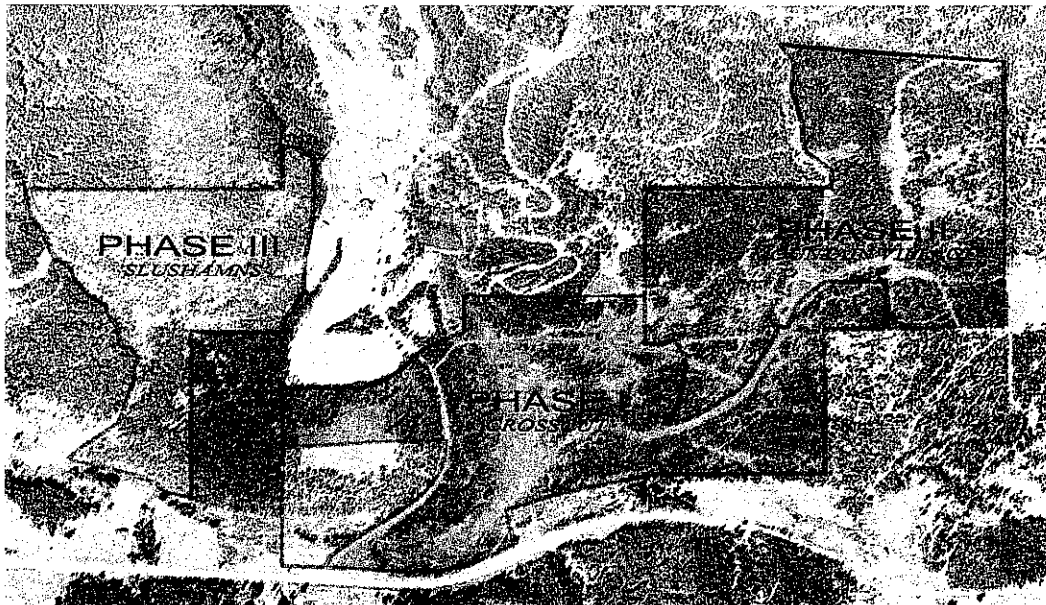
Phase 1 consists of 122.5-acres out of the total acreage owned by the Applicant, Bridger Canyon Partners (BCP). Proposed uses will include sites for 92 overnight accommodation units in 40, single occupancy cabins (detached units) and 13, 4-plex units (attached units), 25 recreational housing units (single family homes), a lodge, trails, and other supportive accessory and permitted uses. Total number dwelling units is 117. Immediately following the Introduction is a reduced copy of the Phase 1 Site Plan, which consists of two drawings. The first is a general Site Plan (Figure 1B) provided by Morrison-Maierle, Inc. (MMI) showing the relationship of land uses and densities. The second is a Building Footprint Concept Plan provided by Larry Pearson, AIA that shows in greater detail the location and relationship of individual structures and site plan components. The legend on the MMI Site Plan provides a key to the proposed land uses and densities. Also included, for reference, is copy of the Master Site plan for the entire Bridger Mountain Village project (Figure 1A).

The Phase 1 application is the first, site specific, PUD within the overall development Master Plan proposed by Bridger Canyon Partners. Following PUD review, and before construction can take place, each phase will be required to be submitted for subdivision review and conformance with the Gallatin County Subdivision Regulations. In addition, the Regulation requires another review step: a Building Permit (referred to as a Land Use Permit on the Gallatin County Planning Department application form). The Land Use Permit process allows for a final review of any structure to assure that it complies with the approved PUD, the requirements of subdivision approval, and the approved design guidelines for the project.

Where the Site Plans do not specify specific structures or improvements, such as on the Recreational Lots or the wastewater treatment facility, the intention is to have the covenants, Design Guidelines and standards set by the PUD process dictate site specific locations and structures that will be reviewed through the Building Permit process.

The Phase 1 plan is the culmination of an extensive resource analysis and planning, engineering and public outreach effort conducted by the Applicant. It represents a balance between the requirements stipulated by the Bridger Canyon Zoning Regulation (Regulation), engineering feasibility studies, limitations imposed by the natural setting, land use planning and comments received through the public outreach program.

The base line studies and reports that have gone into the planning effort for the overall PUD Master Plan and Phase 1 PUD are discussed further in Part III of this application.



**Bridger Mountain Village Phase I "Crosscut" consists of 122.5 acres*

↓ DOCUMENT ORGANIZATION

The application is organized to meet the application requirements of the Bridger Canyon Zoning Regulation. Part I is an introductory section. Part II addresses the specific requirements of Section 13 (Planned Unit Development) of the Regulation. The individual requirements will be listed followed by an Applicant response as to how the provision or standard has been met. This will be followed by a set of comments in Part III further defining and describing the Phase 1 Plan. By intention, the MMI Phase 1 Site Plan has been left very simple in order to improve understanding. Other PUD site plan informational requirements of the Regulation will be provided as separate exhibits in Part IV, Exhibits and Appendices.

‡ COMPLIANCE WITH THE BRIDGER CANYON ZONING REGULATION

Section 13.1 Purpose Nine specific purposes are referred to in the purpose statement.

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

Response: This purpose has been met in that the project plan provides roughly 80% open space, protects wetland areas and stream corridors and protects areas with steep slopes and high visibility.

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

Response: This purpose has been met. In general the proposed Site Plan, covenants and Design Guidelines reflects a proposal that utilizes the ground most suitable for development. It will protect areas with steep slopes, wetlands, stream corridors and tree cover. The use of central water and sewer systems adds another level of protection to the natural characteristics.

- c. Protect areas of important wildlife habitat.

Response: This purpose has been met. The Wildlife Assessment identified stream corridors, “edge areas”, tree cover and aspen stands as important to wildlife. To the maximum extent possible, while balancing the need to place development in the most suitable locations, this has been accomplished by the proposal. Roughly 1,000-feet of the lower meadow between Highway 86 and the “Crosscut” portion of Phase 1, which includes the confluence of Maynard and Bridger Creeks, has been left as open space. The other stream confluence areas, which also contain wildlife habitat has been left as open space.

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

Response: This purpose has been met. The proposed development “works” with the terrain in terms of the location roads and building sites to minimize cuts and fills and thereby reduce soil erosion. Revegetation, weed control and drainage and erosion control plans are part of the overall project. Detailed plans for these will be required at subsequent levels of review. The Site Plan shows the proposed locations of storm water detention ponds and “bioswales”. These are a product of storm water planning for the project.

- e. Encourage the development of more attractive site design.

Response: This has been met. The Design Guidelines specify an architectural and landscaping theme for the entire project that focuses on a low key, traditional western, mountainous type of site landscaping and buildings that emphasize wood and stone exterior finishes. The Design Guidelines are enforced through the covenants and the overall PUD. Maximum building heights have been maintained at 35-feet. The proposed road system serving overnight accommodations are proposed to be of a narrower width to minimize

impact on the setting. This along with reduced building setbacks in certain locations allows for a more compact, informal and human-scale development form.

Following Part III, illustrations are provided of the architectural theme envisioned by the Design Guidelines for the Crosscut Lodge, “Trapper Cabins” (individual overnight accommodations) and the “Chalets” (4-plex overnight accommodations).

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

Response: This has been met. By using central sewer and water services and roads that utilize terrain advantages, the physical impact on the site is reduced. Public service functions (wastewater treatment and disposal facilities, employee housing and the proposed fire station site are all located in the center of the overall project with direct access off the road to the current Bridger Bowl Base area. The centralized location will contribute to reduced costs for expansion to the future phases.

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

Response: This has been met. Overall and specifically for Phase 1, the bulk of the proposed development is centered in the middle of the property allowing for visual setbacks from Highway 86 and reserving the highest portions of the site as open space. A buffer of over 1,000 feet has been left between Highway 86 and nearest cabins in the Crosscut portion of the phase. All building heights will be kept at 35-feet, as stipulated in the Regulation. The central services area with the wastewater treatment and disposal area, future fire station, parking and employee housing is located on a bench south of the Bridger Bowl road that has minimal visibility. The area is screened from view by existing tree lines. All utilities will be located underground.

- h. Preserve agricultural lands.

Response: There are no agriculturally significant properties in the Base Area.

- i. Provide economies in the provision of public services.

Response: This purpose is met. Clustering of development in the most suitable locations, choice of appropriate road standards and utilization of central water and sewer systems all contribute to economies in the provision of public services.

Section 13.2 Special Definitions

Response: This section is germane to administration of the PUD section, there is nothing to be responded to relative to the Phase 1 application.

Section 13.3 Uses Permitted

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

Response: The uses proposed in Phase 1 are consistent with the permitted uses in the Base area B-4 and B-2 zones. The Phase 1 Site Plan shows the existing 0.25-acre B-2 zone located along the Bridger Bowl access road as being relocated west to the intersection of the Bridger Bowl access road and High Traverse Drive. High Traverse Drive, which loops back to Mountain Village Road, is the main entry to the overall project. There is an additional discussion in Part III describing the permitted and conditional uses proposed in Phase 1.

Section 13.4 Land Use Intensity Factor

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

Response: The PUD land use intensity factor for the Base Area is 0.5 acres per dwelling unit. The Phase 1 application is consistent with (less than) the land use intensity factor.

Section 13.5 Standards for Development

- a. **General:** In approving an area for a planned unit development, at least one of the following conditions must exist:
- (1) The parcel is situated such that the planned unit development will allow flexibility of design for the protection of scenic vistas or will lessen the visual impact of development.
 - (2) The planned unit development will result in the preservation of agricultural land and/or open space.
 - (3) The parcel contains natural assets which will be preserved through the use the planned unit development. Such natural assets include vegetation, stands of large trees, land which serves as a natural habitat for wildlife, and streams.
 - (4) The parcel contains topography that is suitable for minimizing the visual impact of development. The planned unit development shall prevent erosion and result in development more suitable to the nature of the terrain.

Response: The Phase 1 PUD site meets all of the above criteria.

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

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

Response: Not applicable to the Base Area

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

Response: This standard has been met. Parking spaces for the Recreational (single family) dwelling units will be provided for on the individual lots at the Building Permit (Land Use Permit) stage. Parking spaces for the overnight accommodation units in Phase 1 (Trapper Cabins and Chalets) will be provided for as illustrated in one of the options as shown in Typical Parking Details. Each option shows a minimum of 1.5 parking spaces per dwelling unit. A minimum of 1.5 parking spaces shall be required for each dwelling unit or overnight accommodation. Specific locations will be determined at the Building Permit (Land Use Permit) stage.

Required open space is 75 percent as per the table Section 13.5 b. (2). More than 75% is provided, as will be discussed later.

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

Response: Section 6.5 is applicable to the AE District, therefore not applicable to the Base Area District.

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

Response: This standard has been met. As noted above regarding the Design Guidelines and as illustrated in the concept sketch plans included, the architectural theme will use building forms and exterior finishes that are harmonious and compliment the natural setting as well as the architecture of the existing Bridger Bowl facilities. All future residential construction will be required to adhere to the Design Guidelines. The service facilities and structures will be required to adhere to the general intent and theme of the Design Guidelines. Adherence will be assured through the architectural review function in the covenants and future Building Permits.

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

Response: This standard has been met. All units and uses have access to the open spaces to be owned by the Owners Association, trail systems and via the proposed roads.

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

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

Response: This standard is met. None of the proposed lots or overnight accommodation areas have direct access off Highway 86 or the road to Bridger Bowl. Direct access off High Traverse Drive and Mountain Village Road, which is the beginning of the overall traffic circulation system for the entire Mountain Village project, is limited. Access is provided by the internal road system.

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

Response: This standard is met. A hierarchy of roads is proposed to provide for traffic collection and lot access. Two road widths are proposed. Bridger Bowl, High Traverse, the extension of Wedeln Drive, Corral Creek, Montague, Twin Forks, Loggers Lane and Spotted Pony are intended to provide the circulation system to move traffic in and out of the project and would have a 24-foot paved surface. They will be located within 60-foot wide, dedicated rights-of-way.

Maynard Creek, Joy Yellowtail, Forsythe and Coombs Cutoff, serving the overnight accommodation units, are proposed to have a paved surface of 20-feet with 2-foot gravel shoulders. These roads are intended to serve as, essentially, driveways which will allow for a more compact and human scale form of development. Reduced, 20-foot structural setbacks are proposed adjacent to these roads. They will have light traffic loadings and will be located in a minimum 20-foot wide public access easement that will be specified during subsequent site plan review at the Building Permit stage for the different development pods in Phase 1. A copy of the preliminary road plans and profiles is provided in the application. These illustrate that the proposed roads have been designed to Gallatin County standards.

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

Response: This standard is met. Loop streets and cul-de-sacs have been used where the terrain permits and in keeping with good design standards for daily and emergency access.

f. Parking: Parking shall reflect the following factors:

- (i) Occupant and guest parking should be located so home sites are conveniently served.

Response: This standard is met. As illustrated in the Typical Parking Details for the Trapper Cabins and Chalet units, the proposed parking is conveniently located. For the Crosscut Lodge complex, general parking areas, located for convenient access to the Complex, are shown on the Phase 1 Building Footprint Concept Plan. These will need to be specified in the Building Permit process. Parking for the Recreational lots will be provided for on an individual basis in the Building Permit process.

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

Response: This standard is met. While the expressed standard may not be applicable, because Phase 1 is in the Base Area, the parking configuration options for the Trapper Cabins and the Chalets none the less adheres to the standard. The larger proposed parking areas near the Crosscut Lodge Complex and the services area south of the Bridger Bowl access road will be reviewed during the Building Permit process. These parking spaces will need to have alternate landscaping treatments as noted in (ii), above. The location of the larger parking spaces in Phase 1 have been selected for convenience of use and for their screening potential.

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

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

Response: This standard is met. Owing to the limited intensity and road circulation network in Phase 1, pedestrian accommodations are anticipated to be adequately served by the roads and trails. Additional sidewalks pedestrian accommodations are not anticipated to be needed and would add an additional set of impacts to the site.

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

Response: The following is a description of the setbacks proposed for the Phase 1 PUD and shown on the Site Plans.

Setbacks and other design standards proposed for the overall Bridger Mountain Village PUD and Phase 1 are shown in the Summary Table provided in Appendix B of the Design Guidelines. The Phase 1 building setbacks are as follows:

All Phase 1 uses:

- Adjacent to Lachenmaier and Bridger Pines: 25-foot setback.

Overnight accommodations:

- Front and rear yard: 20-feet from an interior property line, right-of-way or public access easement. (Note: Corner lots are required to have two, 20-foot front yard setbacks. Porches may protrude 5-feet into the front or rear setback.)
- Side yard: 10-feet from interior property lines or a total of 20-feet between structures.
- Wetlands: Detached units (Trapper Cabins): 12-feet. Attached units (Chalets): 12-feet.
- Watercourses: 50-feet from high water mark.

Recreational Lots:

- Front yard: 30-feet from property line or public access easement.
- Side yard: 10 feet for lots less than 0.75-acre. 15-feet for lots greater than 0.75-acre.
- Rear yard: 25-feet.
- Wetlands: 12-feet.
- Watercourses: 50-feet from high water mark.

All other uses:

- Front, rear and side yard: 20-feet from interior lot lines, public rights-of-way, public access easements or other structures.
 - Minor reductions are proposed over the setback standards in the Regulation. The objectives are to allow for a more compact, human-scale form of development, reduce the overall footprint of development and to encourage clustering.
- i. Open Space Areas: Open space areas should be situated in such a manor as to avoid the crowding together of building uses and parking uses or to enhance visual or recreational pursuits of residents.

Response: This standard has been met. The Site Plan illustrates that open spaces are used to break up the massing of the overall project and create clusters of development strategically separated by open spaces that have a specific purpose and relationship to the natural landscape.

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

Response: This standard has been met. The location of the wastewater treatment and disposal facility is situated on the portion of the overall property most suited to meet State and County health requirements. The location was determined by extensive engineering investigations which considered soil types and conditions, slopes, proximity to surface water, visual screening capability and the need for a centralized location to provide optimum service the entire project area. The wastewater treatment process will provide for advanced treatment, including nutrient removal, protect the environment. Starting with Phase 1, the

proposed wastewater treatment system is designed to be constructed in stages and will be expanded incrementally to accommodate all future phases. The water supply system is also designed to be installed in increments to provide for domestic and fire protection water supplies. Gravity flow, augmented by new production wells, from the existing 350,000 gallon reservoir will provide for Phase 1.

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

Response: This standard has been met. The covenants require all uses to provide and use animal proof refuse containers.

Section 13.6 Procedure

- a. Required information: The developer shall submit to the Gallatin County Zoning office ten copies of the following information:

- (1) Number and type of proposed dwelling units.

Response: As shown on the Phase 1 Site Plan, a total of 117 dwelling units are proposed as follows: Maynard Creek pod, 10 Trapper Cabins, detached overnight units; Crosscut pod, 30 Trapper Cabins, detached overnight units; Crosscut pod, 20 Chalet units, attached overnight units in 5-fourplex units; Joy Yellowtail pod, 32 Chalet units, attached overnight units in 8-fourplex units; Corral Creek pod, 12 Recreational lots, Twin Forks pod, 3 Recreational lots; Spotted Pony pod, 7 Recreational lots; and Loggers Lane pod, 3 Recreational lots.

- (2) Number of off street parking spaces.

Response: The numbers of off street parking spaces are provided for on an individual basis and will be enforced in the Building Permit process. Parking for the individual uses will be required to meet the standards set forth in the Regulation and the Design Guidelines. Overnight accommodation units will be required to have a minimum of 1.5 spaces per unit. Recreational lots will be required to have a minimum of 2 spaces. In total, the overnight accommodation units will be required to have a minimum of 138 spaces (92 units x 1.5 spaces per unit = 138 spaces). These will be located in and around the separate units to the maximum extent possible as opposed to within centralized parking areas. The Recreational lots will be required to have a minimum of 50 spaces, located within the individual lots. Parking spaces for the other uses, such as the wastewater treatment facility or the Crosscut Lodge, will be determined based on need and compliance with the Regulation during the Building Permit process.

- (3) Amount of open space or land to be left in agricultural production, by acreage.

Response: The amount of open space provided in Phase 1 is between 100.59 and 98.39-acres, 82.1% and 80.3%, respectively (out of a total of 122.5-acres in Phase 1). Seventy five

percent open space is required. The range is provided to provide for expansion of services, such as the wastewater treatment plant and the Crosscut Lodge, that will initially serve Phase 1 but which may need to be expanded to serve future phases. A detailed description of the open space accounting is provided in an Open Space Analysis in the Appendix.

(4) Amount of land, by acreage, to be covered by buildings.

Response: The total amount of land to be covered by buildings in Phase 1, including potential expansion of initial facilities, is estimated to be 320,140 square feet, or 7.35-acres. The amount of land to be covered by buildings is less than the area that is not considered to be open space. The information detailing this is provided in the Open Space Analysis in the Appendix.

(5) Materials, textures and colors of structures, if proposed.

Response: All structures in the Phase 1 PUD will be subject to additional Building Permit review. The materials, textures and colors for the lodge and residential structures are illustrated by the architectural concept plans and Design Guidelines. The service facility structures will be required to adhere to the general theme of the Design Guidelines but, by necessity will be allowed some deviations.

(6) A location map showing the project in relation to the surrounding area.

Response: This has been provided with the Bridger Mountain Village Overall development plan application for the entire property.

(7) A site plan showing: (a) property lines and easements; (b) location, size, spacing, setbacks, and dimensions of all existing and proposed buildings, structures, improvements and facilities; (c) topographic information showing existing features and any proposed grading; (d) existing vegetation, wildlife habitat, and water courses, flood plain, and any proposed alterations; (e) existing land use; (f) existing access to the project, proposed roads, and parking layout, all with dimensions; (g) soil types wetlands and natural drainages.

Response: All of these mapping requirements have been provided. In order to enhance clarity for understanding, the Phase 1 Site Plan does not show all of these mapping requirements on one map. Other exhibits are provided to illustrate all of the above information.

(8) Legal requirements: All Planned Unit Developments which contain areas of common ownership or access shall submit covenants and other legal documents which: (Note: The Regulation specifies eleven required characteristics for operation of the owners association.)

Response: Bridger Canyon Partners have submitted draft covenants and administrative plan for the entire Bridger Mountain Village project. The covenants and administrative plan were

submitted with the Master PUD application and provide for each of the eleven items noted in Section 13.6 (8).

Section 13.7 Staged Development

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

Response: The Bridger Mountain Village project will be constructed in stages, or phases. The Master Site Plan shows at least 3 phases, with Phase 3 completed as two sub phases. Phase 1 will provide open spaces, trails and incidental services and dining in the Crosscut Lodge for the overnight accommodation units (Cabins and Chalets). Phase 1 will provide the minimum of 75 percent open space, and is anticipated to provide more than required (see previous discussion in Section 13.6 a. 3). 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. Therefore if additional area is needed for facilities in future phases the applicant requests that excess open space provided in this phase would be available for use in future phases. To enhance recreational opportunities, the trails indicated on the Phase 1 Site Plan would be provided along with the open spaces. The open space parcels would be created through the future subdivision process and protected by access and maintenance easements.

Section 13.8 Procedure for Approval

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

Response: The Phase application has been submitted for review as a Conditional Use Permit request.

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

Response: Phase 1 will be submitted for subdivision review following the zoning applications.

Section 13.9 Transfer of Development Rights

- a. Purpose: To provide a procedure under which land may be developed by transfer of permitted dwelling units to locations suited for such development.

Response: All development right transfers applicable to the Base Area and Phase 1 have been completed. There are no transfers applicable to this Phase.

b. Assignment of Density Rights:

- (1) Bridger Canyon, AE and RF Districts: (Not applicable to this application)
- (2) Bridger Bowl Base Area. Density rights are as originally designated in the Bridger Bowl Base Area Conceptual Plan, adopted May 22, 1979 and include subsequent transfers of development rights as approved by the Bridger Canyon Zoning Commission.

Response: The density proposed in Phase 1 is consistent with the densities proposed in the Bridger Bowl Base Area Conceptual Plan and subsequent transfers.

- c. Record: (This item indicates that the Subdivision Review and Clerk and Recorders office shall maintain a record of development right transfers; there is no action required by this application.)
- d. General: (This item addresses the transfer of development rights within districts; there is no action required by this application.)
- e. Procedure: (This item addresses the application process for transferring development rights; there is no action required by this application.)

Section 13.10 Base Area Planned Unit Development

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. It is further the intent of this section to ensure that water, sewer, and land capabilities are adequate for proposed uses. The following additional standards apply only to planned unit developments in those areas zoned B-2, B-3 or B-4.

Response: The Phase 1 application meets these intents. A variety of overnight accommodations are proposed (Trapper Cabins, detached units and Chalets, attached units) nearest the new Ski Base facility to be located in Phase 2. The overnight units are still within walking distance of the existing Bridger Bowl Ski Base. Central water and sewer systems are proposed based on updated engineering analyses and are designed to use the most suitable locations for wastewater treatment and disposal.

13.10.1 Uses Permitted. The following uses shall be permitted

- a. Any use permitted in the basic zone classification, subject to the following criteria:

- (1) All overnight accommodations and recreational housing shall be clustered and include either ski-in/ski-out trails or other transportation to the ski hill.

Response: This standard has been met. The housing units have been clustered to the maximum extent possible, considering other locational requirements embedded in the Regulation. Ski-in/ski-out trails are available to a number of the units and shuttle services, as a component of the community transit system, will be provided.

- (2) Trash receptacles shall be bear proofed and screened.

Response: This standard has been met. The use of screened, animal proof receptacles is required by the covenants and Design Guidelines.

- (3) Parking lots and streets for overnight accommodations and attached recreational units shall be built to Gallatin County gravel standards. Parking lots shall be screened from view or located to the rear of structures.

Response: This standard has been met. The proposed roads will be paved to enhance snow removal and long term maintenance and built to County standards. Screening of all parking lots will be assured through the Building Permit process. Where possible, parking for the overnight accommodations has been located adjacent to the units in small clusters to avoid the necessity of building and screening large surface areas.

- (4) Sewage shall be disposed of through a central system or on site.

Response: This standard has been met. A central system is proposed.

- (5) Water conservation methods shall be encouraged.

Response: This standard has been met. Water conservation within the units and surrounding landscaping is mandated by the covenants and Design Guidelines.

- b. 1.5 motel/hotel units are permitted for each allowable dwelling unit where all of the following conditions apply:

Response: This is not applicable to Phase 1. No motel/hotel units are proposed.

- c. In addition to the requirements set forth in Section 13.6(a), the developers shall submit 10 copies of the following information:

- (1) Drainage and storm water runoff plans.

Response: This requirement has been met. The anticipated locations of storm water conveyance systems (swales and culverts) and detention facilities are shown on the Phase 1 Site Plan. These were determined based on engineering analysis and the road Plans and Profiles.

(2) Floodplain delineation.

Response: This requirement is not applicable to Phase 1. There are no FEMA mapped floodplains on the property. None of the drainages transecting the property have a drainage area greater than 5 square miles, which would qualify them for a floodplain analysis according to the Gallatin County Subdivision Regulations. All of the streams traversing the property are small in size with entrenched and identifiable channels.

(3) Traffic circulation and trip generation data.

Response: This requirement has been met. A Traffic Impact Assessment has been conducted for the entire project and was submitted with the Master PUD application. A hierarchy of roads are designed for the project to provide for general traffic circulation, lot and unit access and a new connection to Highway 86.

(4) Development time-table, not to exceed the time limits provided for in the Gallatin County Subdivision Regulations.

Response: This requirement has been met as indicated below. Interim Development Plan and Project Timeline:

The development time line for Phase One of the Bridger Mountain Village Planned Unit Development consists of two parts. These consist of an initial interim phase followed by completion of the infrastructure and build out of the phase. It is the applicant's intent to submit a preliminary plat application upon obtaining approval of this planned unit development application. Construction of a majority of the Phase 1 infrastructure will not be allowed under the subdivision regulations until additional permits are obtained. Due to the anticipated long lead times in obtaining the necessary permits, it is the desire of the applicant to begin limited construction prior to that time.

An interim phase is proposed in order to begin construction of the project in 2007. The construction would be limited to 12 overnight accommodations units in the Forsythe Road area and potentially a portion of the Crosscut Lodge. Infrastructure for this limited development would consist of the following:

- Roads:
Forsythe Road would be constructed to a gravel standard. Access would be from existing Bridger Bowl Road and Welden Drive.
- Wastewater:
Collection system would consist of a sewer main in Forsythe Road, a lift station east of Forsythe Road and an on site wastewater treatment and disposal system located south of Bridger Bowl Road. This system would require permitting through the Gallatin County Environmental Health Department and the Montana Department of Environmental Quality prior to construction.

- **Water:**
Water system would consist of two small water systems that utilize the existing wells east of Forsythe Road. The pressure tanks and control system would be located in the Crosscut Lodge and/or one of the Trapper Cabins. The water system would require approval of the Gallatin County Environmental Health Department and the Montana Department of Environmental Quality prior to construction.
- **Fire Protection:**
An extension of the existing Bridger Base Water System will be made to provide fire protection service to the interim development area. In addition, each unit will include fire sprinkler systems. This extension of the water system to provide only fire protection would require approval of the Montana Department of Environmental Quality.

The remainder of the Phase I improvements would be constructed over an estimated time period of 24 to 48 months with build out of the recreation sites and over night accommodations dependent on market demand. In addition to the required infrastructure such as roads, water lines and the wastewater system, the nordic ski trails will be constructed in a phased manner. The phasing plan will be provided in detail as part of the subdivision preliminary plat application.

(5) For overnight accommodations:

- (a) Number of rooms and estimated ultimate guest capacity shall be supplied. The rationale for estimating the ultimate guest capacity shall also be provided.

Response: The overnight accommodations would provide for roughly 270 bedrooms, bunk rooms and lofts, depending on the mix of Cabin units constructed. The proposed mix will accommodate 592 guests, as detailed below.

PHASE I CROSSCUT – Overnight Accommodations:

TRAPPER CABIN A

- 1,300 sq ft
- 1 Bedroom
- Sleeping Loft (2 beds)
- 2 Baths
- Sleeps 4
- 20 cabins = 80 beds



TRAPPER CABIN B

- 1,890 sq ft
- 2 Bedrooms
- Sleeping Loft (2 beds)
- 3 Baths
- 1 Jack and Jill bath
- 1 Bunk Room (2 beds)
- Sleeps 8
- 20 cabins = 160 beds

CHALET/LOWER**-1650 sq ft****-1 Bedroom****-1 Bunk room (2 beds)****-2 Baths****-(Sleeps 4)****-26 chalets = 104 beds**CHALET / UPPER**-1,500 sq ft****-2 Bedroom****-1 Bunk room (2 beds)****-3 Baths****-(Sleeps 6)****-26 Chalets = 156 beds**

*Number of bedrooms, bunkrooms or lofts = 250

*Total number of beds (guests 80+ 160+ 104+ 156) = 500

(b) Information as to how the reservations and check-in will be managed.

Response: Reservations and check-in service will be located in the Crosscut Lodge. A front desk will handle reservations and check-in services for all overnight accommodations. There will be a professional management company on site to oversee operations, guest services, housekeeping, maintenance and repairs.

(6) For recreational housing, the estimated ultimate population and number of bedrooms shall be supplied. The demographic information and rationale for estimating the ultimate population shall be supplied.

Response: The estimated ultimate population is 63 residents based on the typical permanent occupancy rate of 2.5 residents per dwelling unit (2.5 residents x 25 units = 62.5). The total number of bedrooms is unknown at this time but is estimated to be 5 per dwelling unit.

(7) Fire protection measures.

Response: 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. A fire risk assessment and fire management plan is included in the Appendix of this document specific to Phase I. This important element to the project design has been prepared by Bruce Suenram of Fire Logistics, Inc.

(8) Number and type of development rights to be used.

Response: The development rights for Phase 1 are a portion of those allocated, through the PUD process, to the entire BCP property as per the Table provided in Section 13.10.4 of the Regulation and will be subtracted from the overall allocations for the BCP properties. Out of a total of 75 Recreational lot rights, 25 are used in Phase 1. Out of a total of 211 overnight accommodation rights, 92 are used in Phase 1.

Section 13.10.2 Locational Requirements

The following separation of uses is required. These distances are not setbacks from lot lines, but are minimum distances of the following uses from one another. All principal structures and related facilities, such as garages, parking lots, swimming pools, etc., must meet the requirements for minimum separation of uses.

Response: These have been met. The table provided in Section 13.10.2 provides structural separation requirements for Overnight Accommodations, Attached Recreational Housing and Detached Recreational Housing. There are no Attached Recreational Housing units in Phase 1 therefore setbacks pertaining to these will not be discussed.

General: The 3-acre B-2 zone representing the new Alpine Base shown on the Master Site Plan for Bridger Mountain Village and in the Phase 1 exhibits is an approximate location. The actual location will be determined in the Phase 2 application. However, the separation requirements of Section 13.10.2 will be accommodated.

Separation of Overnight Accommodations (Trapper Cabins and Chalets) from adjacent RF and AE zoned uses: The 500-foot requirement is met; more than 25% of this is vegetated.

Separation of detached Recreational lots from adjacent B-2 zone uses: The required 500-foot separation is provided. Building envelopes for two Recreational lots proposed in Phase 1 will be provided at the subdivision preliminary plat stage to assure the 500-foot separation stipulated. These would be Lot 7 in the Corral Creek cluster and Lot 1 in the Spotted Pony cluster. All of the remaining Recreational lots in Phase 1 will meet the 500-foot separation requirement from B-2 uses. More than 20% of the separation is vegetated.

Separation of detached Recreational lots from adjacent RF and AE zones: The 100-foot separation is met and shown as a setback line on the Phase 1 Site Plan. More than 20% of the separation is vegetated.

Section 13.10.3 Use of Reserve Development Rights. To use reserve development rights, the following information must be provided:

Response: Phase 1 does not require the use of Reserve Development Rights therefore Section 13.10.3 is not applicable.

Section 13.10.4 Allocation of Development Rights.

Response: The development rights for Phase 1 are a portion of those allocated, through the PUD process, to the entire BCP property as per the Table provided in Section 13.10.4 of the Regulation and will be subtracted from the overall allocations for the BCP properties. Out of a total of 75 Recreational lot rights, 25 are used in Phase 1. Out of a total of 211 overnight accommodation rights, 92 are used in Phase 1. A more detailed review of the development rights associated with the overall Bridger Mountain Village PUD was provided in the Overall PUD application.

↓ PART III: ADDITIONAL PROJECT DESCRIPTION AND INFORMATION

A: Planning Process Overview

1. Baseline Studies

As was noted in the Introduction (Part I), a series of baseline studies and investigations were conducted as a part of the planning process for the Bridger Mountain Village project. Information generated by this effort was used in evolution of the Master Site Plan and the Phase 1 application.

The base line studies and reports that have gone into the planning effort include those listed below:

- Updated aerial photography and topographic mapping (July of 2006)
- Slope analysis for the entire property
- Wetlands delineation, mapping and delineation report with jurisdictional determination issued by the US Army Corps of Engineers
- Field analysis, mapping and preparation of a Weed Management Plan
- Updated Geologic and Soils Report
- Engineering analysis of wastewater treatment and disposal options
- Engineering analysis of road alignments
- Water supply analysis (well drilling and aquifer testing program)
- Storm water assessment
- Updated traffic analysis
- Updated cultural resources survey
- Updated wildlife assessment
- Review of the Bridger Canyon Plan and Zoning Regulation
- Fire Risk Assessment and Phase 1 Fire Protection Plan
- Preparation of a Ski Expansion Plan (for coordination with Bridger Bowl)
- Preparation of a Nordic skiing plan (for coordination with the Bohart Ranch)
- Preparation of architectural and site Design Guidelines and covenants

With exception of the Phase 1 Fire Risk Assessment and Fire Protection Plan, the information produced by these baseline studies and efforts is being presented as a set of appendixes in the PUD Master Plan and will not be resubmitted with the Phase 1 application. The baseline studies and efforts have been designed to meet future State and County application requirements.

2. Constraints Based Planning Process

The base line studies and efforts allowed the use of a constraints based planning process whereby the undevelopable portions of the property were identified. Development pods, circulation systems and utility services were then fit into the residual areas. Some of the primary site constraints that were analyzed and incorporated into the overall planning process include:

Topography: Fresh aerial photographs were taken (Spring of 2006) and from this a new, 2-foot interval contour map was produced. A copy of the topographic map for Phase 1 is provided as Figure 2B along with other Land Resource Exhibits. The topographic information is used for a host of purposes such as the production of road plans and profiles.

Slope Analysis: Slopes were analyzed to identify useable terrain and assure conformance with zoning and subdivision standards. The slope analysis for Phase 1 is shown as Figure 3B.

**2' topography map w steep slope designation*

Soils: Soils information is useful for many preliminary design and engineering applications, especially for storm water design. Figure 4B shows existing soils within Phase 1.

According to the *Soil Survey of Gallatin County, Montana*, ten soil map units were identified as occurring within the Bridger Bowl Base project area. Nine of the ten soil map units occur within the boundaries of Phase 1. On-site soil map units include: Bridger loam 2 to 8 percent slopes (79C); Yellowmule-Lonniebee, stony-Redlodge complex 4 to 15 percent slopes (294D); Yellowmule-Lonniebee, stony complex 15 to 45 percent slopes (294E); Yellowmule-Ousefal complex 8 to 25 percent slopes (492E); Bridger-Redlodge complex 4 to 25 percent slopes (550E); Beehive-Mooseflat complex 0 to 4 percent slopes (608B); Bangtail-Copenhaver complex 8 to 25 percent slopes (679E); Danahar, stony-Loberg, very stony complex 8 to 15 percent slopes (792D); and Mollic Cryoboralfs-Argric Cryoborolls association, structurally controlled slopes, 10 to 20 percent slopes (84-2B).

Vegetation: The Bridger Bowl Base project area is characterized by six vegetative communities that include: riparian wetland, forested wetland, meadow wetland, forested upland, meadow/forested upland, and meadow upland vegetative areas. The riparian wetland areas are dominated by willow species, green alder, reed canary grass, streamside bluebells, brook saxifrage, tufted hairgrass, cow-parsnip, large-leaf avens, and hairy willowherb. The dominant vegetation in the forested wetland and upland areas includes Douglas fir, sub-alpine fir, lodge-pole pine, and Englemann spruce with intermixed grasses, forbs, and shrubs as the understory vegetation. The dominant vegetation in the open meadow wetlands includes Nebraska sedge, arrow-leaf groundsel, large-leaf avens, field horsetail, small-wing sedge, willow species, Richardson's cranes-bill, Canada thistle, green alder, leafy-white orchid, hairy willow-herb, reed canary grass, and prickly currant. The dominant vegetation in the upland meadows includes starry false Solomon's-

seal, bracken fern, sticky crane's-bill, Richardson's crane-bill, prickly currant, common red raspberry, smooth brome, nodding wild-rye, common tansy, common dandelion, strawberry, timothy, Canada thistle, common yarrow, and alsike clover. Refer to the Figure 5B for locations of the mapped vegetative communities for Within Phase 1.

Wetlands and watercourses are shown on the Phase 1 Site Plan, Figure 1B. Mapping of these areas was a critical component of the overall design process. Wetlands have been avoided to the maximum extent possible, as is required by the Regulation and the US Army Corps of Engineers.

Noxious Weeds: Noxious weeds identified within the Phase 1 project area include Canada thistle, houndstongue, common tansy, oxeye daisy, spotted knapweed, and tall buttercup. Refer to Figure 6B for locations of the mapped noxious weeds within the project area. The noxious weeds were primarily concentrated in disturbed areas and along existing roads. Smaller infestations of noxious weeds occur within the un-forested areas and along the riparian corridors.

Water Courses and Floodplains: The primary water course associated with the project area is Bridger Creek that extends along the eastern property boundary and eventually terminates into the East Gallatin River. Maynard Creek, also identified as a perennial drainage, is located in the central portion of the project area and is a tributary to Bridger Creek. Four unnamed tributaries to Bridger Creek also occur within the project area. Three of these unnamed tributaries flow perennially and one intermittently. Refer to the site plan for locations of the drainages within the project area. According to the On-Line FEMA Floodplain Maps Database, the project area occurs in Zone D that is described as areas in which flood hazards are undetermined. Therefore, none of the water courses that occur within the project area are located within a delineated floodplain (i.e., 50-, 100-, or 500-year). The watercourses are shown on the Phase 1 Site Plan, Figure 1B.

Phase 1 will incorporate a 50-foot structural setback from watercourses, as required in the Regulation. A watercourse mitigation plan will be provided with the Phase 1 Preliminary Plat (Subdivision) application to request a reduction in the 150-foot watercourse setback stipulated in the Gallatin County Subdivision Regulations.

Aerial Photography: An important planning tool has been access to updated aerial photography of the entire site. An aerial photo of Phase 1 is provided in Figure 7B.

B: Additional Zoning Overview and Project Description

Existing Zoning for Phase 1:

| | | |
|--|---|---------------------|
| B-2 (Base Area Business District) | - | 0.25 acres |
| B-4 (Base Area Recreation and Forestry District) | - | <u>122.25 acres</u> |
| Total | | 122.50 acres |

This application proposes only B-4 permitted and conditional uses. It is the Applicant's intent to seek approval for a zone map amendment in the future to relocate the B-2 zoned property within the boundary of this phase.

Conditional Uses:

The following Conditional Uses are anticipated within the B4 classification for community facilities and recreational amenities. Location and sizing of these will be subject to further review at the Building Permit stage and include:

1. Restaurants, cafes, bars and lounges, only as accessory to overnight accommodations.

These uses will be located in the Crosscut Lodge. The Crosscut Lodge will be the central gathering place for owners and guests. The core structure is a CCC, 1920's square log lodge building purchased in Minnesota and is reminiscent of the old Forsythe Ranch buildings that once occupied this site. The lodge will include a food and beverage service, check-in desk, lobby, game room, men and women's locker room, sauna, steam room and a service area.

2. Overnight accommodations. (92 units)

The overnight accommodations will consist of Trapper Cabins and Chalet buildings. The Trapper Cabins will be sited in several pockets near the Crosscut Lodge. Each cabin will offer a covered front porch, 2 to 4 sleeping rooms, full kitchens and a fireplace. Each cabin will offer Nordic ski-in, ski-out and alpine shuttle service. A total of 40 cabins are planned as Detached Overnight Accommodations. The Chalet buildings will include four chalet accommodations. Each chalet will have a private entrance, 2 to 3 sleeping rooms with a full kitchen and fireplace. The Chalet buildings will be built in small clusters and will be located within a short walk to the Crosscut Lodge. A total of 13 buildings and 52 chalets are planned as Attached Overnight Accommodations.



**The Chalet, which will house four separate units, is one of three overnight accommodations planned for Phase I*

Architectural exhibits showing floor plans and elevations of the proposed Cabins, Chalets and Crosscut Lodge are provided in the Architectural exhibits portion following this discussion.

3. Detached recreational housing. (25 units)

A total of 25 home sites are planned. The size of each site has been carefully evaluated to provide smaller sites near the Crosscut Lodge area and larger sites on the north perimeter. Each single family home will be designed and constructed to meet established Design Guidelines.

4. Sales of sundry items for patron comfort either by vending machines or personal sales area attendant.

Sales will take place in the Crosscut Lodge.

5. Accessory uses.

There are number of potential accessory uses that may occur as the project is built. Accessory uses are defined by the Zoning Regulations as "A building or use which: (1) is subordinate in area, extent or purpose to the principal building or principal use served; (2) contributes to the comfort convenience, or necessity of occupants of the principal building or principal use." Such accessory uses will be determined at the time of building permit application.

6. Nordic ski trails.

Nordic ski trails are an implied conditional use listed under the B-4 uses. Nordic skiing trails are planned throughout the Phase I area 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.



7. Pedestrian trails.

A pedestrian system is proposed to provide for safe and convenient pedestrian access throughout Phase 1. This pedestrian system will consist of the Nordic trail system, private drives, trails along some roads and informal trails to accommodate pedestrians, runners, hikers and bicyclists and will connect with future trail systems in the entire Bridger Mountain Village.

8. Swimming pools.

A swimming pool is anticipated in conjunction with the Crosscut Lodge.

Permitted Uses:

The following Permitted Uses are proposed within the B4 classification for community facilities and recreational amenities: (all uses proposed will be subject to subsequent Building Permit review prior to construction)

1. Sanitary Treatment Building and Facilities.

This public utility building will be provided for the treatment of wastewater generated in the base area and supportive uses such as administration and maintenance. This building will be located east of the Bridger Bowl parking lot and south of Bridger Bowl Road.

2. Community Water System Building and Facilities.

A series of public utility building will be provided to assure for adequate operation and maintenance of the public water system. Such buildings will include valve houses, pump stations and other similar facilities.

3. Service Building. (Utility Building)

A service building will be provided to include a shop, distribution area, recycling and refuse collection, and a property operations center. A potential future use adjacent to this site is a fire substation. A one acre site for a future fire substation is shown on the Phase 1 Site Plan. Its proposed location is along the road to Bridger Bowl, south of the intersection of High Traverse. The location selected is central to the overall project.

4. Stable and corrals.

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

Parking:

Parking facilities will be provided for each recreational housing unit and each overnight accommodation unit in addition to a small parking lot by the Crosscut Lodge. Each recreational housing unit will be required to have a minimum of two off- street parking spaces. The parking spaces will be incorporated as part of the individual driveways for each unit. The specific parking layout for each recreational unit will be provided with the building permit application.

The overnight accommodations for the units proposed under this application consist of Trapper Cabins and Chalets. Parking for these units will consist of off-

street parking near the units. As required by both the B-4 zoning and the planned unit development regulations the number of parking stalls per unit will be a minimum of 1.5 spaces per unit. Because of the number of sleeping accommodations the number of spaces provided will probably exceed the minimum required. Following this discussion, a series of typical parking option exhibits are provided for the Trapper Cabins and the Chalets. The specific parking layout for each unit will be provided as part of the Building Permit application process.

Parking for the lodge is shown on the Building Footprint Concept Plan provided by Larry Pearson, AIA. There is no specific requirement in the B-4 district for parking for this facility. It is the intent of the applicant to utilize the parking configuration shown on the site plan rendering. The details of this parking facility will be provided as part of the Building Permit application process.

Parking requirements for the various public facilities will be minimal. For example a parking spot will be provided as part of the access drive for the water system pumping station for the water operator to utilize during his occasional visits to this facility. The sanitary treatment building will be provided with two to three parking spots in addition to the needed access drives in and around the facility. The service building will be provided with approximately 6 parking stalls with this phase of the project. The equestrian center will be equipped with a minimal amount of parking for the wranglers, it is anticipated that users of the facility will either walk or be shuttled from their overnight accommodations.

Landscaping:

Landscaping requirements are identified in Chapter VI of the Design Guidelines included in the appendices of the Master Planned Unit Development document. The most important criteria for landscaping within the project are as follows:

- Incorporate native landscaping materials.
- Use a very limited amount of irrigation water.
- Prohibit plantings that will attract wildlife.

Roads, Traffic and Access:

A Traffic Impact Study is included as an appendix document. The study was prepared by Abelin Traffic Services and addresses the build out of the overall project in addition to increased ski visitors to Bridger Bowl over time. For the first phase of the project, no traffic improvements are recommended for the project.

The internal road system consists of a looped road network with two accesses to Highway 86. A loop road will connect Bridger Bowl Road to a new approach to be constructed approximately 1,200 feet north of the current entrance road to

Bridger Bowl. Roads for the project will meet county standards in cases where the roads provide for subdivision access. Such internal roads will be paved and meet geometric standards listed in the subdivision regulations. A second class of roads will be utilized to serve many of the overnight accommodation units and other similar uses. In such instances the roads will meet fire department access requirements with a minimum width of 20 feet. Preliminary plan and profile sheets are provided for the roads in Phase I.

The applicant is working in concert with Bridger Bowl and Streamline Transit System to establish some level of bus service between Bozeman and the Bridger Bowl area. The intent of a transit system is to relieve peak traffic conditions by providing a transit facility for employees and ski area visitors. The applicant proposes to provide partial funding for this public transportation system during the ski season. In cooperation with other interested parties, the applicant will provide sufficient funds to a public transportation system to accommodate 10% of the trips generated from the project. In addition to providing service between Bozeman and the Bridger Bowl area, the transit system can provide pick up and drop off service between Bridger Mountain Village and the lift area of Bridger Bowl.

Community Water System:

The existing Ross Peak water system will be expanded to serve this project. The system utilizes groundwater supply wells which provide water to a central clear well for treatment. Water is 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. In order to expand the water system a series of public water supply wells have been drilled and are currently being tested. Water mains and service lines will also need to be extended into the Phase 1 are to provide service. An exhibit follows that shows the location of the proposed water distribution lines and the water supply wells.

The water system will require approval from the Montana Department of Natural Resources for the beneficial use permit and a series of approvals from the Montana Department of Environmental Quality.

Community Wastewater System:

Wastewater will be collected throughout the Base Area through a gravity and pumped collection system and transported 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 treatment of BOD and TSS and removal of nitrogen and phosphorous. Treatment levels will be significant higher than traditional mechanical treatment facilities. The treated effluent will be dispersed over underground infiltration beds for final treatment and disposal. A preliminary wastewater treatment design report is included in the appendix of the

Master Planned Unit Development document. The location of the wastewater treatment facilities is shown on the site plan. An exhibit follows that shows the location of the proposed collection system lines.

The wastewater treatment system requires extensive review through the Montana Department of Environmental Quality prior to approval. This multiple step review process includes a groundwater discharge permit, review of detailed plans and specifications and finally subdivision review.

Storm Water Management:

Storm water will be carefully managed throughout the Phase 1 project. Storm water will be directed into vegetated bioswales for treatment, storage and conveyance. Proposed stormwater ponds are shown on the Phase 1 Site Plan. The location and size of the ponds will be developed in detail to comply with the Montana Department of Environmental Quality design circular requirements. Subsequently the stormwater plan will be reviewed and approved by the Department of Environmental Quality.

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 in conjunction with cellular service providers.

The applicant is currently working with Northwestern Energy to relocate and bury the overhead power line running through the Crosscut Lodge and Trapper Cabin area. Other potential utility relocations consist of underground power and phone lines that generally follow High Traverse Drive.

The applicant will work with Northwestern Energy and Qwest Communications to provide electrical and communications services to the project. All new cables will be underground. It is anticipated that these facilities will be installed adjacent to roadways and easements will be provided to the utility companies as needed for these facilities.

Propane will be provided on an individual unit basis with service provided by underground tanks.

Boundary and Easements:

The boundary of Phase 1 Bridger Mountain Village Planned Unit Development is shown on an exhibit with other exhibits on the following pages and consists of 122.5 acres. Existing easements are shown on a second exhibit. There are numerous existing easements that provide for access between the parcels of land

included in the overall Planned Unit Development and adjacent parcels. Some of the easements appear to conflict with the development and as such the applicant will be required to remedy this situation prior to building in these areas.

C: Suggested Conditions of Approval

The following conditions of approval are suggested to be included in approval of the Phase 1 Conditional Use Permit application:

- **Transit contribution and shuttle service**
In cooperation with other interested parties, the applicant will provide sufficient funds to a public transportation system to accommodate 10% of the trips generated from the project, based on full build out of Phase 1, during the ski season. These funds are to be made on an annual basis beginning in the year that the first land use permit is obtained. If a public transportation system does not materialize as anticipated, the applicant will provide a shuttle van to transport guests from Bridger Mountain Village to Bridger Bowl facilities during the ski season beginning at the time that 20 over night accommodation units are constructed. The applicant proposes to provide partial funding for this public transportation element with the recognition that other parties such as Streamline and other interested parties are required to make a public transportation system viable.
- **Final Site Plan Submittal**
If deemed necessary by the Zoning Commission, a final site plan shall be submitted for review and approval by the Gallatin County Planning Office. The intent of this suggested condition is to allow for an additional review step in the process to assure that both the regulatory body and the applicant have a clear understanding of conditions placed on the application. This is a standard procedural mechanism in most zoning districts.
- **Parking Facilities**
Prior to construction of parking facilities the applicant shall submit detailed site specific plans including parking layout, grading and drainage for review and approval by the Gallatin County Planning Office through the Building (land use permit) Permit process. The intent of this suggested condition is to allow for an additional review step for the parking facilities for this project. It is recognized that minor changes to the configuration of the parking facilities will be required during final design and as such it is appropriate that this element of the project be reviewed through this additional process.
- **State and Local Subdivision Review**
Prior to development of the property the applicant shall obtain preliminary plat approval through Gallatin County and MDEQ approval for water, sewer and storm water facilities. The intent of this suggested condition is to require review

and approval of the detailed design information required by these approval processes.