



BCPOA Annual Meeting 2012

Agenda

- Adopt the Agenda
- Minutes of Annual Meeting – May 2011
- Treasurer's Report
- Review of Year – Chair Tom Fiddaman
 - Introduction of current Board Members
 - Enforcement
 - BPSWD
 - Zoning updates
- Elections
 - Retiring Board members
 - Review of Board work and meeting times
 - Dues Reminder and requirement for voting
 - Board Chair election
 - Election of new Directors
- Canyon Groups
 - Fire Department and Auxiliary
 - Bridger to Bangtail Coalition (B2BC)
 - BCHPA
 - BCWC
- Other Business

Board Members

- **Upper Canyon**

- Sharon Erickson
- Deb Stratford, Zoning
- Mitch Miller
- Mary Boscamp

- **Jackson Creek**

- Mary-Martha Bahn, Secretary
- Rick Anderson
- Greg Cummings
- <open>

- **Lower Canyon**

- Charlie Hager
- Kent Madin
- Colleen Carnine
- John Shellenberger, Treasurer

- **Chair**

- Tom Fiddaman

- **Bridger Bowl Representative**

- RA Schmidt

2012

- Barn enforcement – June 25 briefs for the MT Supreme Court
- Bridger Pines Sewer & Water District
- Zoning updates
 - Done: AE, RF districts
 - Ongoing: Planned Unit Developments
 - Still to come: the Base Area, Admin Procedures

Zoning Updates

General Plan

“ The primary objectives of this plan are to guide future physical growth within Bridger Canyon and to protect the natural beauty and agricultural open space character of the area. In order to provide the greatest opportunities for orderly growth and to retain the environmental nature, it is essential to give intelligent forethought to the design of the area.

This plan recognizes Bridger Canyon as:

- A desirable place to live and an area with an increasing growth rate.
- A place of growing recreational use and demand.
- An area where forest lands will continue to exert influence.
- A place demanding protection of its environmental beauty and agricultural open space.
- An area with strong citizen interest favoring conservation of natural resources; preservation of open space and agricultural usage; and limited, controlled growth compatible with the natural environment.

The 1971 plan

- Maximum population of 1500
- Normal development at the underlying density of 1 dwelling per 40 acres
- Cluster development, hidden from view, at up to 1-per-20 density, with added density supplied by transfers
- High density in the Bridger Bowl Base area, supplied by transfers

Current practice

- Normal development at the underlying density of 1 dwelling per 40 acres
- PUDs without clustering, minimal open space preservation, with double density as a “bonus”
- Negotiated settlement for Base Area density
- No market for density transfers
- Potential population of 5000 (2400 parcels)

The choice

- Try to work within the current plans and regulations, i.e. allow 1-in-20 development with strict controls?
- Push for a return to the original intent of the General Plan?

Election

Board Members

- **Upper Canyon**

- Sharon Erickson
- Deb Stratford, Zoning
- Mitch Miller
- Mary Boscamp

- **Jackson Creek**

- Mary-Martha Bahn, Secretary
- Rick Anderson
- Greg Cummings
- <open>

- **Lower Canyon**

- Charlie Hager
- Kent Madin
- Colleen Carnine
- John Shellenberger, Treasurer

- **Chair**

- Tom Fiddaman

- **Bridger Bowl Representative**

- RA Schmidt

Bylaws

The purpose of this corporation shall be to do everything in its power

- to preserve the rural character and the natural beauty and resources of Bridger Canyon and the State of Montana;
- to use its best efforts in guiding and directing orderly growth and development;
- to maintain, through organization, a definite influence in all matters which may affect residence or property rights and enjoyment thereof by its members; and
- to hold regular meetings for open discussions of problems of mutual interest and concern to those land owners.

BCPOA Board

- Chairman
 - Non-voting, except in ties
- Directors:
 - 4 each from Upper Canyon, Lower Canyon & Jackson Creek
 - ~ Monthly meetings (summer off, if possible) – 4th Mondays at 7:00
 - Secretary, Treasurer

Thanks!