

# Bridger Canyon Property Owners' Association

Spring

Annual Newsletter

2015

## *Presidents Update*

Tom Fiddaman, Chairman

It has been quieter for BCPOA than last year, but we're still busy. Last fall we saw the approval of zoning amendments to regulate cell towers, building height (permitting low-pitch or flat roofs with a reduced height limit) and additional parking at Bridger Bowl. This winter there was no parking overflow to the highway on the (regrettably few) weekend powder days.

The Zoning Advisory Board's work on an update of our regulations is coming down the home stretch. The intent of the changes is to provide a better implementation of the General Plan. Major changes include the replacement of ambiguous

guesthouse and caretaker residence language with an Accessory Dwelling standard and a much better implementation of the Planned Unit Development section. Language has been updated in many other areas to improve clarity, provide flexibility, and better protect natural resources and property values.

In a surprise development, the Bridger Biathlon Club has acquired rights to Bohart and Crosscut ranches in the Bridger Bowl Base Area. We hope that this is a game-changing event that will finally bring closure to the long running controversy over Base Area development. See below for

details.

Amazingly, we still await a decision on the first claims in our appeal of the county's decision to grant a variance and CUP for residential structures within the setback from Bridger Creek.

The recent MDOT Corridor Study and a forest access study underway are reminders that the pressures of growth can come from many quarters. Our zoning has provided useful guidance for 44 years. I hope we can do as good a job at laying the framework that will take us to 2060 in this place we love.

Tom Fiddaman

Chairman

***Annual Meeting May 21st***

## Annual Meeting Agenda

May 21, 2015, 7:00 p.m.

- Adopt the Agenda
- Minutes of Annual Meeting – May 2013
  - Treasurer's Report
- Introduction of current board members
  - Review of Year
  - Current Business
    - Elections
  - Retiring Board members
- Review of Board work and meeting times, dues requirement for voting
  - Board Chair election
  - Election of new Directors
    - Canyon Groups
  - Budworm spraying protocol
    - Other Business

## BCPOA Reminders



- BCPOA Annual Meeting : May 21<sup>st</sup>, 7 p.m..
- Burn Permits required before lighting a fire
- Pull noxious weeds. Keep our Canyon beautiful
- Join BPCOA. Dues notice included with this letter
- BCPOA website for more news and information: [www.bcpoa.net](http://www.bcpoa.net)
- BC Zoning Advisory Committee meets 1<sup>st</sup> Monday and 2<sup>nd</sup> Wednesday of each month 5:30-7:30 at the County Courthouse

## Zoning Update, Deb Stratford

Summer, it seems, is just around the corner. Along with daffodils and crocus, the taller than wide, often brightly colored porta-potties are visible throughout the canyon's landscape, signaling the transformation from winter activities to summer construction. The Planning Department is busy reviewing and issuing permits; the BCZ Commission has heard a few CUPs all ready and several are pending; some scheduled to be heard in May. The County Planning Department has made it much easier to follow the Commission's agenda and the issues coming before it having made the information available on line. Staff Reports and related documents are usually posted 7-10 days before the hearing. Check out their web site at Gallatin.MT.Gov and click your way to Planning to view agendas, documents and other zoning information.

*Continued...*

*Zoning update continued...*

The Bridger Canyon Zoning Advisory Committee continues their work on the long awaited BC Zoning Regulation update. Committee members are currently dotting the Is and crossing the Ts on the proposed revisions to the regulations in preparation for legal review. The Committee has addressed many issues; from document formatting, to water and wetlands, wildlife and open space, to general standards and PUDs. We hope you will review the draft, available on our web site at BCPOA.NET, and let us know what you like, what you don't like, what we might have missed.

Please feel free to contact your BCPOA Representative or any other Board of Director with any comments or questions on the above, or any other zoning related issue, by email or other means. We will be happy to assist you in any way we can.

## *Bridger Biathlon Club Acquires Rights to Bohart and Crosscut Ranch* Eric Love, President Bridger Biathlon Club



The Bridger Biathlon Club, a nonprofit community organization based in Bozeman, recently signed a 3-year lease and purchase agreement for the Crosscut Ranch and, separately, an exclusive option agreement to acquire the Bohart Ranch Cross-Country Ski Center property. Crosscut – located between Bohart and Bridger Bowl – last operated as a Nordic ski center in the 1980s, including a lodge and restaurant. Crosscut was subsequently sold to developers who attempted to subdivide the property for second-home condominiums.

"With these agreements in place, we have an opportunity and the time to work with the Bozeman community to raise the funding necessary to permanently secure the future of these properties," said Stuart Jennings, BBC board member and former member of the U.S. Biathlon Team. "This will enable us to redefine cross-country skiing in our town by creating a world-class Nordic ski area, as well as an amazing year-round community resource that could include mountain biking, horseback riding, and a variety of other summer outdoor recreational activities."

The Bridger Biathlon Club seeks to redefine world-class skiing in Bozeman by creating an incomparable model that eschews unrestrained resort sprawl in favor of the values of healthy living. This once-in-a-lifetime opportunity to link 2,000 acres of skiable terrain at Bridger Bowl with more than 50 kilometers of groomed cross country ski trails would create a legacy land configuration that protects and connects this incredible landscape.

But this extraordinary opportunity is time critical, and we will all need to work together if this is to be successful. We will soon be announcing a community-wide campaign to raise the philanthropic funding necessary to cover the cost of both Crosscut and Bohart, make infrastructure upgrades including potentially a new Nordic Lodge, and complete this bold vision to protect and connect over 500 acres as a recreation legacy for our community, and the generations of mountain sport enthusiasts to come.

For more information or to make a tax-deductible donation restricted exclusively for the Crosscut-Bohart acquisition, please contact Eric Love at [eric@bridgerbiathlonclub.org](mailto:eric@bridgerbiathlonclub.org) or 406-579-6930.

## **Bridger Canyon Rural Fire Department Update**

### **Jane Lerner, President Board BC Rural FD**

Your friends and neighbors, the volunteers at Bridger Canyon Rural Fire Department, have been working hard this past year to give district residents and guests the emergency services they expect. The department is staffed with 18 volunteer firefighters, most of whom are district residents, under the leadership of Interim Chief Ted Mather.

During 2014, the department responded to 67 calls, about half related to fire/smoke and half motor vehicle accidents and emergency medical calls. So far, 2015 is at about the same rate. The volunteers responded to each of these calls with skill and professionalism.

Volunteers attend weekly training at the station in all areas of fire and emergency medical services. The department has 4 certified Emergency Medical Technicians, and 1 Paramedic. In addition to the training offered at the station, firefighters have attended a number of outside training courses, including Firefighter I and Firefighter II training.

With wild land season already here, volunteers are working to make sure all of our resources are ready. Extensive work has been done this past year evaluating, testing, repairing and upgrading all of the equipment. In addition, the department is actively researching and in the process of acquiring updated personal protective equipment for all volunteers. The department is scheduled to receive a new wild land truck with firefighting capability from the Department of Natural Resources & Conservation (DNRC) this summer and is investigating acquiring additional equipment that could access some of the harder to reach areas of the district. The department has received grants to acquire 2 new and upgraded Automated External Defibrillators (AEDs) and a Cardiac Monitor for medical calls.

The department is financially sound, with no debt. Currently, funds are being set aside for facilities and equipment to better serve the entire district. The trustees are engaged in a strategic planning effort, and will be holding a **Community Meeting on Tuesday, May 19 at 7 pm at the station** to hear community input on expectations for the department.

The trustees will also be hosting an **Open House on June 27** to provide information of interest to the district community and to give residents an opportunity to see station facilities and equipment and to meet volunteers.

As a reminder, the trustees and the Interim Chief meet monthly, generally every second Monday at 6pm at the station, and the public is always welcome. Notices of meetings are posted on the marquis outside the station, and agendas are posted in advance on the community room door, at the Panda gas station and on the website ([www.bridgercanyonfire.org](http://www.bridgercanyonfire.org)).

If you have any questions or comments about the department, please feel free to contact any of the trustees or Interim Chief Ted Mather. You can contact the department, the Interim Chief and individual Trustees as follows:

BCRFD - [bcrfd01@gmail.com](mailto:bcrfd01@gmail.com) or (406)586-6427

Ted Mather - [tmather.bcrfd@gmail.com](mailto:tmather.bcrfd@gmail.com)

Jane Lerner - [jlerner.bcrfd@gmail.com](mailto:jlerner.bcrfd@gmail.com)

Gary Andrews - [gandrews.bcrfd@gmail.com](mailto:gandrews.bcrfd@gmail.com)

Colleen Carnine - [ccarnine.bcrfd@gmail.com](mailto:ccarnine.bcrfd@gmail.com)

Peggy Foster - [pfoster.bcrfd@gmail.com](mailto:pfoster.bcrfd@gmail.com)

Denny Guentzel - [dguentzel.bcrfd@gmail.com](mailto:dguentzel.bcrfd@gmail.com)

*Bridger Canyon Women's Club Update*  
*Cathy Anderson*

Bridger Canyon Women's Club continues to meet every second Wednesday of the month. Our meetings are social in nature but also educational and fun. Speakers come from throughout Montana to teach, enlighten and help us learn. In addition to our meetings, small subgroups meet throughout the month to cook, stitch, read and share books, ski/hike, support the fire department, and assist canyon activities.

BCWC is a wonderful way to meet your neighbors, share interests, keep in touch and help a friend or neighbor. Membership is only \$10 year and a membership directory is provided to each member.

Please considering joining and be as active (or inactive) as you like. This year, I am your President and would love to hear suggestions, comments and ideas. There is always more to learn, much to share together.

Please contact me at [iam2busy2talk@gmail.com](mailto:iam2busy2talk@gmail.com).

*Montana Department of Transportation Corridor Study*  
*Kent Madin*

A second public meeting conducted by the MDOT was held at Bridger Canyon Firehouse April 2, and a long list of possible improvements from improving sight lines to repairing bridges to simple pavement repair were discussed. The bottom line is that nothing will happen without funding and funding is scarce so that the likelihood of large projects (improving the sight line at Brackett Creek or the rockfall issue in the narrows) happening is small for the foreseeable future. Residents can read about the Study online at <http://www.mdt.mt.gov/pubinvolve/bridger/>. Public comment officially "ended" April 17 but if you have comments, make them to Katie Potts [kpotts@mt.gov](mailto:kpotts@mt.gov) and Sarah Nicolai [snicolai@dowl.com](mailto:snicolai@dowl.com).

*Remember BCPOA meets at 6:30 pm the first  
Tuesday or Thursday (depending on schedules  
and room availability) of every month at the BC  
Fire Department Community Room*

**<http://bcpoa.net/calendar/>**

## Cell Tower Update

Kelly Wiseman. Bridger Bowl



The news on the cell towers at Bridger Bowl is that, so far, there has been no application submitted to the county Planning and Zoning Commission. Atlas Towers informed us on April 10<sup>th</sup> that they plan to submit by May 1<sup>st</sup> to get on the June agenda.

The building committee of the Bridger Bowl board of directors worked with Atlas to reach agreement on the one remaining sticking point: the design of the utilities building. The proposed building is 40' x 50' split face block with a 2/12 metal roof, a pedestrian door and a garage door. The building will not be visible from the base area.

So we are expecting that Atlas Tower will submit their application in time to be on the June agenda of the county Planning and Zoning Commission.

### BRIDGER CANYON PROPERTY OWNERS' ASSOCIATION BOARD AND CONTACT INFORMATION

Chair: Tom Fiddaman - tom@metasd.com

#### Upper Canyon

Deb Stratford - debsplace@littleappletech.com

Sharon Erickson - se.eaglesrest@gmail.com

Mitch Miller - mitchpmiller@gmail.com

Chuck Broughton - hawgeemt@gmail.com

#### Jackson Creek

Richard Lyon - montana.angler@gmail.com

Rick Anderson - rickanderson0628@gmail.com

Fred Leopold - freddieflash@ymail.com

Drew Seessel – drew@seesselinvestments.com

#### Lower Canyon

Gary Sager - grsager@gmail.com

Kent Madin - rett139@yahoo.com

Phil Cory - pcory@littleappletech.com

One open position

Stay in touch – subscribe to the Bridger Canyon email list, at

[http://bcpoa.net/mailman/listinfo/canyon\\_bcpoa.net](http://bcpoa.net/mailman/listinfo/canyon_bcpoa.net)

Not receiving messages lately? Let us know at tom@metasd.com