



BCPOA Annual Meeting 2016

bcpoa.net

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Agenda

- Adopt the Agenda
- Minutes of Annual Meeting
 - 2015
- Treasurer's Report
- Introduction of current board members
- Review of Year
- Current Business
- Elections
 - Board members
 - Review of Board work and meeting times
 - Dues Reminder and requirement for voting
 - Board Chair election
 - Election of new Directors
- Canyon Groups
- Budworm Spraying
- Other Business

Board Members

- **Upper Canyon**

- Sharon Erickson
- Deb Stratford, Zoning
- Mitch Miller, Treasurer
- <empty seat>

- **Jackson Creek**

- Richard Lyon
- John Sackett (replacing Rick Anderson)
- Fred Leopold
- Drew Seessel

- **Lower Canyon**

- Kent Madin, Secretary
- Phil Cory
- Gary Sager
- <empty seat>

- **Chair**

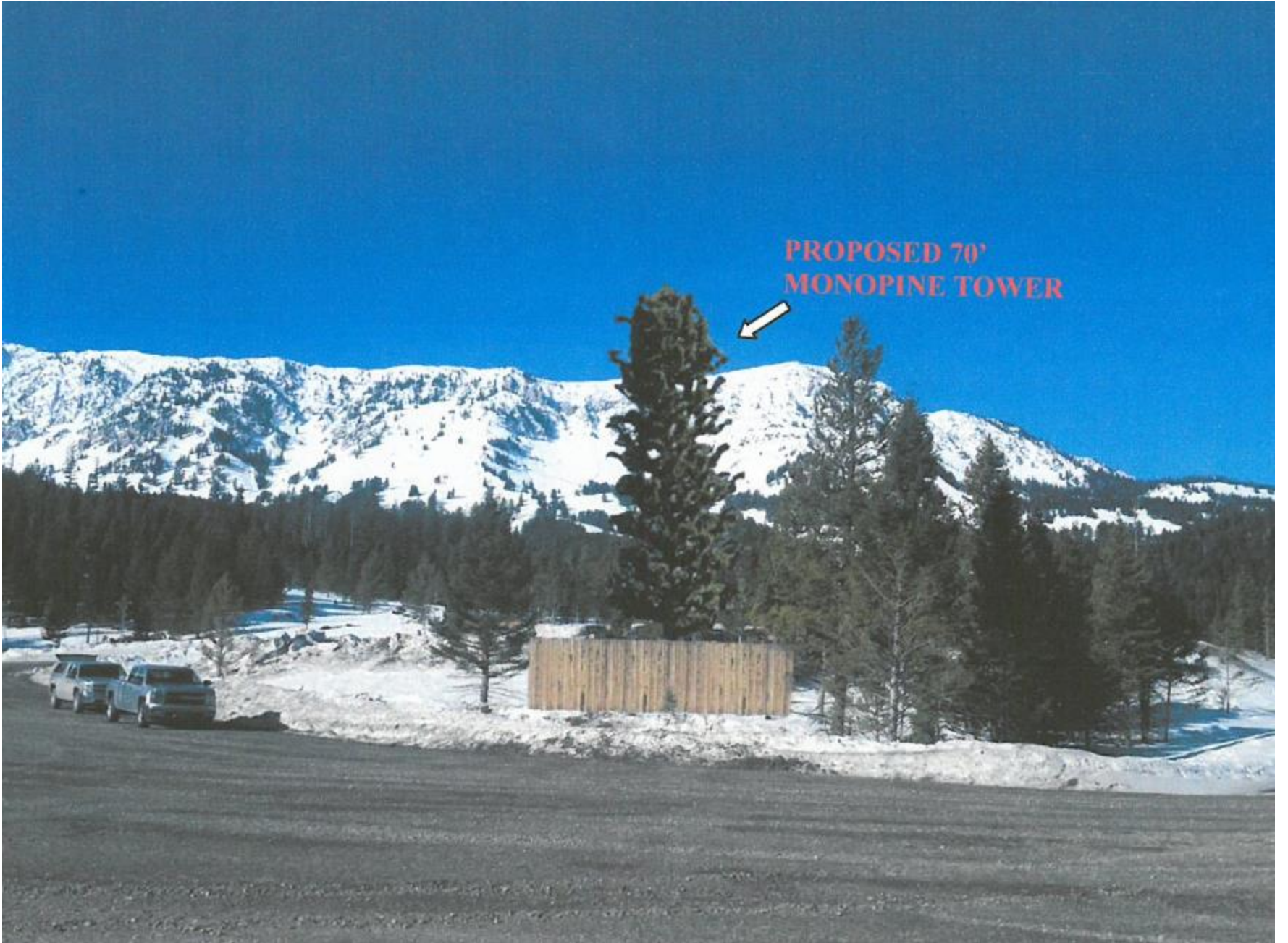
- Tom Fiddaman

- **Bridger Bowl Representative**

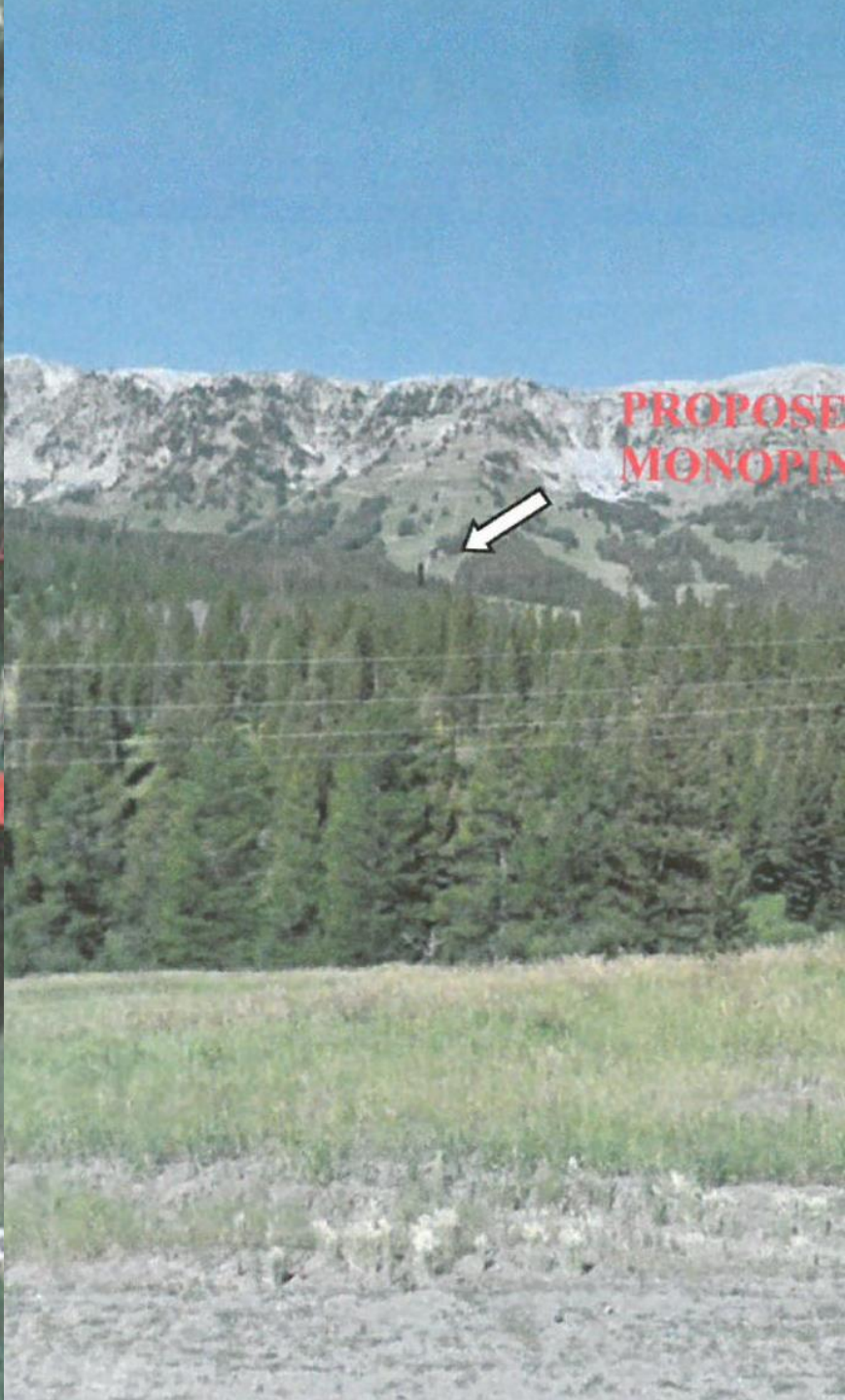
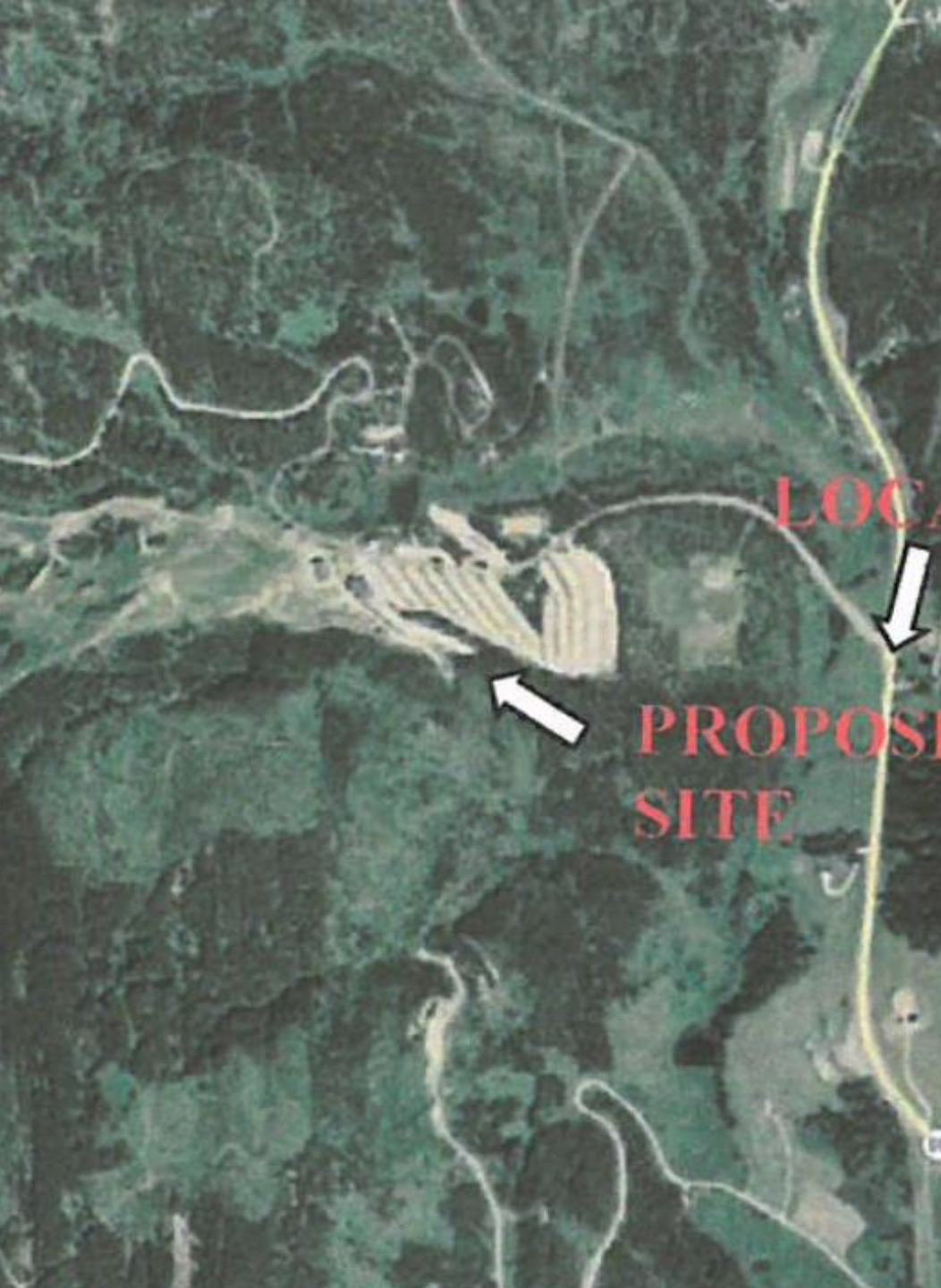
- Kelly Wiseman

Some 2015-2016 Events

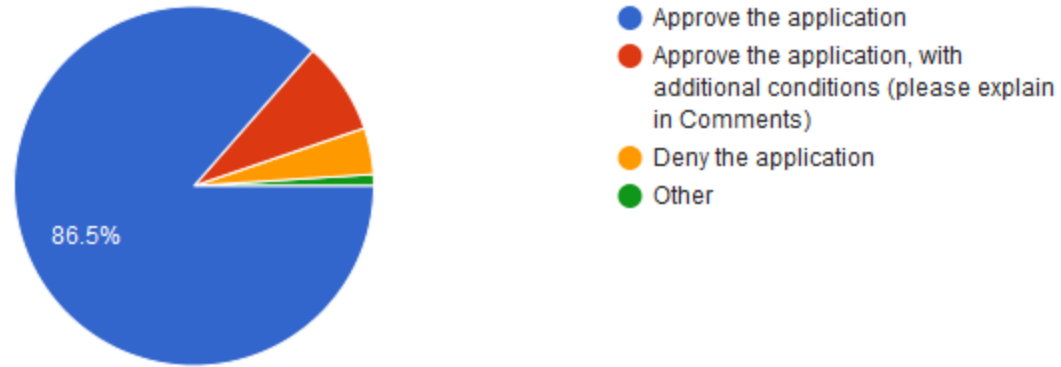
- Cell towers
- Variance appeal (ongoing)
- Zoning update public meetings
- Caretaker's residence CUP
- Accessory dwellings & short term rentals



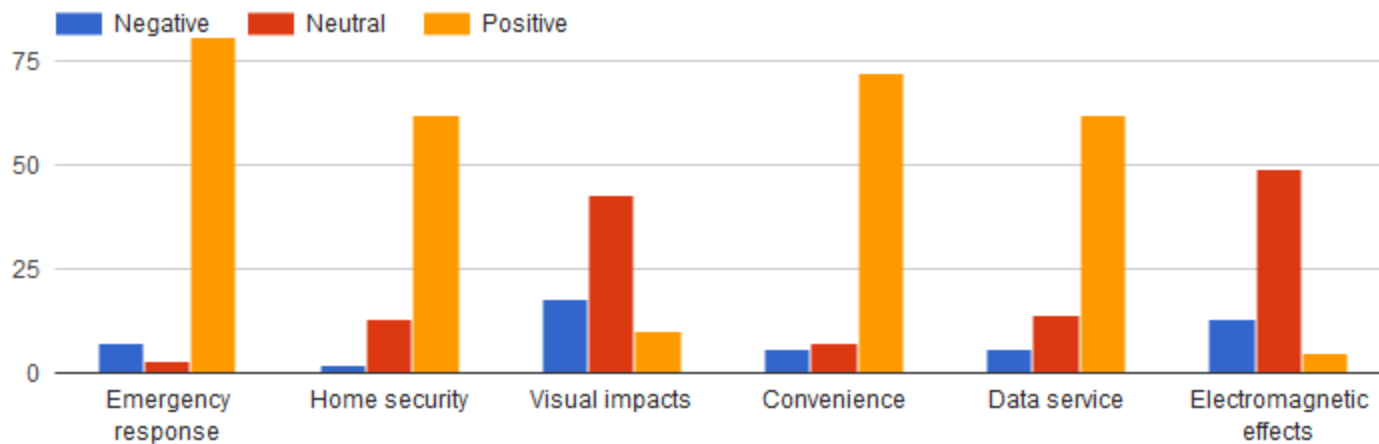
**PROPOSED 70'
MONOPINE TOWER**



What do you think of the proposed Cell Tower at Bridger Bowl? (96 responses)



What influences your view?



Variance Appeal

- Fall 2012: Permits sought for home addition, greenhouse, rec room and guesthouse reusing existing barns
- Barns lie within the setback protecting Bridger Creek
- Construction proceeds without permits; BCPOA files complaint
- Jan. 2013: CUPs for rec room and guesthouse approved; variances denied due to floodplain concerns
- April 2013: variances approved, based on “new information”
- May 2013: General Meeting membership approves appeal
- Early 2014: After much wrangling over the record, briefs filed
- Today: awaiting first decision **STILL!** – exploring strategy for reawakening

Issues

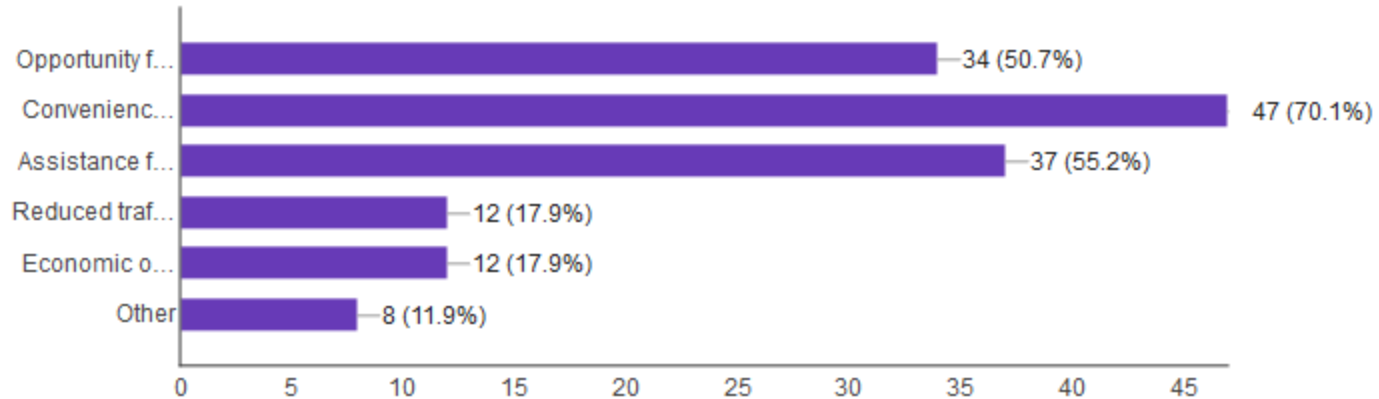
- Procedure
 - CUP appeal timing & backwards procedures
 - What is the record?
 - Written decision

- Substance
 - Commission sets aside an objective standard in favor of its preferred solution
 - False pretense of agricultural nature of residential project
 - Failure to sanction construction without permits
 - Variance standards of hardship and deprivation not met

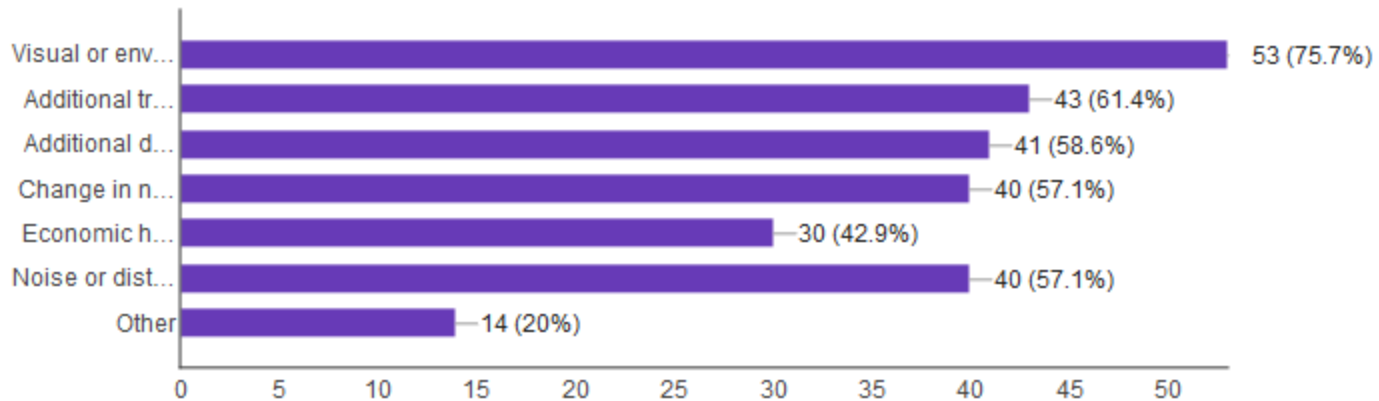
Caretaker's Residences

- Zoning Regulation:
 - 3.12 Caretaker's Residence: Dwelling unit for a person that takes care of the house or land of an owner who may be absent.
- General Plan:
 - Agricultural preservation is a primary goal which is to be accomplished by limiting development to one (1) dwelling unit per 40 acres ...
- Montana Supreme Court:
 - We hold that once a General Plan (master or comprehensive plan), ..., is adopted, the Commission must substantially comply with that planning document.
- *BCPOA vs. Bridger Canyon P&Z Commission and 360 Ranch, 1995*

What benefits shape your view on accessory dwellings? (67 responses)

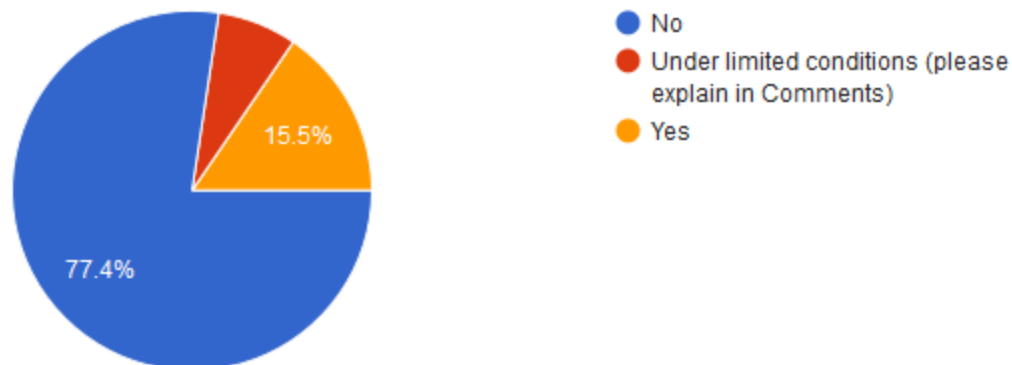


What concerns shape your view on accessory dwellings? (70 responses)



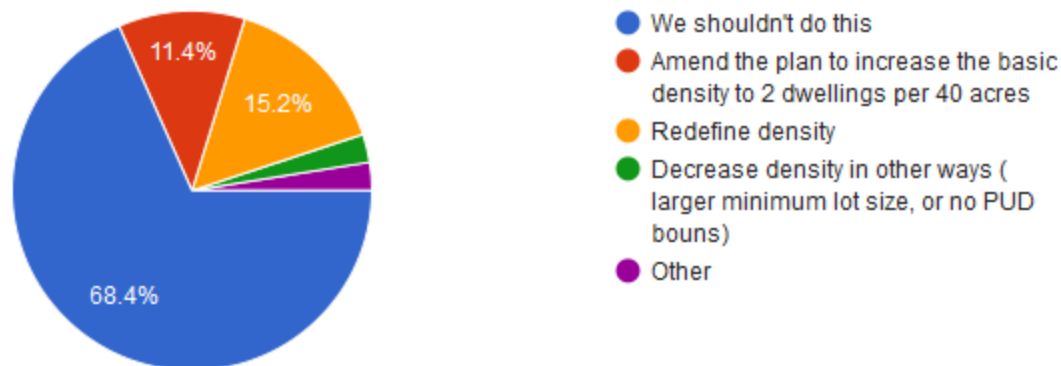
Should Accessory Dwellings be rentable, separately from the primary residence?

(84 responses)

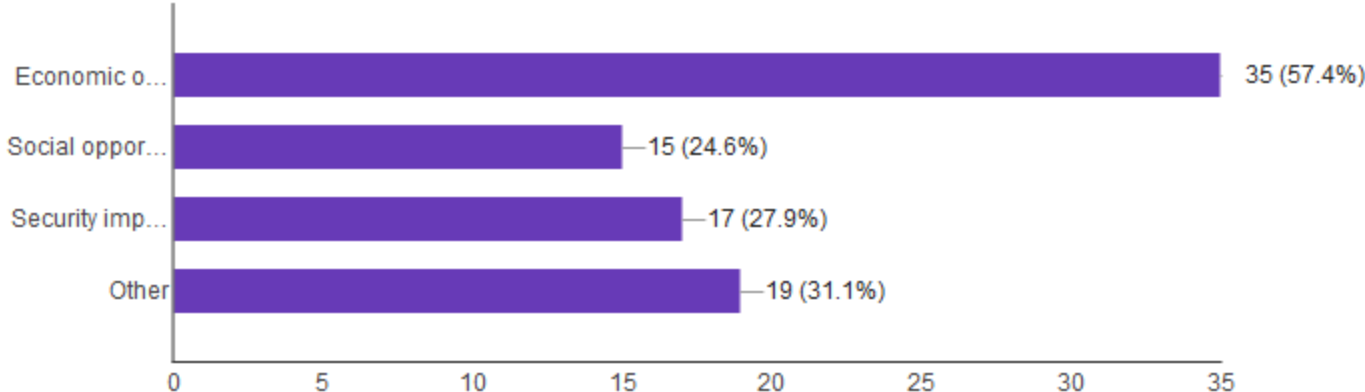


If rentable Accessory Dwellings are provided for most parcels, how should we reconcile this with the General Plan?

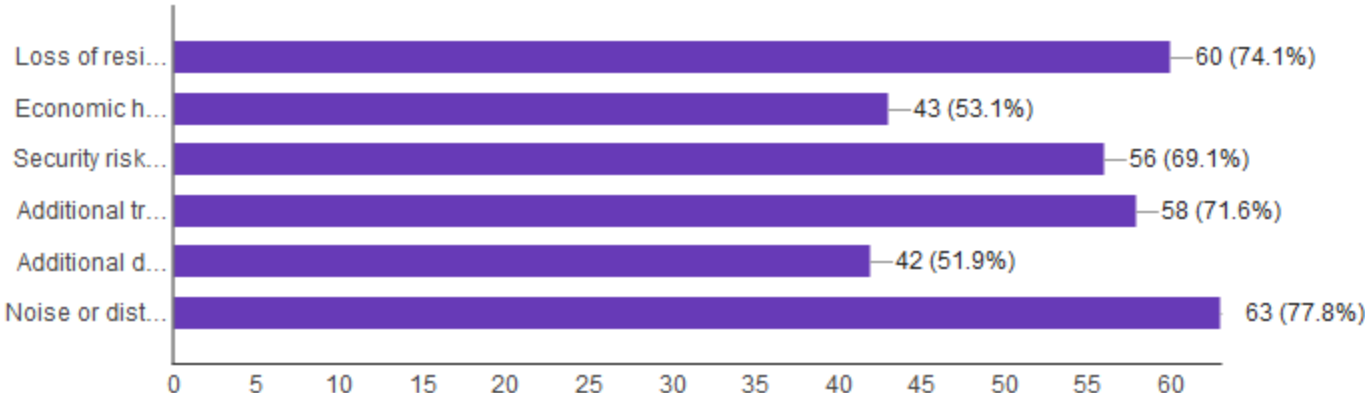
(79 responses)



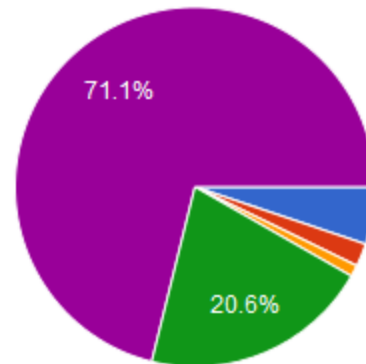
What benefits shape your view on short term rentals? (61 responses)



What concerns shape your view on short term rentals? (81 responses)



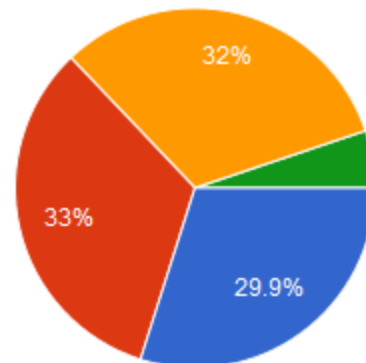
Have you rented, or considered renting, for less than 30 days? (97 responses)



- Yes, I have rented my entire property
- Yes, I have rented rooms in my home
- Yes, I have rented a separate guesthouse or similar dwelling
- No, but I have considered renting all or part of my property
- No, and I have no interest in renting

How would you feel about short term rentals in your neighborhood?

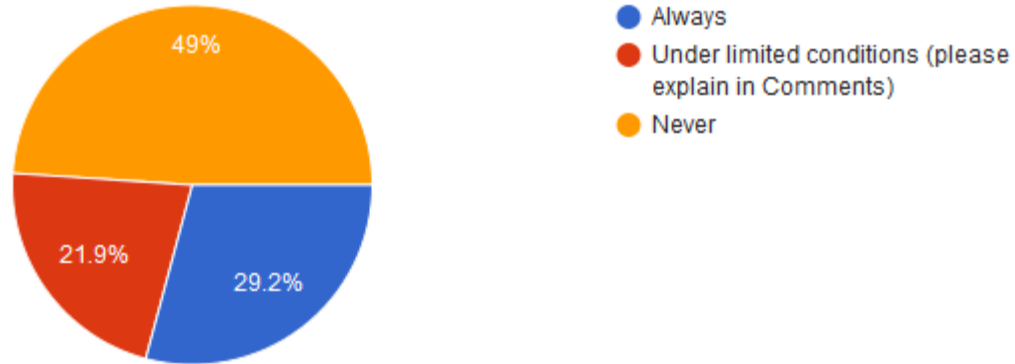
(97 responses)



- Aware of rentals and haven't experienced problems
- Aware of rentals and have concerns
- Not aware of rentals but concerned about prospects
- Not aware of rentals and not concerned

Should short term rentals (under 30 days) be permitted in Bridger Canyon?

(96 responses)



Suggested limitations:

- Less than 30 days per year
- Regulated as B&Bs only
- Small groups only (<4)
- Subject to majority approval within subdivisions
- Limited parking
- Right to revoke if problems occur

Zoning Updates

Election

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) – generally first Tue. or Thu. Of each month
 - Secretary, Treasurer

Board Members (Reelect/Replace)

- **Upper Canyon**

- Sharon Erickson (2016)
- Deb Stratford, Zoning (2016)
- Mitch Miller, Treasurer (2018)
- <empty seat>

- **Jackson Creek**

- Richard Lyon (2016)
- John Sackett (2016, replacing Rick Anderson)
- <empty seat>
- Drew Seessel (2017)

- **Lower Canyon**

- Kent Madin, Secretary (2016)
- Phil Cory (2017)
- Gary Sager(2017)
- Mike Smith

- **Chair**

- Tom Fiddaman

- **Bridger Bowl Representative**

- Kelly Wiseman

Canyon Groups

- BCRFD & Auxiliary
- BCHPA
- BCWC
- Bridger Bowl
- Crosscut Mountain Sports Center

Dates

- June 11 – Pancake Breakfast & Art Sale
- July 24 – BCHPA Schoolhouse Open House
- September 11 – Canyon Picnic
- Ongoing – check <http://bcpoa.net/calendar/>

Budworm Protocol

Other Business

Thanks!