



*“... 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. “*

## Contents

- From the Chair
- Annual Meeting May 24th
- Cell Towers
- Firefighter Dinners
- Budworm Spraying
- Variance Appeal
- Zoning Updates
- Resources
- Directors
- Membership, Dues Notice & Payment Form

## From the Chair

I hope the early spring is treating everyone well. In addition to flowers, I'm looking forward to other new developments, like Centurylink's fiber optic backbone, cell service and a zoning update, that will help keep life great in Bridger Canyon.

The zoning update is a major milestone—it's been in the works for almost 15 years. While the public process has been more open than any other district's in Gallatin County, we on the Zoning Advisory Board haven't received a lot of comment on the details. I hope you'll take a little time to take a look at the overview in this newsletter, and to let us know what you think, before the update goes to the commission.

I'd like to thank my fellow board members for another year of service. It's great to work with a group of nice people who really care about the wonderful place we're privileged to live in. We also appreciate the financial support from our many members and donors, which covers the professional services we sometimes need to deal with complex issues.

I hope you'll join us at our annual general meeting of the membership, to meet your directors and neighbors, and hear what's going on.

Tom Fiddaman

Chairman

## Annual Meeting May 24th

BCPOA's annual General Meeting of the membership sees the election of directors to represent you, and covers a variety of news from the year. Bring a neighbor, and your dues if you haven't paid them yet!

6:30 Refreshments, Celtic & classical strings by the Fiddaman brothers

7:00 General Meeting

### Agenda

- Adopt the Agenda
- Minutes of 2015 Annual Meeting

- 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

## Cell Tower Proposed

Atlas Towers has applied for a 70-foot tower, disguised as a tree, at Bridger Bowl, near A lot.

BCPOA hasn't reviewed the application in detail, but some features of are more attractive than previous options we have seen. The site apparently does not require a large service building and should provide better coverage, mitigating the need for additional towers.

The application is on the agenda for the June 16 P&Z Commission hearing. Application details, including maps and images, are at [bcpoa.net](http://bcpoa.net).

## Firefighter Dinners—Seeking Volunteers

The Bridger Canyon Women's Club provides dinners for firefighters of the Bridger Canyon Rural Fire Department on the third Wednesday of each month. These dinners have a long tradition in the canyon.

The canyon has been divided into zones and the members of one or more of those zones are responsible for dinner one month. We need more volunteers to help out with the dinners as we are now feeding about 20 firefighters each month.

Our firefighters are on call 24/7 365 days a year. They respond to all 911 calls in the canyon. They really appreciate having a home cooked meal each month. They also appreciate the visible support of the community as evidenced by

the dinners. These dinners are also a great way to show our appreciation for all the time and effort they spend in training and responding to calls.

As the new chairperson/coordinator for these dinners I would welcome and appreciate more volunteers to assist us with these dinners. This opportunity is open to all residents in our community. We would also gratefully accept monetary contributions to help defray to cost of dinners in lieu of your ability to participate as a volunteer.

The more volunteers we have the easier it is to provide the various dishes for each meal.

This is also a great way to get to know our wonderful firefighters.

Thank you for your help! - Susan Andrews

Please contact Susan at [sps2429@yahoo.com](mailto:sps2429@yahoo.com) or you may send her a check at 2429 Bridger Hills Dr. Bozeman, MT 59715. Please note that all monetary contributions will be held in a separate account. Make checks payable to either the Bridger Canyon Women's Club or to Susan.

## Budworm Spraying

BCPOA hasn't heard of any specific plans for spruce budworm aerial spraying, but we'd like to remind you that safety concerns, and common courtesy, dictate that you let your neighbors know when spraying will occur. See the budworm page on [bcpoa.net](http://bcpoa.net) for details:

<http://bcpoa.net/2015/05/spruce-budworm-bt/>

## Variance Appeal

With overwhelming support from the membership at the 2013 General Meeting, BCPOA filed a complaint in district court against the county's handling of a CUP and variance on the Petty property. As is too often the case, this began with construction initiated without permits, and was compounded by county errors and efforts to accommodate the violation. To our puzzlement, the case is stalled without a decision. Details are on our web site at [bcpoa.net](http://bcpoa.net).

## Zoning Updates

The BC Zoning Advisory Board has created an essentially complete draft of an updated zoning regulation. The update addresses all areas of the Canyon, except for the Bridger Bowl Base Area, and all topics except administrative procedures. The Base Area will be tackled separately, because its complexity would delay implementation of good progress to date. The administration section is being revised in a separate, county-wide process. The advisory board has held four public meetings at the fire station community room to share the details with residents. If you missed those, here are some highlights.

The update process was started by BCPOA, led by Bruce Jodar, but the update process was sidelined in 2006 with the latest Base Area development controversy. It's now led by a Zoning Advisory Board convened by the County Commission, with support from Planning Dept. staff. The rewrite is guided by the General Plan for our district. Changes generally attempt to implement the plan better, rather than extending regulation to new areas, and are careful to strike a balance between private enjoyment of property and preservation of public amenities like wildlife and water quality. Wherever possible, standards have been made objective and numerical, to maximize clarity minimize the kinds of uses that require a public hearing for a permit.

There are three major components of the update:

1. The uses permitted in the AE and RF districts, which comprise the vast majority of the canyon, have been updated to eliminate a few obsolete uses, like feedlots, and to recognize new ones, like solar panels. The calculation of lot size and density for subdivision has also been improved. Setbacks from watercourses and other features have been modified, in part to make them more consistent

with subdivision regulations

2. The General Standards governing all of the districts have been improved in a variety of ways. The biggest change is the creation of an Accessory Dwelling standard, that replaces the previous options for caretaker residences and guesthouses. This generally represents a relaxation of the previous standards, but there are new provisions requiring proximity of accessory dwellings to primary residences, so that whatever burdens these dwellings imposed weigh most heavily on the owners who also benefit from them, and the temptation of separate rental is minimized. Separate rental units have not historically been legal under the zoning, except by explicit subdivision, and we have preserved that restriction. The board felt that permitting rentals would constitute an increase in density that could not be squared with the General Plan, and would require more intrusive regulation of

### BCPOA Board Members 2015/2016

#### Upper Canyon

Sharon Erickson	15501 Bridger Canyon Road	587-4085	se.eaglesrest@gmail.com
Deb Stratford Zoning	16628 Bridger Canyon Road	522-7215	debsplace@littleappletech.com
Mitch Miller Treasurer	15870 Bridger Canyon Road	585-2797	mitchpmiller@gmail.com
Chuck Broughton			

#### Jackson Creek

Fred Leopold	210 Green Mountain Way	586-0907	freddieflash@ymail.com
John Sackett			johnisackett@gmail.com
Richard Lyon	4794 Aspen Lane	551-0545	RichardGLyon@att.net
Drew Seessel			drew@seesselinvestments.com

#### Lower Canyon

Gary Sager			grsager@gmail.com
Kent Madin Secretary	14543 Kelly Canyon Road	587-4732	rett139@yahoo.com
Phil Cory	105 Snowline Road	587-3523	pcory@littleappletech.com
<empty seat>			

#### Chair

Tom Fiddaman	1070 Bridger Woods Rd	582-4911	tom@metasd.com
--------------	-----------------------	----------	----------------

#### Bridger Bowl Representative Kelly Wiseman

kelly@bozo.coop

other uses in order to mitigate the added traffic, water and other pressures that would ensue.

Other standards cover guest ranches (clarified), B&Bs (little changed), accessory buildings (requiring CUPs for very large structures), building height, home occupations, refuse storage and dark skies lighting. A subsequent chapter covers signs, though a recent Supreme Court decision will require some rework.

3. Planned Unit Developments. The PUD was originally conceived as a way to preserve open space and agricultural land in the bulk of the canyon by transferring density to the Bridger Bowl Base Area. Some very nice PUDs have been done, which protect resources and viewsheds through careful design and building envelopes. But along the way, through ambiguous drafting and Base Area developer pressure, the regulation has lost its way, and become at times a density giveaway rather than a fair public-private tradeoff. When we surveyed the canyon a few years ago, many of you favored getting rid of the PUD and density bonuses altogether. For continuity, the new regulation does not do this, though it would have made our job easier. Instead, it makes the standards for obtaining a PUD more comprehensive, and includes objective criteria for obtaining density through transfers or a bonus founded on preservation of functional, contiguous open space. It also seeks to reduce the endless pressure to tinker with building envelopes after the fact by requiring explicit, surveyed building parcels and stating the limited conditions under which approvals may be amended.

We're proud of this update and expect it to serve us well in years to come. This is a complex topic, and a complex document, but we urge you to look at it carefully, because it is so important to the future development of the landscape we call home. See Resources for the zoning updates' home on the web and ways to comment.

## Resources

- Our web site, [BCPOA.net](http://BCPOA.net), is a good resource for zoning documents, canyon history and links, and news. We

frequently publish public documents, maps and other material in advance of major zoning actions.

- Planning documents and commission schedules are on the Gallatin County site, [gallatincomt.virtualtownhall.net/Public\\_Documents/gallatincomt\\_plandept/planning](http://gallatincomt.virtualtownhall.net/Public_Documents/gallatincomt_plandept/planning). The Planning Dept. email address for inquiries and public comment is [planning@gallatin.mt.gov](mailto:planning@gallatin.mt.gov)
- You can follow the progress of the zoning updates on the Zoning Advisory Board's site, [bczoning.wordpress.com](http://bczoning.wordpress.com).
- Join the [Canyon] email list to receive news from BCPOA and other Bridger Canyon organizations, concerning local events, zoning actions, and the occasional stray horse. Sign up at [bcpoa.net/mailman/listinfo/canyon\\_bcpoa.net](http://bcpoa.net/mailman/listinfo/canyon_bcpoa.net).

## Membership, Dues Notice & Payment Form

Membership supports a variety of community resources, including BCPOA.net, the [canyon] email list, and occasional postal mailings. It also provides leverage for many volunteer hours contributed by BCPOA directors and others, particularly where legal and professional services are needed in defense of our zoning and natural resources.

BCPOA membership is for landowners in the Bridger Canyon zoning district, from (roughly) Ross Peak Ranch at the north end of Bridger Canyon Road, south to where the Bridger Canyon Road crosses Bridger Creek west of the slide area, east from Bridger Canyon Road to Interstate 90 on the Jackson Creek Road, and east from Bridger Canyon Road to the zoning boundary on Kelly Canyon Road.



**Annual Dues Notice**

2016

**Bill To:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Email: \_\_\_\_\_

- This is a new mailing address
- This is a new email address

**Remit To:**

BCPOA  
PO Box 10514  
Bozeman MT 59715

<b>Description</b>	<b>Amount</b>
Bridger Canyon Property Owners' Association	\$ 25.00
Annual Dues—2016	
Additional contribution	\$
Supports professional assistance and legal defense; leveraged by hundreds of volunteer hours each year.	
<hr/>	
Total enclosed	\$

Please check appropriate boxes:

- I am a new member
- I am renewing my membership
- Please Email future Dues Notices and Newsletters

Please return a copy of this notice with your remittance .

Thank you for supporting your Property Owners' Association!

For more information about BCPOA, visit our website :

[www.BCPOA.net](http://www.BCPOA.net)