



Bridger Canyon Zoning Updates 2016

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Zoning Advisory Board

- Bob Morton
- Deb Stratford
- Tom Fiddaman
- Richard Lyon
- Kelly Wiseman (Bridger Bowl)
- Janis Eckert (Red Lodge, Base Area landowner)

- Ellen Trygstad (alternate for a BCPOA member)
- Randy Elliott (alternate for Bridger Bowl)

Update Process

- Minimal revisions to General Plan
- Create objective standards that implement the General Plan
- Start from the county's amended copy of the 2006 BCPOA draft
- Consolidate common elements of district policies for clarity
- Work through chapters roughly sequentially
- Provide a rationale for changes

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.

Status

- Adopted:
 - Natural Resources CUP
 - Cell tower standard
 - Height standard
 - BB parking amendments
- Essentially complete:
 - AE & RF districts
 - New Accessory Dwelling standard
 - General standards
 - Signs
 - PUD objective standards protecting views and resources
 - Definitions & formatting
- Deferred:
 - Administration
 - Base Area

Updates

- Big changes
 - Accessory Dwellings
 - PUD
- Little changes
 - AE & RF uses
 - Road cut & skyline standards
 - Refuse storage
- Clarifications
 - Definitions, dark skies lighting, home occupations, signs, many others ...

Next Steps

- Sharing & public input
- Definitions
- County legal review
- Finishing touches

- Separately:
 - Base Area
 - Administration

How to comment

- In person – meeting dates are generally on the BCPOA calendar at BCPOA.net
- Via email: c/o <Chris.Scott@gallatin.mt.gov>
- On the web: comments are open at bczoning.wordpress.com

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Bridger Canyon Zoning Updates

Tracking the updates to the Bridger Canyon zoning regulation.

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May 2015 complete drafts

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The May 4th meeting reviews a complete set of documents for the zoning update:
[advcomm.agenda.05.4.2015](#)

The current drafts are:

AE district (most of the residential areas on the canyon floor):

[SECTION 6 AE Edit draft](#)

RF district (forest service & Bangtails, mostly undeveloped except for Bridger Bowl and Ross Peak Ranch):

[SECTION 7 RF Edit draft](#)

Planned Unit Developments:

[SECTION 13 PUD Edit draft](#)

General Standards

[SECTION 15GENEDEV Edit draft](#)

Signs

[SECTION 16SIGNS.edit.draft](#)

This entry was posted in [Uncategorized](#) on [May 4, 2015](#). [Edit](#)

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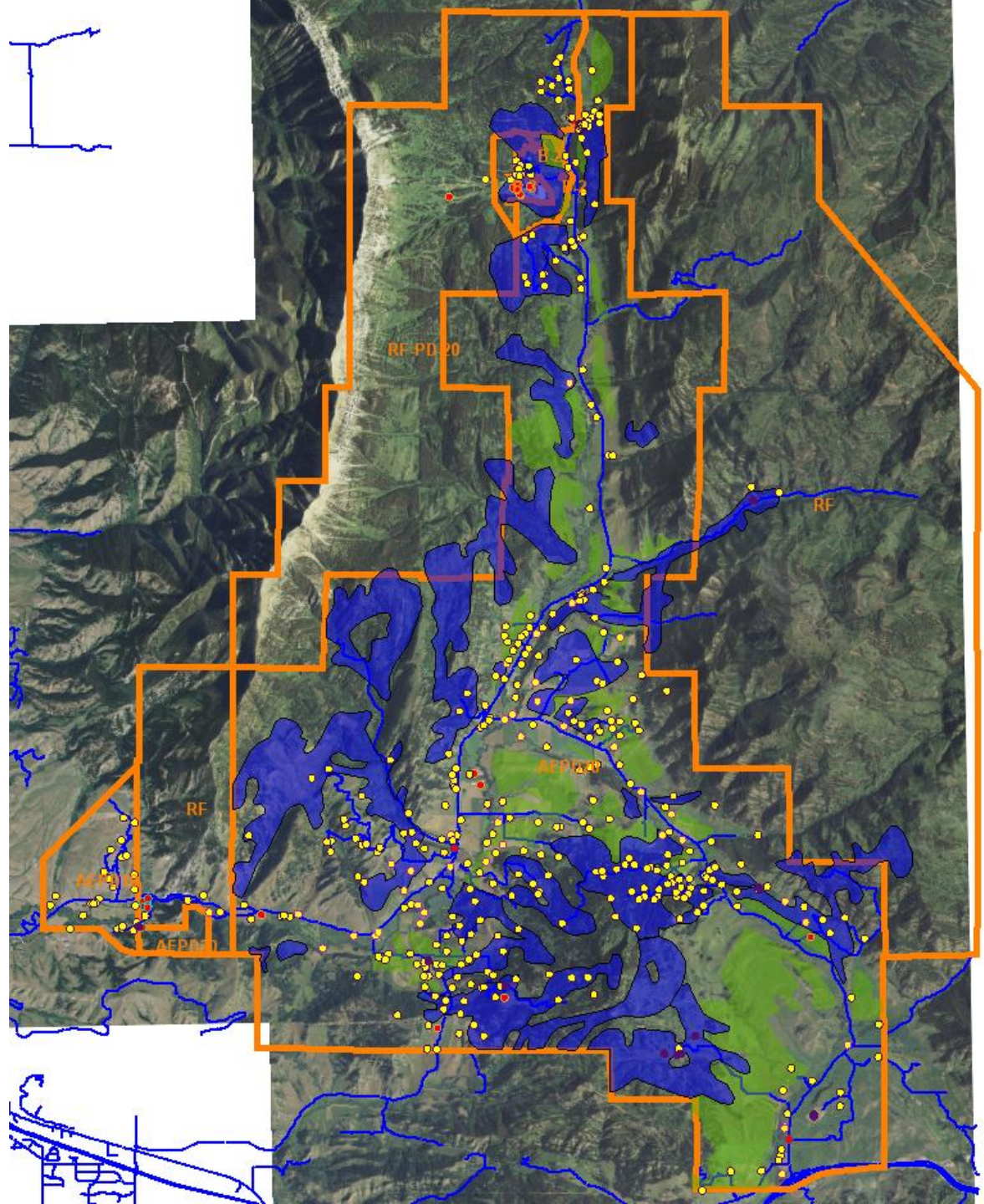


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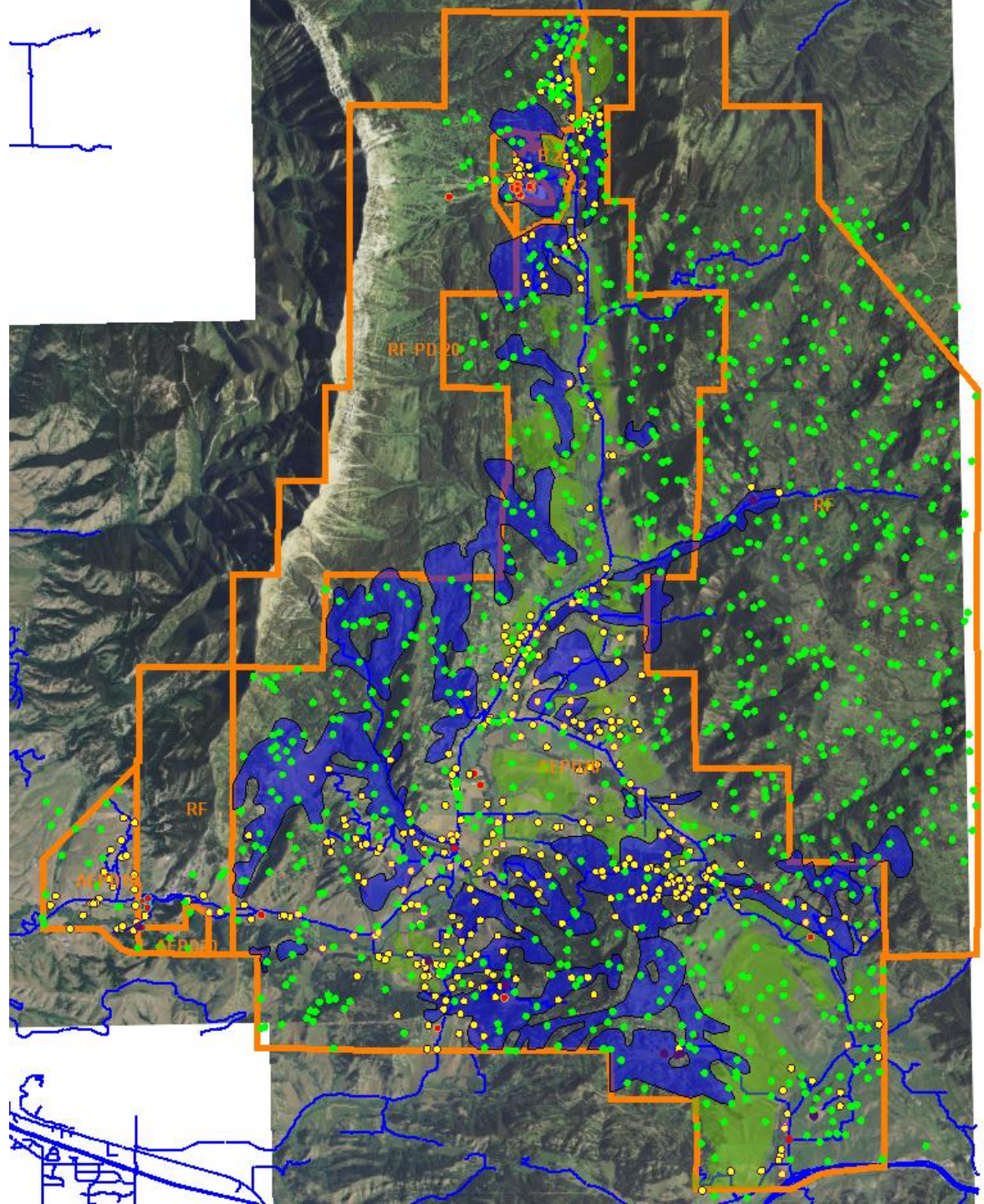
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Existing Structures



+ Potential Dwellings at 1-in-40 Density



Lot Size & Development Potential

