



“... 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. “

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From the Chair

The newsletter is very full this year, which is a symptom of everything happening at once. We hope this brings change for the better—we look forward to meeting next year with updates to our zoning regulation and bylaws, cellular service, a new forest plan, a decision on a long-running zoning case, and a final resolution of the Base Area controversy. That'll put Bridger Canyon on a good path for the coming decades. What can you do to bring this about? Come to the General Meeting and find out what's happening!

Tom Fiddaman, Chairman

Annual Meeting May 23rd

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 Da Skekklers a.k.a. the Fiddaman brothers

7:00 General Meeting

Agenda

- Adopt the Agenda
- Minutes of 2016 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
 - Zoning Updates
 - Variance Appeal Status
- Current Business
 - Bylaws Change
- Elections
 - Retiring Board members
 - Review of Board work and meeting times, dues requirement for voting
 - Board Chair election
 - Election of new Directors
- Canyon Groups
 - Crosscut Mountain Sports Center
 - USFS
 - BCRFD, BCHPA, and more
- Budworm spraying protocol reminder
- Other Business

Bylaws Update

At the General Meeting, we hope to approve an update to BCPOA's bylaws. The purpose of the update is very limited: to improve and clarify administration and procedures, and provide for innovations like electronic meeting participation. There is no intent to change the purpose of the organization or shift the balance of power between members and directors. You can view the full update in advance at bcpoa.net, where we have posted the proposal and a summary table of changes.

Communications

Atlas Towers' permit for a cell tower at Bridger Bowl remains unfulfilled. We presume that the delay is to obtain full leasing of the tower. There are good indications that a tower will be constructed this summer.

CenturyLink fiber optic service is now available in Bridger Canyon.

Bridger Canyon Women's Club

The Bridger Canyon Women's Club Celebrated its 100th Birthday this year! Started by early homesteaders as the Embroidery Club, it became a chapter of the Red Cross in 1917 to support the war efforts. In 1919, after WWI ended, the Red Cross chapter disbanded and the Club, shaped by the passing of time and the needs of the community, gradually became the organization we know today. The purpose of the organization remains, as ever, to support the Bridger Canyon community and to aid neighbors in need.

To celebrate our centennial year, long-time residents of the Canyon have been asked to speak at our meetings of their knowledge of the Canyon and its people. We also have two historical projects in the works. One, supported from a grant from the Montana Memory Project, will provide an on-line album of pictures and memories of early life in the Canyon. The Canyon Cookery cookbook of 1978, with its extensive Canyon history and recipes, has already been professionally scanned and we are seeking vintage photos and stories of Canyon life that can be used in the project. Soon our Canyon history will be available on-line for world-wide viewing and research projects! We are also working on a display of vintage Canyon photos to hang in the Community Room, for the enjoyment of Canyon residents.

Do you have vintage Bridger Canyon pictures that we might borrow, professionally scan, and return to you? It would be a great service to these projects. Please let Mary Danhof (mtmgerlach@gmail.com) or Cathy Anderson (iam2busy2talk@gmail.com) for more information and/or pictures or vignettes of Canyon life.

We are continuing with our interest groups, currently Adopt a Highway, Cork and Fork, Book Club, Needlework Group, and Ski Chicks, Hospitality/Friend in

Need, as well as supporting BCPOA, Bridger Canyon Historical Preservation Association, and Bridger Canyon Rural Fire Department. We have provided our volunteer firefighters with a home-cooked meal once a month and partnered with them to sponsor the Canyon Pancake Breakfast, raising \$2,100 for the purchase of EMT bags for the fire fighters.

BCWC also sponsors the canyon wide Bridger Canyon Picnic, held the first Sunday after Labor Day each year. Bridger Bowl opens the Deer Park Chalet, sets it up for the port luck picnic, and sells wine and beer for our group. Thank you Bridger Bowl! And you all provide the food, music, and festive companionship.

Dates to put on your calendars:

- Pancake Breakfast--June 24
- Bridger Canyon Picnic--September 10

Questions about BCWC or want to join? Contact Sharon Erickson (se.eaglesrest@gmail.com) or one of your neighbors who belongs. We'd love to see you!

BC Historic Preservation Association

BCHPA's mission is to preserve and restore the historic Lower Bridger Schoolhouse at the corner of Kelly Canyon Road and Bridger Canyon Road. Our dues are \$10 per year. (Additional donations are always welcome.) Our membership year is Jan - Dec each year. Your membership provides us operating and maintenance monies to keep our little school house going. If you would consider joining, please send dues to:

Bridger Canyon Historic Preservation Association
P.O. Box 3311, Bozeman MT 59772
Pauline@bclodge.com

We appreciate your support. Please encourage your friends and neighbors to support us too! We would be happy to answer any questions or give you a tour of the schoolhouse if you have never been inside.

Sincerely,

BCHPA Board: Pauline Sager, Sharon Davis, Ann Chase, Eva Veltkamp, Ellen Pedersen, Jane Huffine

Firefighter Dinners—Seeking Volunteers

The monthly firefighters dinners this past year have been very successful. Thank you everyone for your

support both hands on and financial.

The dinners are held on a the third Wednesday of each month. We usually have 15 to 20 fire fighters. This year the February dinner was provided by Montana Ale Works as part of their community outreach program to thank groups who help the community.

We always need more help with the dinners, either hands on or financially. Any funds donated are to defray the costs of the summer picnic and the Christmas party.

If you would like to help or have any questions please let me know. Thank you for your support.

Susan Andrews, Coordinator
2429 Bridger Hills Drive, Bozeman MT 59715
Sugar30@latmt.com

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 for details:

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

Variance Appeal

With overwhelming support from the huge turnout at the 2013 General Meeting, BCPOA filed a complaint in district court against the county's handling of a CUP and variance. Incredibly, the case is still underway, due to a combination of court scheduling and procedural wrangling that has delayed the hearing of substantive issues. All issues will finally be heard in June. Details are on our web site at bcpoa.net.

Zoning Updates

The BC Zoning Advisory Board has finalized an updated zoning regulation. The update improves the regulations' implementation of the goals expressed in the 1971 General Plan, and resolves a number of issues that are often needlessly controversial.

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 five public meetings at the fire station community room to share the details with residents and collect input. If you missed those, here is an overview of the proposal.

The update process was started by BCPOA, led by Bruce Jodar, but was sidelined in 2006 with the latest Base Area 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 attempt to implement the plan better, and are careful to strike a balance between private enjoyment of property and preservation of public resources 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 feed-lots, 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 limiting the permissible size and number and 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 multiple dwelling rentals would constitute an increase in density that could not be squared with the General Plan, and would require more intrusive regulation of other uses in order to mitigate the added traffic, water and other pressures that would result.

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 new section governs short term rentals, which may be permitted as a Conditional Use. The standards seek to preserve the General Plan's low density and rural character of neighborhoods without unduly impacting reasonable uses.

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.

Next Steps

We're proud of this update and expect it to serve us well in years to come. We urge you to look at the proposal carefully, because it is so important to the future development of the landscape we call home.

The next step in the approval process will be public hearings before a joint meeting of the Planning & Zoning and County Commissions. The update is not yet on the agenda, but we hope this will happen soon. We'll be looking for your support and participation!

You can follow the progress of the zoning updates on the Zoning Advisory Board's site, bczoning.wordpress.com.

Resources

Chances are, one of your neighbors is a BCPOA director. Our contact information is at BCPOA.net. Our web site is also a good resource for zoning documents, canyon history and links, and news.

Planning documents and commission schedules are on the Gallatin County site, gallatin.mt.gov/planning. The Planning Dept. email address for inquiries and public comment is planning@gallatin.mt.gov

The Bridger Canyon fire department web site, www.bridgercanyonfire.org/, lists volunteer resources, burn permit procedures, contact and other useful information.

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.

Membership, Dues Notice & Payment Form

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 the fish hatchery at the mouth of the Canyon, east to Interstate 90 on the Jackson Creek Road, and east from Bridger Canyon Road to the zoning boundary just beyond the summit of Kelly Canyon Road.

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.



Annual Dues Notice

2017

Bill To:

Name: _____

Address: _____

City/State/Zip _____

Email: _____

Remit To:

BCPOA

PO Box 10514

Bozeman MT 59715

This is a new mailing address

This is a new email address

Description

Amount

Bridger Canyon Property Owners' Association

\$ 25.00

Annual Dues—2017

Additional contribution

\$

Supports professional assistance and legal defense; leveraged by hundreds of volunteer hours each year.

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