



“... 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 population of Gallatin County has doubled since I moved here, and Bridger Canyon faces unprecedented pressures. But we also have new opportunities, with the Base Area in the hands of a nonprofit and new regulations almost in place.

Come to the General Meeting, meet your neighbors, share your hopes for the canyon, and find out what’s happening!

Tom Fiddaman, Chairman

Annual Meeting June 12th

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

Location: BCRFD Community Room, 8081 BC Road

Agenda

- Adopt the Agenda
- Minutes of 2017 Annual Meeting
- Treasurer’s Report
- Introduction of current board members
- Review of Year
 - Zoning Updates
 - Variance Appeal Settlement
- New 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
 - Crosscut Mountain Sports Center
 - USFS
 - BCRFD, BCHPA, and more
- Budworm spraying protocol reminder
- Other Business

Members unable to attend the general meeting in person may vote by proxy; see <http://bcpoa.net/about-bcpoa/bylaws/>

Forestry News

The USFS is preparing an update of the Custer-Gallatin National Forest Plan. The Plan is a guiding document that shapes other forestry decisions for decades to come. You can read more about it at:

<https://www.fs.usda.gov/detail/custergallatin/landmanagement/planning/?cid=fseprd487199>

While the comment period is not formally open, the

forest service has indicated willingness to consider comments at any time.

The North Bridgers Forest Health Project is also in the pipeline, with work potentially beginning in 2019. The project would affect about 2300 acres out of 10,000 in the Bridgers and Bangtails. See for details:

<http://bcpoa.net/2017/09/north-bridgers-forest-health-project-nrcs-eqip-funding-open-house/>

If you'd like to manage your own backyard better, MSU Extension Forestry is offering Forest Steward Workshops—register by June 8 at <http://msuextension.org/forestry/>

Communications

The cell towers at Bridger Bowl are operational for Verizon and T-mobile; ATT's installation is still underway. CenturyLink fiber optic service is now available in Bridger Canyon; see the CenturyLink web site for availability. The last mile is copper, so Little Apple's fixed wireless may offer faster service, especially uploads, depending on your location.

Bridger Canyon Women's Club

It's been an active year for the Bridger Canyon Women's Club, with interesting programs, activities, and the welcoming of new neighbors in the Canyon. The purpose of the organization remains, as ever, to support the Bridger Canyon community and to aid neighbors in need.

The Bridger Canyon Women's Club Celebrated its 100th Birthday last year and this year we completed our two Centennial Projects for the community--The Montana Memory Project and the picture wall. Our Canyon Cookery (1978) cookbook is live on the Montana Memory Project in the Community Cookbook section! <http://mtmemory.org/cdm/search/collection/p16013coll70> It's far more than a cookbook --it's a history of Bridger Canyon, with pictures, from prehistoric times, accompanied by vintage recipes. It's a real treasure! And it's now available to anyone who wants to know more about the history of the canyon and the families who formed the Bridger Canyon Community. Although they had lots of help from the women of the club, the families of the canyon, and many others, the writers were Linda Peavy and Sally

Babcock.

We completed our Centennial Projects with the picture wall of vintage Canyon pictures in the Community Room at the Bridger Canyon Fire Department. Check it out. You might find early pictures of your property! The purpose of the organization remains, as ever, to support the Bridger Canyon community and to aid neighbors in need.

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.

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.

Questions about BCWC or want to join? Contact Barb Fenstermacher (bfsent@yahoo.com) or one of your neighbors who belongs. We'd love to see you!

- Bridger Canyon Picnic--September 9, Deer Park Chalet, Bridger Bowl
- Bridger Canyon Fire Department's Open House and Pancake Breakfast--September 22

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

- BCHPA's Summer Open House will be on Saturday July 7 from 1 - 3 pm, at the schoolhouse.

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

BCRFD ISO Rating Improves

Due to the dedication and hard work by the Chief and volunteers at the Bridger Canyon Volunteer Fire Dept., the Department's ISO rating has been lowered to a 6 from an 8b effective December 1, 2017. Some insurers utilize this rating in determining the cost of Homeowner's Insurance. If you haven't done so already, this might be a good time to discuss this possibility with their insurance agent. See more at:

<http://bcpoa.net/2017/12/bcrfd-iso-rating-update/>

BCRFD Admin Position

Applications are now being accepted for the position of Administrative Assistant with Bridger Canyon Rural Fire, an all volunteer department that serves Bridger

Canyon, Brackett Creek and surrounding areas. Work with the Chief and Trustees and interface with volunteer firefighters and the public. Primary responsibility is to keep up-to-date on all fire department activities, including calls, training, supplies, communication with the public, correspondence, filing, etc. Previous experience in applying for grants a plus. Approximately 20 hours per week with flexible schedule. Looking for a highly motivated self-starter who can work with minimal supervision at the station on Bridger Canyon Drive. Typing and computer skills (Word, Publisher, Excel, web-based applications) required. Hourly rate negotiable, no benefits. If interested, contact bcrfd01@gmail.com. No phone calls, please.

Litigation Update

Last summer BCPOA reached a settlement with the homeowners against whom it had appealed adverse decisions on two zoning matters. The terms of the settlement are confidential, but the settlement resulted in dismissing the lawsuit against the homeowners, leaving only BCPOA's claims against Gallatin County.

At this writing, the ink is barely dry on a separate settlement with the County, to be ratified June 5th, in which the County agrees to clarify and revise a number of County administrative procedural rules and portions of the zoning. These include establishing a firm date of any decision by the Planning & Zoning Commission and the County Commissioners, clarification of appeal periods, and clarifying when a matter may be resubmitted after an initial denial. Any changes must be approved by the Planning & Zoning Commission and ultimately by the County Commissioners after a public hearing.

In a separate matter, BCPOA unsuccessfully opposed an application for a Conditional Use Permit for a storage building, but did convince the Planning Department to issue a letter that endorsed BCPOA's position that covenant compliance is independent of zoning compliance and that a resident must comply with both.

Zoning Update

Last June the County Planning & Zoning Commission adopted a Resolution of Intention to Amend the Bridger Canyon Zoning Regulations, the first step to-

ward formal consideration of the new zoning that we will propose for the Bridger Canyon Zoning District.

We have near-final drafts on almost all substantive portions of the new zoning regulations that we will propose. These were summarized in last year's newsletter and the drafts have changed little over the past year. A number of factors have delayed completion of the draft, including some unexpected comments from the County Planning Department. BCPOA's representatives on the Zoning Advisory Committee are working toward completion, hopefully for presentation to the County this autumn.

Next Steps

When the drafts are presented they will be considered first by the Planning & Zoning Commission and ultimately by the County Commissioners. Both bodies have indicated that before final consideration they would like to have a "working session" at which any member of the public could comment and the Advisory Committee could work with the County to meet concerns expressed by the Commissioners. The County, and BCPOA, will publish advance notice of the working session and any other meetings at which the proposed new regulation will be considered. The notices will include directions on submitting written or oral testimony on the proposed zoning regulation.

BCPOA encourages Canyon residents to participate in this process and to bring to BCPOA's attention any comments you may have. It is easier for us to address concerns if we receive them from you first. You may submit comments to us through [add link] or by communicating with any member of the BCPOA board.

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

Code of the Canyon

Under the leadership of former board member John Sackett BCPOA prepared and published a short brochure called The Code of the Canyon. This brochure is intended to supplement Gallatin County's Code of the West and Code of the New West brochures that inform residents and prospective residents of attitudes and customs of which they should be aware. BCPOA's

brochure builds on the County's brochures by identifying matters of special importance in a rural area such as Bridger Canyon. It also describes BCPOA's make-up and activities and encourages new residents to join. We intend to distribute our brochure to local realtors and builders as well as to new residents, and will provide copies on bcpoa.net.

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/>

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.



Annual Dues Notice

2018

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

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.	
<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