



Bridger Canyon Property Owners' Association

“... 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 General Meeting, June 11
- Forest Plan
- Canyon group news—BCWC, BCHPA, BCRFD
- Orchids
- Dark Skies
- Zoning Updates
- 14.2 Zoning Amendment
- Budworm Spraying
- Membership, Dues Notice & Payment Form

From the Chair

We recently had a setback, with the county's repeal of section 14.2 of our zoning regulation. But there was a silver lining: we had a huge show of support via letters to the commission and in-person testimony at the hearings. I think, in the long run, our strength as a community will overshadow other challenges.

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

We've had quite a bit of turnover on the board this season, due to a variety of personal circumstances. That makes this an especially good time to consider joining the BCPOA board, particularly our new "Fun Committee" which will be looking for interesting and educational projects this year. I urge you to join us at this critical time!

Tom Fiddaman, Chairman

Annual Meeting June 11th

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, 7:00 General Meeting

Location: BCRFD Community Room, 8081 BC Road

Agenda

- Adopt the Agenda
- Minutes of 2018 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
 - Zoning Updates
 - 14.2 Amendment
- 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
- GVLT
- Crosscut Mountain Sports
- Dark Skies discussion
- 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/>

Custer-Gallatin Forest Plan

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. The comment period is currently open through June 6th. We've posted a convenient summary page at <http://bcpoa.net/2019/05/custer-gallatin-forest-plan-revision/>

Bridger Canyon Women's Club

The Bridger Canyon Women's Club provides interesting programs and activities, welcomes new neighbors in the Canyon, and supports the Bridger Canyon community and 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 pot 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 incoming President Heidi McLoughlin at hmlranch@gmail.com, or one of your neighbors who belongs. We'd love to see you!

- Bridger Canyon Picnic--September 8, Deer Park Chalet, Bridger Bowl
- Bridger Canyon Fire Department's Open House and Pancake Breakfast--*tentatively* October 12

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. 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

- Watch for BCHPA's Summer Open House announcement on the [Canyon] email list.

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. The December 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 dinners, either hands on or financially. Any funds donated are to defray the



costs of the summer picnic and 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

Improved BCRFD ISO Rating

If you forgot to do it last year, be sure to check with your insurance agent to see whether BCRFD's improved rating lowers your insurance cost. See:

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

Orchids

Our native orchids are budding—check them out at <http://bcpoa.net/2018/06/wild-orchids-of-the-bridger-canyon-area/>

Dark Skies

BCPOA hears a lot of complaints about light pollution from poorly-directed outdoor lighting – perhaps more than any other issue. We consider this primarily a matter of being good neighbors. However, Bridger Canyon has had a dark skies provision in the Zoning Regulation for a long time:

15.6 Lighting.

Any exterior lighting for any use shall be arranged and shielded so that the light source cannot be seen from adjacent roads or property and so that no direct beams fall upon other private property. All existing lights must be in compliance with the terms of this Regulation within one (1) year of the date of its adoption.

The [draft zoning update](#) contains similar language, modernized.

We think we can do better, especially if we help each other out with ideas. We've created a resource page at: <http://bcpoa.net/resources/dark-skies/>

14.2 Zoning Amendment

In the summer of 2017 BCPOA reached a settlement with homeowners against whom it had appealed ad-

verse decisions on two zoning matters. The settlement resulted in dismissing the lawsuit against the homeowners, leaving only BCPOA's claims against Gallatin County. BCPOA and the county then reached a separate settlement, in which the County agreed 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.

When it transpired, last October, that the county had issued a permit contrary to zoning section 14.2, governing density rights on adjacent small parcels, the county added the repeal of that section to the proposed amendments. After much wrangling, the hearing went against us— 14.2 was repealed.

We had an incredible showing in written testimony, and at the hearing. There were 50 or more thoughtful letters on the record, and a dozen or so spoke. The Commission ultimately did devote its attention to the arguments raised by Bridger Canyon residents, and I think the message, that zoning and density are important to people, came across loud and clear.

I think the Commission's decision rests almost entirely on a perceived principle, that each legal parcel should have one building right. This principle doesn't have much basis in law; it's simply what the Commission was comfortable with.

No matter what, we need to keep our eyes on the prize – getting the comprehensive update finished to resolve some of the more dangerous ambiguities in the current zoning.

The aftermath of the repeal is not quite settled in one respect. The original complaint that started the process remains open, and will be considered in an upcoming variance hearing to resolve setback problems.

Read more at <http://bcpoa.net/tag/14-2/> .

Zoning Update

Over a year ago, the County Planning & Zoning Commission adopted a Resolution of Intention to Amend the Bridger Canyon Zoning Regulations, the first step

toward formal consideration of the zoning update for the Bridger Canyon Zoning District.

In addition to the settlement and 14.2 repeal, there has been an additional positive step, with a county-wide update of the Administration section of regulations. BCPOA, with Richard Lyon taking the lead, reviewed these closely, and submitted many comments, which were generally implemented.

However, we unhappily report that the resolution has not resulted in any action, apart from the settlement implementation and 14.2 repeal. The main body of the zoning update remains stalled in the Planning Department. BCPOA and the zoning advisory board will attempt to remedy this situation as soon as possible, and failing that will likely submit the amendments with its own resources.

We have near-final drafts on almost all substantive portions of the new zoning regulations that we will propose. 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

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.

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.

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 de-

tails:

<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](http://bcpoa.net). Our web site is also a good resource for zoning documents, canyon history and links, and news.

We've recently updated our page of links to zoning documents, at: <http://bcpoa.net/bridger-canyon-zoning/> and added a page about contacting the County: <http://bcpoa.net/resources/contacting-the-county/>

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](http://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.

Remembering Deb Stratford

With great sadness, we learned of the death of our fellow board member Deb Stratford this winter. She loved Bridger Canyon, its people and wildlife, and no one worked harder to protect it.



Note: we also mail dues notices separately to current and recent members. You may wish to check your records before submitting this form (we'll let you know in the event of a duplicate membership however).

Annual Dues Notice

2019

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—2019

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