



# BCPOA Annual Meeting 2019

[bcpoa.net](http://bcpoa.net)

# Agenda

- Adopt the Agenda
- Minutes of 2018 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
  - Zoning Updates: General & Administration
  - 14.2 Repeal
  - Commissioner meetings
- Elections
  - Retiring Board members
  - Review of Board work and meeting times, dues requirement for voting
  - Board Chair election
  - Election of new Directors
- Budworm spraying protocol
- Dark skies
- Canyon Groups
  - Crosscut Mountain Sports Center
  - BCRFD, BCHPA, BCWC and more
- GVLT on Conservation
- Other Business

# Board Members

- **Upper Canyon**

- Deb Stratford, Zoning
- Tom Peterson
- Travis Kirkpatrick
- Mitch Miller, Treasurer

- **Jackson Creek**

- Richard Lyon
- Drew Seessel
- Clay Nelson
- Bill Dennis

- **Lower Canyon**

- Kent Madin, ex Secretary
- Phil Cory, Secretary
- Cyndi Crayton
- Mike Smith

- **Chair**

- Tom Fiddaman

- **Bridger Bowl Representative**

- Kelly Wiseman

# Some 2018-2019 Events

- Death of Deb Stratford, Grizzly Ridge charged
- Settlement implementation
- 14.2 repeal
- Zoning updates
- RY-Lazy J Sale
- Custer-Gallatin National Forest Plan Update
- North Bridgers project appeal
- M Bike Path & Story Mill Park underway

# Variance Appeal

- Fall 2012: Permits sought for home addition, greenhouse, rec room and guesthouse reusing existing barns within the setback protecting Bridger Creek
- Construction proceeds without permits; BCPOA files complaint; county considers after-the-fact permit applications
- Jan. 2013: CUPs for rec room and guesthouse approved; variances denied due to floodplain concerns
- April 2013: county permits variances to be withdrawn and resubmitted, based on “new information”
- May 2013: General Meeting membership approves appeal
- 2014
  - After much wrangling over the record, briefs filed
  - County inspects project and declares it complete, but refuses to disclose this fact, opposing BCPOA discovery requests
- 2015-2016 case in limbo; assigned to a new judge (McElyea, replacing Salvagni)
- 2017
  - County & applicants move to dismiss, claiming project completion renders BCPOA’s claims moot
  - BCPOA settles with applicants
- 2018
  - BCPOA settles with County
  - Settlement implemented in zoning

# BCPOA-County Settlement Terms

Objective: fix troublesome procedural practices that might recur in future projects

- Clarify the date of record for decisions
- Hear variance applications before CUPs that require them
- Clarify what changes require a Land Use Permit
- Clarify the criteria for variances
- Prevent bogus re-applications within 1 year of a denial
- Provide notice of the right to appeal on permits, noting that applicants proceed against a pending appeal at their own risk

# 14.2 Repeal

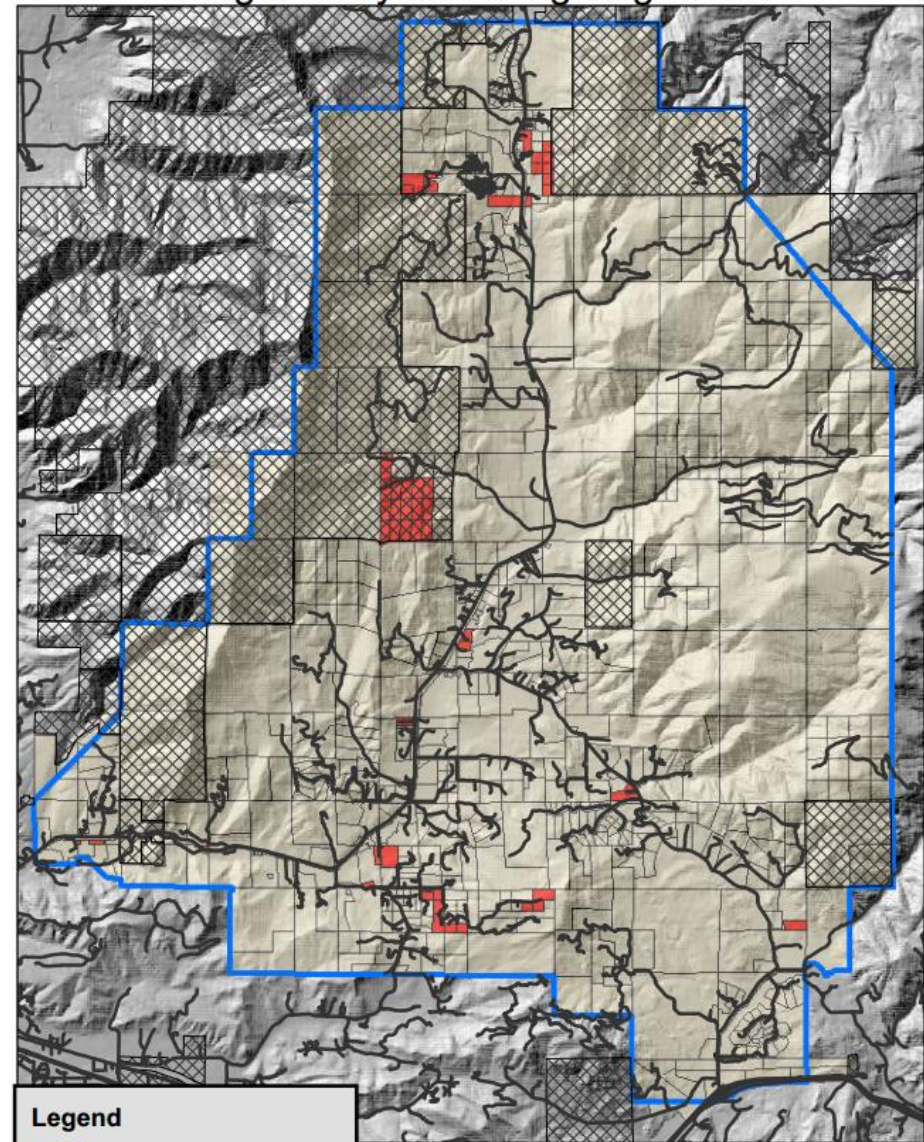
Genesis: dispute over a small tract that was divided in the 60s, and subsequently treated as a single parcel





# Impact

A few small parcels that were formerly aggregated are now separately developable



**Legend**

- Section 14.2 Parcels
- Bridger Canyon Parcels
- Public Lands
- Roads
- Bridger Canyon Zoning District

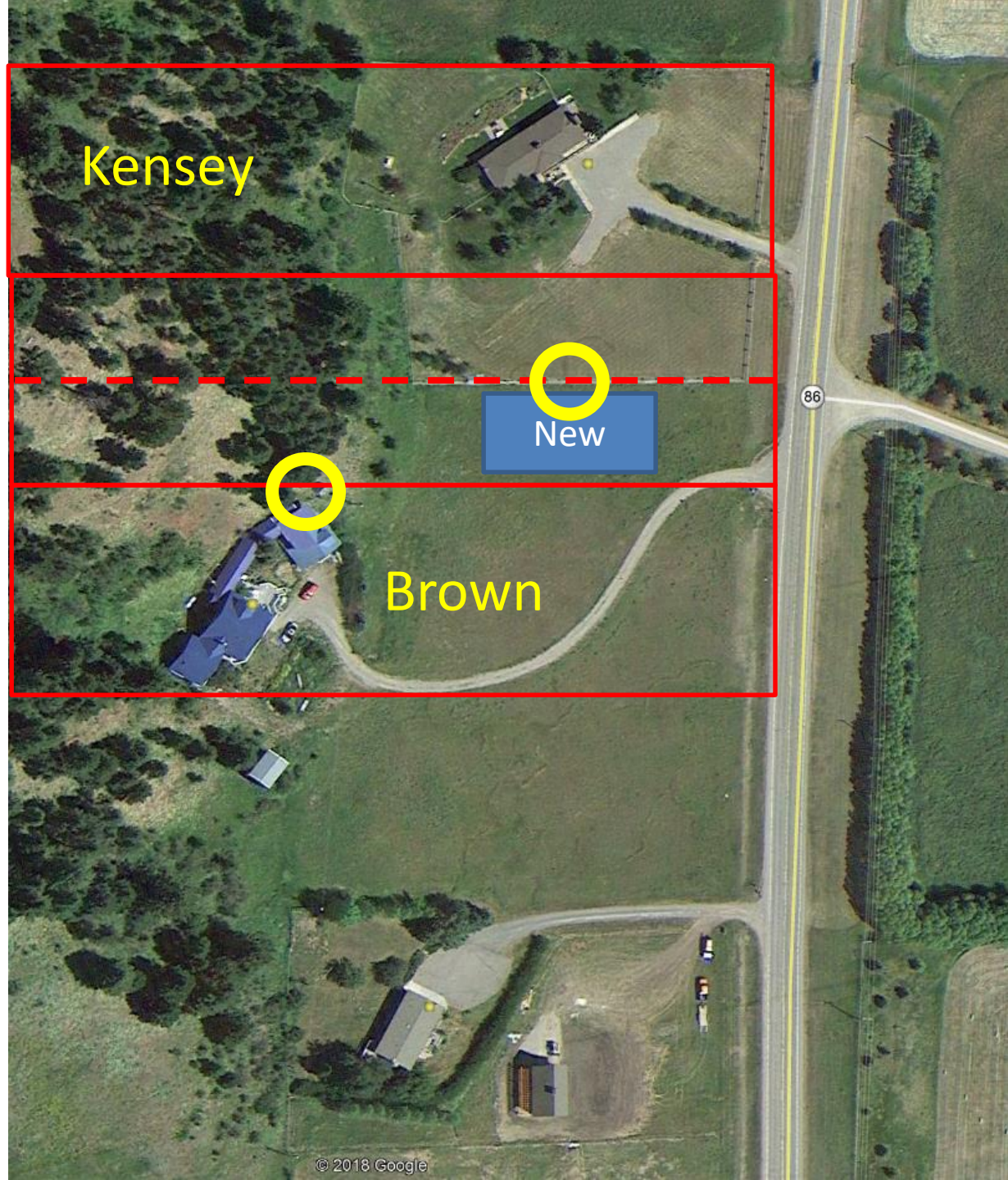
0 0.5 1 2 Miles

Map Created by Gallatin County Department of Planning & Community Development on February 5, 2019.



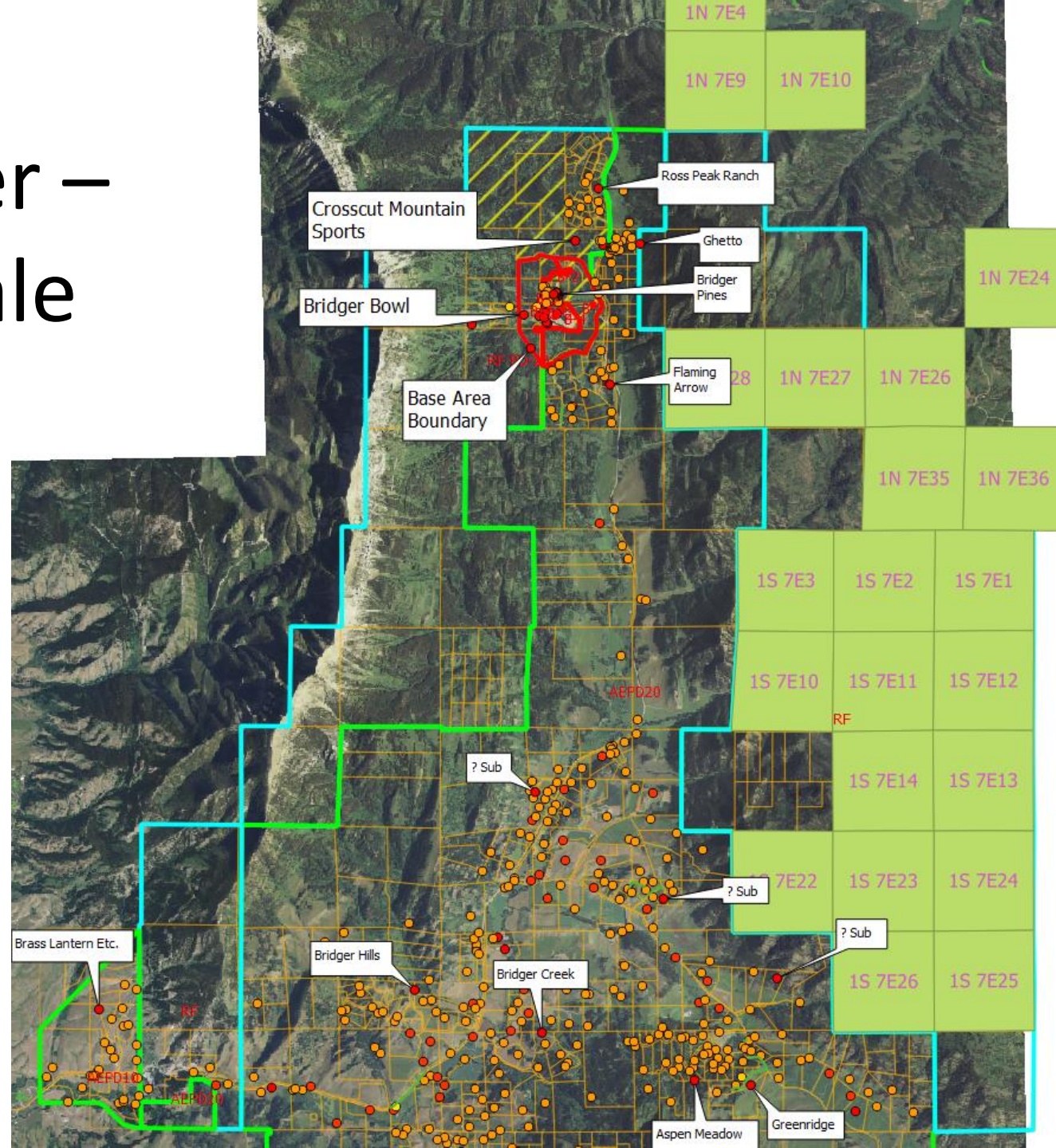
# Aftermath

The construction subject to the original dispute has run afoul of setbacks from both internal and external boundaries, for which variance hearings will be held this month. (Late-breaking news: applications amended.)





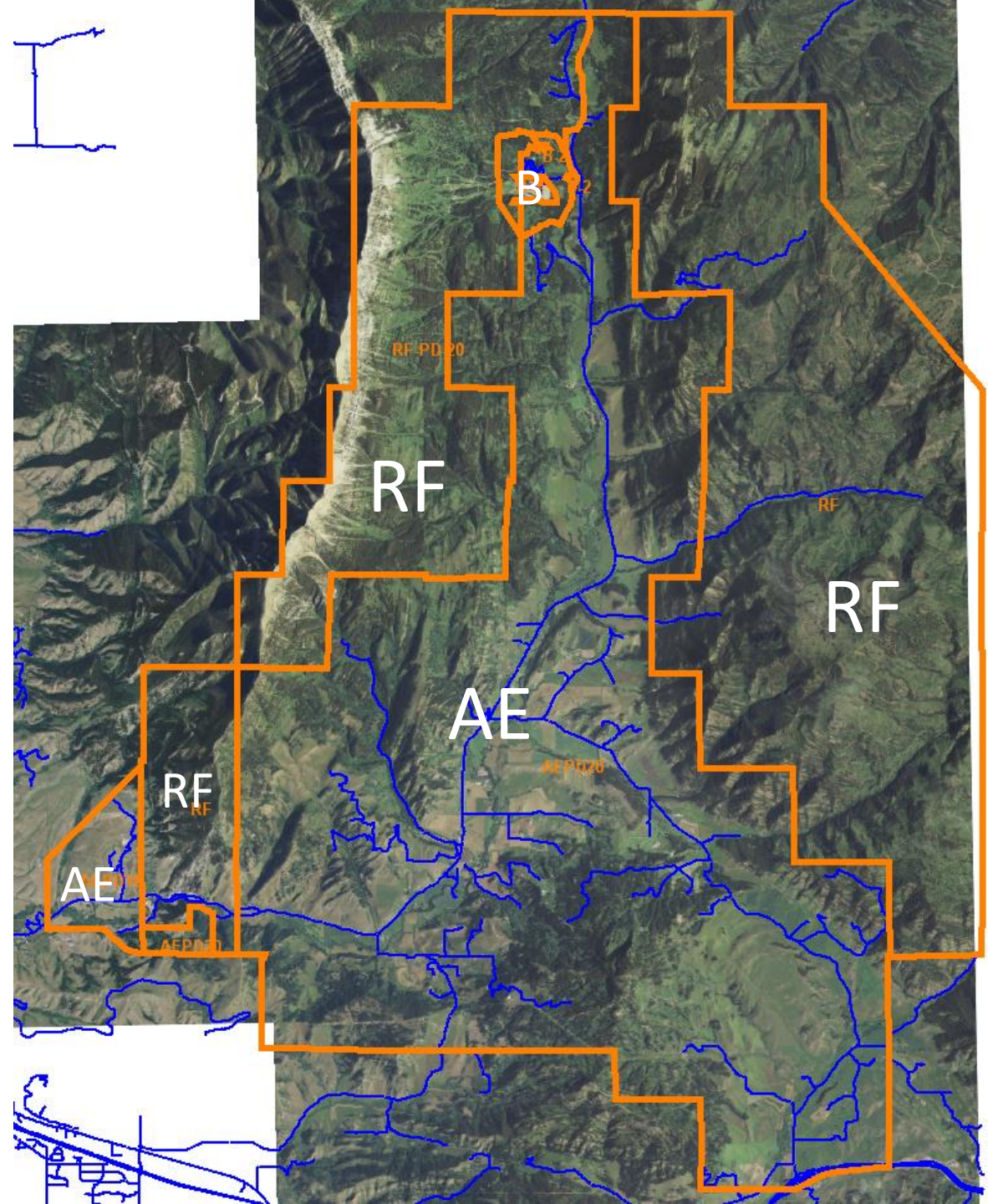
# RY Timber – Lazy J Sale



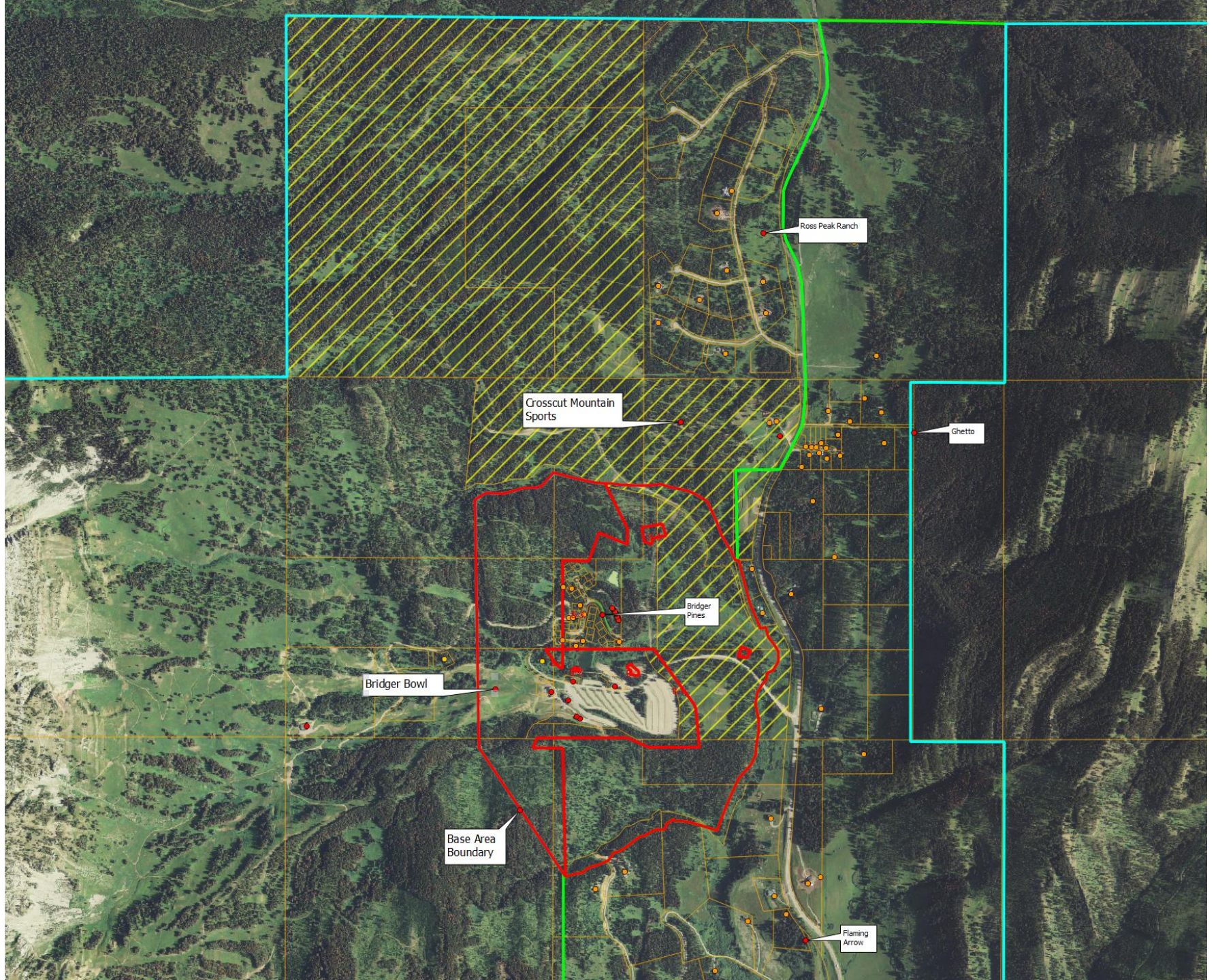
# Zoning Updates



# District Boundaries







Ross Peak Ranch

Crosscut Mountain Sports

Ghetto

Bridger Pines

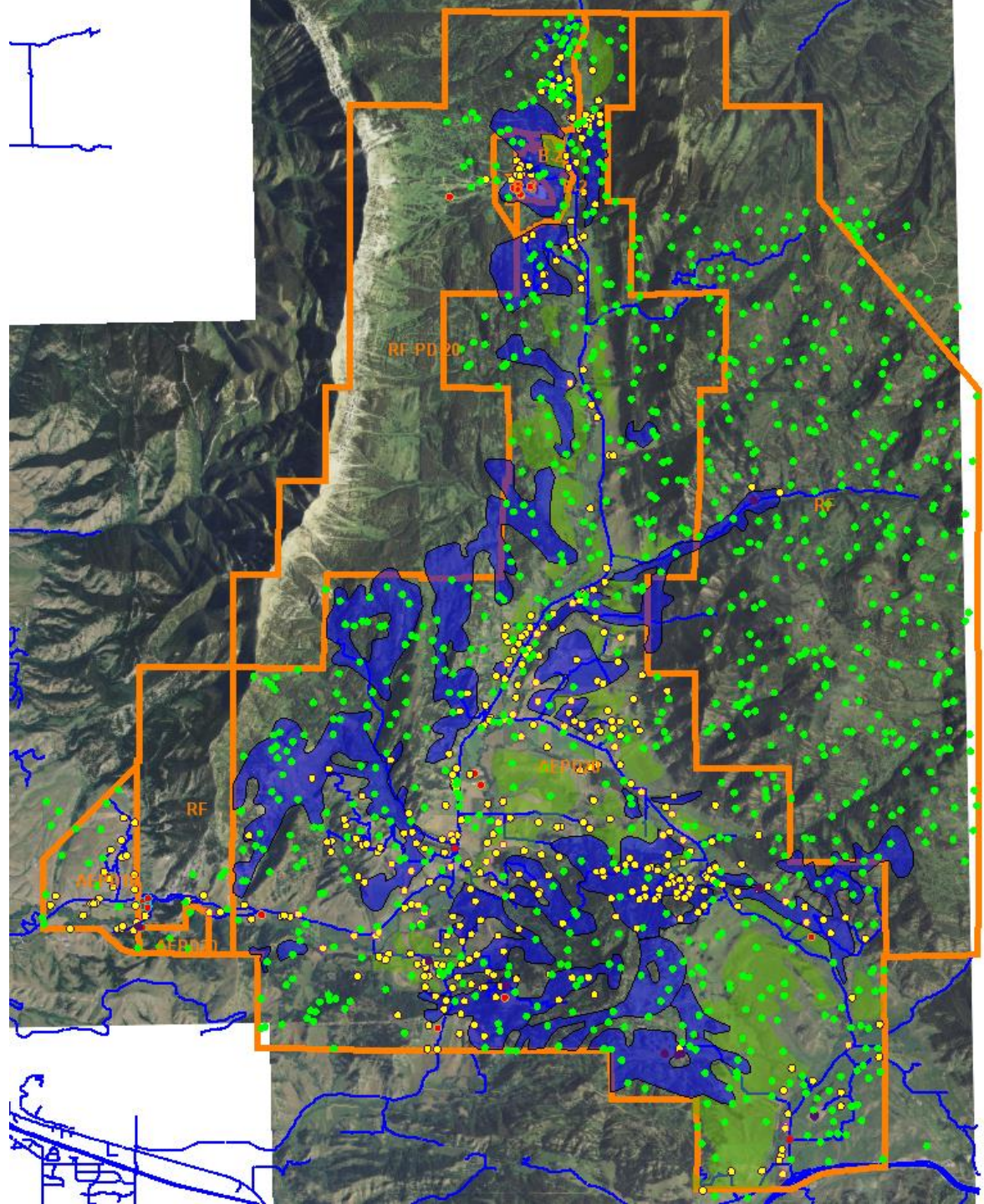
Bridger Bowl

Base Area Boundary

Flaming Arrow



# + Potential Dwellings at 1-in-40 Density



# bczoning.wordpress.com

## Bridger Canyon Zoning Updates

Tracking the updates to the Bridger Canyon zoning regulation.

[HOME](#)

[ABOUT](#)

### Complete Zoning Regulation Draft & Status

[Leave a reply](#)

The following represent an essentially complete draft, except for items that will be handled through other channels, like the Administration section.

[SECTION 3 DEFINITIONS.11.2016.edit.draft](#)

Section 6, the AE district:

[SECTION 6 AE Edit draft](#)

Section 7, the RF district:

[SECTION 7 RF Edit draft](#)

#### RECENT POSTS

[Complete Zoning Regulation Draft & Status](#)

[Public Meeting on Short Term Rentals, Jan. 10, 2017](#)

[Draft Definitions & Dec. 5, 2016 Agenda General Standards drafts & Sep. 12](#)

[2016 agenda](#)

[Short Term Rental Survey](#)

#### RECENT COMMENTS

# Zoning Advisory Board

- Deb Stratford
- Bob Morton
- 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

# Status

- Adopted:
  - Natural Resources CUP
  - Cell tower standard
  - Height standard
  - BB parking amendments
- Essentially complete, awaiting County:
  - AE & RF districts
  - General standards, including
    - Accessory Dwelling standard
    - Short term rentals
  - Signs
  - PUD objective standards protecting views and resources
  - Definitions & formatting
- Separate process:
  - Administration
- Deferred:
  - Base Area



# How to comment

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

Election

# BCPOA Board

- Chairman
  - Non-voting, except in ties
- Directors:
  - 4 each from Upper Canyon, Lower Canyon & Jackson Creek
  - Monthly meetings (summer off, if possible) – generally last Tuesday of each month
  - Secretary, Treasurer
  - Bridger Bowl representative (non-voting)

# Funducation Committee

- Clay Nelson (retiring)
- Kent Madin
- Mike Smith
- Tom Fiddaman

# Board Members (Term Up/Replace)

- **Upper Canyon**

- Deb Stratford (2019) – Sally Hand elected
- Travis Kirkpatrick (2020)
- Tom Peterson (2020)
- Mitch Miller (2021)

- **Jackson Creek**

- Richard Lyon (2019) reelected
- Clay Nelson (2020)
- Drew Seessel (2020)
- Bill Dennis (2021)

- **Lower Canyon**

- Kent Madin (2019) reelected
- Mike Smith (2019) reelected
- Phil Cory (2020)
- Cyndi Crayton (2020)

- **Chair**

- Tom Fiddaman

- **Bridger Bowl Representative**

- Kelly Wiseman



# Budworm Spraying Protocol

- 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/>

# Dark Skies



<http://bcpoa.net/resources/dark-skies/>

**BCPOA**  
Bridger Canyon Property Owners' Association

HOME ABOUT BCPOA CALENDAR **RESOURCES** BRIDGER CANYON ZONING

CONTACTING THE COUNTY  
**DARK SKIES** ←  
HISTORY

## 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.

### Background

**RECENT POSTS**

- [2019 Newsletter & General Meeting, June 11th](#)
- [Custer Gallatin Forest Plan Revision 14.2 Repealed](#)
- [Dark Skies in Bridger Canyon](#)
- [New Page of County Contacts](#)

**RECENT COMMENTS**

- Wendy Dickson on [Zoning Regulation 14.2 Repeal – Survey Results](#)
- Future Climate of the Bridgers - MetaSD on [Wild orchids of the Bridger Canyon area](#)
- Carol Gruetter on [Zoning Regulation 14.2 Repeal – Background](#)

# Dates

- BCHPA Open House @ Schoolhouse – TBD
- Bridger Canyon Picnic – September 8<sup>th</sup>
- BCRFD Open House & Pancake Breakfast – September 21<sup>st</sup>
- BCPOA – generally last Tuesday monthly, but check the calendar
- Zoning Advisory – generally 1<sup>st</sup> Monday & 2<sup>nd</sup> Wed monthly, but check with a member; currently not meeting
- Planning & Zoning commission – 2<sup>nd</sup> Thursday; check County calendar for agenda
- Ongoing – check <http://bcpoa.net/calendar/>

# Bridger Canyon email list

## <http://bcpoa.net/email/>

### About Canyon

This list is used for occasional notices of important events & developments in Bridger Canyon, including fire information, and has very low traffic.

This is an announce-only list; normally, messages are posted only by BCPOA, BCRFD, and other Bridger Canyon organizations.

For open discussion, try the Bridger Canyon Forum, <http://groups.google.com/group/bridger-canyon-forum>

To see the collection of prior postings to the list, visit the [Canyon Archives](#).

### Using Canyon

To post a message to all the list members, send email to [canyon@bcpoa.net](mailto:canyon@bcpoa.net).

You can subscribe to the list, or change your existing subscription, in the sections below.

### Subscribing to Canyon

Subscribe to Canyon by filling out the following form. You will be sent email requesting confirmation, to prevent others from gratuitously subscribing you. This is a hidden list, which means

Your email address:	<input type="text"/>
Your name (optional):	<input type="text"/>
You may enter a privacy password below. This provides only mild security, but should prevent others from messing with your subscription. <b>Do not use a valuable password</b> as it will occasionally be emailed back to you in clear text.	
If you choose not to enter a password, one will be automatically generated for you, and it will be sent to you once you've confirmed your subscription. You can always request a mail-back of your password when you edit your profile.	
Pick a password:	<input type="password"/>
Reenter password to confirm:	<input type="password"/>
Which language do you prefer to display your messages?	English (USA)
Would you like to receive list mail batched in a daily digest?	<input checked="" type="radio"/> No <input type="radio"/> Yes
<input type="button" value="Subscribe"/>	

# Canyon Groups

- BCRFD & Auxiliary
- BCHPA
- BCWC [montanamemory.org](http://montanamemory.org)
- Bridger Bowl
- Crosscut Mountain Sports Center & Bridger Biathlon
- GVLТ

# Other Business

**Thanks!**