



“... 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 best laid schemes o' mice an' men
Gang aft a-gley (Robert Burns, To a Mouse, 1786)*

BCPOA's fall started busy, with numerous zoning actions. In addition to more-than-the-usual rate of conditional use permit and variance applications, we had several map and text amendments facilitating changes at Bridger Pines and Crosscut Mountain Sports in the Base Area. Because it's inefficient to rewrite the zoning piecemeal, we have been pressing the county to restart our zoning update process, and seemed to be on the verge of success.

Board Members

- **Upper Canyon**
 - Tom Peterson (2020)
 - Mitch Miller (2021)
 - Empty Seat
 - Empty Seat
- **Jackson Creek**
 - Richard Lyon (2022)
 - Sally Hand (2022)
 - Drew Seessel (2020)
 - Bill Dennis (2021)
- **Bridger Bowl Representative**
- **Lower Canyon**
 - Kent Madin (2022)
 - Mike Smith (2022)
 - Cyndi Crayton (2020)
 - Empty Seat
- **Chair**
 - Tom Fiddaman
- **Crosscut Representative (proposed)**

Then came COVID19, and everything ground to a halt. We've continued to hold board meetings electronically, but meetings with the county haven't yet restarted. We hoped to be underway this month, but progress may be threatened by a second wave of infections.

While we're currently unable to schedule some of the interesting and fun group events we had planned for this year, there's still much to do on the zoning front, and many opportunities to make a difference in Bridger Canyon. This is a great time to join your neighbors on the BCPOA board!

I hope you'll attend the General Meeting, meet your (virtual) neighbors, share your hopes for the canyon, and find out what's happening!

Tom Fiddaman, Chairman

Virtual Annual Meeting July 14th

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.

Location: Online—check BCPOA.net for details. There will be a test run on July 7th if you'd like to check your connection in advance.

Agenda

- Adopt the Agenda
- Minutes of 2019 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
 - Zoning Updates

- Permits and Amendments
- Proposed Bylaws Amendments
 - Dues
 - Crosscut Representative
- Elections
 - Retiring Board members
 - Review of Board work and meeting times, dues requirement for voting
 - Board Chair election
 - Election of new Directors
- New Business
- Canyon Groups
- Other Business

The discussion will include proposed bylaws amendments to adjust dues and appoint a board member representing Crosscut Mountain Sports. Details will be posted at BCPOA.net.

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

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.

BCWC also sponsors the canyon wide Bridger Canyon Picnic, normally 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. Unfortunately, this year's event is on hold, due to COVID19.

Firefighter Dinners

The monthly firefighters dinners are normally very popular and successful, but sadly they're also on hold, due to the closure of the fire station community

room.

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.

When things start up again, 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



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

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: Sharon Davis, Ann Chase, Eva Veltkamp, Ellen Pedersen, Jane Huffine

Dark Skies, Shooting and Weeds

The old saying runs that good fences make good neighbors. But some nuisances don't respect fences. On the BCPOA board, we hear complaints about stray light, noise from shooting, and invading weeds fairly regularly.

We consider this primarily a matter for application of the golden rule—do unto your neighbors as you would have them do unto you. It's really not hard to show a little respect by having sensible lighting. We all make some noise, and sighting in your rifle for hunting season is practically a tradition, but emptying clip after clip on Sunday morning is more appropriate at a range. Managing weeds so they don't spread to neighboring parcels is also good for you.

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.

The [draft zoning update](http://bcpoa.net/resources/draft-zoning-update) contains similar language, modernized. BCPOA has a dark skies resource page at: <http://bcpoa.net/resources/dark-skies/>

The Gallatin County Weed District offers lots of assistance to landowners, including cost sharing and equipment loans. <https://gallatincomt.virtualtownhall.net/weed-district>

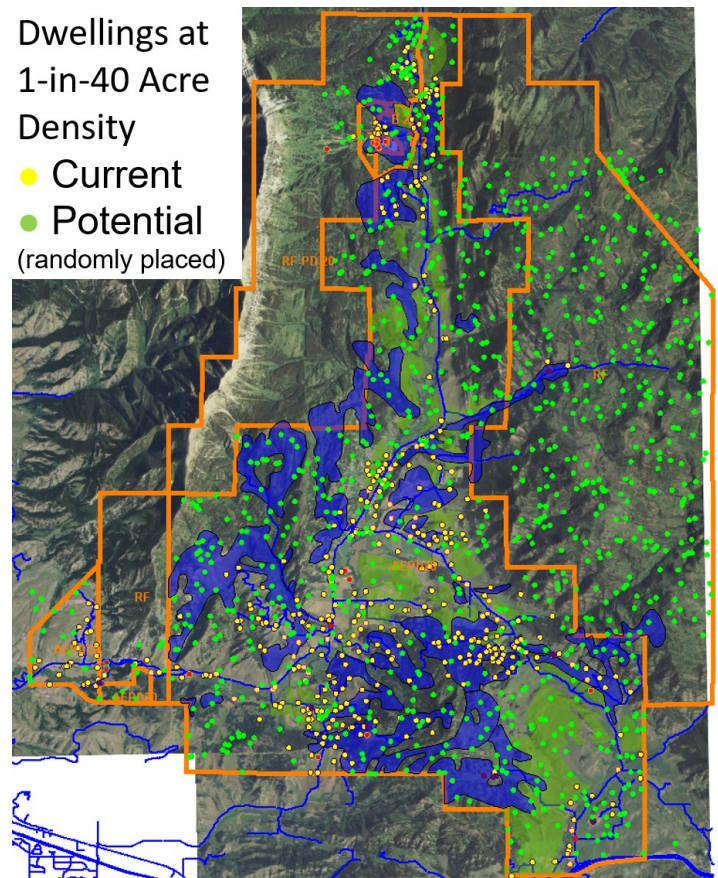
The Montana Weed Association has a nice visual guide at <https://www.mtweed.org/weeds/weed-id/>

Knapweed, leafy spurge, Canada thistle, houndstongue, and hoary alyssum are some of the common offenders in Bridger Canyon.

Budworm Spraying

BCPOA hasn't heard of any specific plans for spruce budworm aerial spraying, but safety concerns as well as courtesy dictate that you should let your neighbors know when spraying will occur. Please remember that people at high risk of respiratory problems have had a challenging few months already. See the budworm page on bcpoa.net for details:

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



Zoning Update

A primary driver of complaints is the increasing density of Bridger Canyon. The district is big, but it's not THAT big, and housing is fairly concentrated on the valley floor. As development pressure increases, we need to adapt if this is to remain as nice a place to

live. BCPOA has led the process of updating our zoning regulations to keep up with changing times.

Two years 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. However, we unhappily report that the main body of the zoning update remains stalled in the Planning Department. Only a small part of the delay can be attributed to COVID19. 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. Most of the material was presented to the public in a series of meetings 2 years ago. 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

Zoning—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 one or more "working sessions" 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 first will be held on July 23rd (check the BCPOA calendar for details, at <https://bcpoa.net/calendar/>)

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.

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.

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 .

We created a secondary list to handle requests and offers for assistance with shopping and other needs created by COVID19. After an initial flurry of activity, it hasn't seen much traffic. It seems that people are getting help directly from their neighbors, which is great. The list is here: http://bcpoa.net/mailman/listinfo/canyon-assist_bcpoa.net We've had many offers of help, so don't be shy about asking.

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.



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

2020

Bill To:

Name: _____

Address: _____

City/State/Zip _____

Email: _____

Remit To:

BCPOA

PO Box 10514

Bozeman MT 59719

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