

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
- Canyon group news
- Weeds
- Zoning Updates
- Resources
- Dues Increase
- Membership, Dues Notice & Payment Form

From the Chair

Hi Neighbors,

It's been a strange year, but hopefully we're through the worst of it. I think I've seen about as many elk as humans in the last 14 months. Out of an abundance of caution, the BCPOA General Meeting will be online one more time, but we're looking forward to meeting in person soon.

We're now able to schedule some of the interesting and fun group events we had planned for last year. There's still much to do on the zoning front, and many opportunities to make a difference in Bridger Canyon.

Board Members

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

The best news is that the County has restarted the zoning update process, with a first hearing in June. We expect a rapid implementation of some of the core zoning updates. However, we also expect that some key parts, like the PUD, will require some further prodding on BCPOA's part.

I hope you'll attend the General Meeting, meet your (virtual) neighbors, share your hopes for Bridger Canyon, and find out what's happening. This would be a great time to join your neighbors on the BCPOA board!

Tom Fiddaman, Chairman

Virtual Annual Meeting June 8th, 7pm

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: Zoom—register at:

<http://ow.ly/HMwu50EQQJi>

Agenda

- Adopt the Agenda
- Minutes of 2020 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
 - Zoning Updates
 - Permits and Amendments
 - Bridger Foothills Fire
- BCPOA business
 - 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 may vote by proxy; see <http://bcpoa.net/about-bcpoa/bylaws/>

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

Bridger Canyon Propane Buying Group

By now, most of you have probably heard of and, hopefully, are benefitting from the Bridger Canyon Propane Buying Group (BCPBG). We are now in our 18th year and have more than 200 participants that save money and time each year by being enrolled in the program. If you didn't already know or you are new to the Canyon, the cost-saving program was created in 2003 by former-Canyon resident Ken Keyes with the goal of obtaining an annual, competitive, fixed-price term contract for folks living in Bridger Canyon. Ken started with four neighbors initially, and the group continues to grow every year.

The simple program consists of Bridger Canyon homeowners who sign up (pledge) to participate in the buying group. Soon I will be emailing current participants the 2021-2022 program details of summer and winter-fill pricing and the supplier. Typically, summer fills are at a lower price than winter fills and run from June 1st to the last

business day of August. Winter fills start September 1st and go through the last business day of May.

Once a homeowner has registered with the BCPBG, each year they will be automatically enrolled for the following year. I will handle the contract signing on behalf of all participating members/homeowners, so after the initial sign-up, the headache of searching for the best price from different propane suppliers is a thing of the past. Suppliers also have the capability to monitor your tank(s) if you are away or are only a part-time resident so one never has to worry about running out of propane. It's a win-win decision for all involved.

If you are not yet signed up and may be interested in receiving more information, please email me: bridgerpropane@gmail.com If you are signed up and have not yet received the 2021-2022 contract details by June 1, 2021, please email me.

Kim Marchwick – bridgerpropane@gmail.com

Burdock burrs—bane of small birds and dog owners.

Weeds



Just a reminder as things begin to green up after the fire-check for undesirable sorts of green. Now is the time to start monitoring your sites for weeds. Check areas of disturbance first. The burned areas will provide a prime starting point for invasive species to populate. (Keep in mind that a common source for weed seed distribution after a fire is transfer site-to-site from logging equipment.)

The fire has provided empty niches that will be filled by the most competitive species. Natives are typically well-behaved members of the plant community; non-natives

(weeds) are more competitive and greedy for existing resources. Weeds are invasive. They steal water and nutrients from native vegetation, grow quickly, reduce biodiversity, alter habitats, and contribute to lack of resources for associated animal populations.

This is a crucial time to get ahead of any weeds that are showing up on your property—they are easier to spot and to treat early.

We've put together a new page in the Resources section of BCPOA.net—check it out:

<http://bcpoa.net/resources/weeds/>

Weather permitting, we'll be organizing a weed walk in late June. Joining us is a nice way to get familiar with some of our local pests and control methods.

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/>

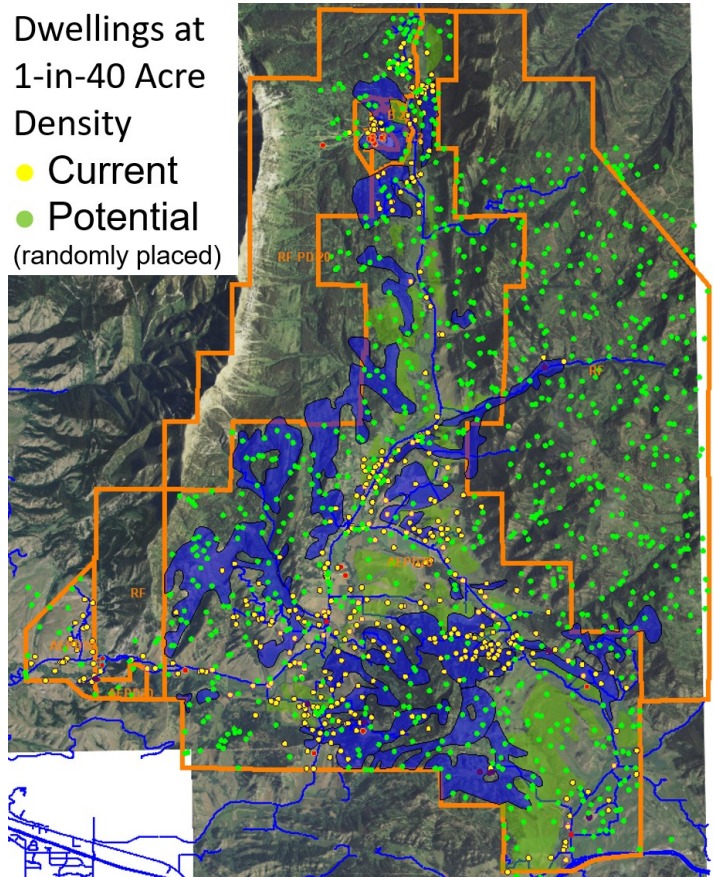
Zoning Update

Gallatin County growth has outpaced Montana, and the pandemic seems to have increased the appetite for real estate. 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. We've been working on drafts since the early 2000s, but the first effort was sidelined by the Base Area development controversy, and the second by delays in the Planning Department.

Three 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. We are happy to report that the process has at last restarted, and that a partial amendment will likely be on the Planning & Zoning calendar for a June hearing.

Most of the material was presented to the public in a series of meetings 2 years ago. When the final documents

Dwellings at
1-in-40 Acre
Density
● Current
● Potential
(randomly placed)



are available, we'll post on the Zoning Advisory Committee's site, bczoning.wordpress.com

Zoning—Next Steps

When the drafts are presented they will be considered in a joint hearing of the Planning & Zoning Commission and the County Commissioners. Currently a hearing is scheduled for June 17.

The current draft leaves out two important topics: the Planned Unit Development (PUD) and Short Term Rentals. If the county does not immediately take up these topics after approving an initial update, BCPOA will initiate its own text amendment to close out these issues.

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.

BCPOA/GVLT Conservation Event

As the population of Gallatin County grows, concern over the preservation of open space grows with it. BCPOA has had this issue on its agenda for some time. Over more than a year now we have consulted with Gallatin Valley

Land Trust in an effort to put on together a public program combining a discussion of land trusts and other methods of preservation, with some educational presentations about different aspects of Bridger Canyon, its geology, flora and fauna, and history, to increase our appreciation for this wonderful and special area. Owing to COVID, wildfire, and scheduling issues we have not been able to complete this project, but we have not given up either. We welcome suggestions and volunteers to help get something started in the near future.

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/> as well as a **zoning FAQ**: <http://bcpoa.net/bridger-canyon-zoning/zoning-faq/>

We have an extensive list of resources on the Post-Fire Recovery page: <http://bcpoa.net/2020/09/post-fire-recovery/>

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.

Crosscut Representative

At the General Meeting, we will consider a bylaws amendment to create a nonvoting board seat for a representative from Crosscut Mountain Sports, just as we now have a Bridger Bowl representative. Details are posted at BCPOA.net.

Dues Increase Pending

One item on the General Meeting agenda will be ratification of a dues increase. BCPOA's annual dues have increased only slightly since BCPOA was established in 1971. For a number of reasons the board has recommended increasing the annual dues to \$50 per household.

One obvious reason is inflation: \$20 in 1971 dollars is \$130 now. The increase will improve our ability to access professional services that leverage our volunteer time, while remaining short of a full cost-of-living adjustment.

Far more relevant to BCPOA, the costs of opposing developments deemed adverse to the Canyon have increased. Even at the terrific rates we get from our attorneys (Gallik & Bremer), our current cash balance would be exhausted by a single appeal. Should an emergency action be necessary, as was the case (twice) when the Canyon successfully opposed methane development, and (three or four times) when we opposed Base Area developments, we should have an adequate war chest available to act forcefully and immediately, without the delay for an emergency solicitation. In the immediate future, we expect to incur some legal and professional fees for drafting and submission of a BCPOA-initiated zoning text amendment, addressing issues that were left out of the current round of updates initiated by the county.

In addition, BCPOA wants to broaden its activities, particularly in its "fun" category. Social events, community presentations, and fora on topics of interest to the Canyon and the general public should be increased in number and expanded in scope, with special interest on the fun aspect. We can't claim to be a community organization without community participation - and fun. Increased dues will fund this outreach.

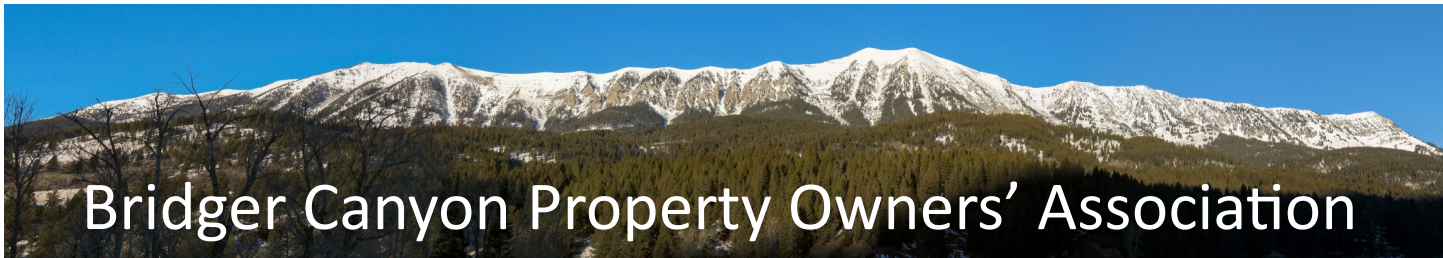
The Bridger Foothills Fire prompts a final reason. What's our next emergency or catastrophe? BCPOA wants to have adequate resources to be ready to help when it happens, and to improve our digital infrastructure so we have reliable communications in times of need.

Thank you for your support of this proposed dues increase.

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.



Bridger Canyon Property Owners' Association

Note: we sometimes 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

2021

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 Annual Dues

\$ 25.00

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

This may be your last paper dues form, because we'll be activating our new electronic payment system soon!