

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
- Membership, Dues Notice & Payment Form

From the Chair

Hi Neighbors,

I'm happy to report that the county has adopted much of our zoning update, which has been a long time in coming. There's more work to do (see the discussion later in this newsletter), but it's nice to have some progress. In addition, in several recent proceedings we have noted that planners were especially professional, despite what must be intense pressures from growth, so that Commissioners were well advised in zoning hearings.

Amid updates, hearings and the tail of COVID19, the 50th birthdays of BCPOA and our zoning regulation passed with little notice. I'd like to change that this year. In 1971, our

2020-2021 Board Members

- **Upper Canyon**
 - Mitch Miller (Treasurer)
 - Tom Peterson
 - Garth Neuffer
 - Dash Rodman
- **Jackson Creek**
 - Richard Lyon
 - Sally Hand
 - Drew Seessel
 - Bill Dennis
- **Bridger Bowl Representative**
- **Lower Canyon**
 - Kim Marchwick (Secretary)
 - Kent Madin
 - Cyndi Crayton
 - Nicole Riggs
- **Chair**
 - Tom Fiddaman
- **Crosscut Representative**
 - Jen Beaston

predecessors had the foresight to create a General Plan for the Canyon, introducing it with:

“Bridger Canyon is approaching a period of intensive demand for a wide variety of land uses. Handsomely endowed by nature, it is a joy for one to see during all its moods and seasons. The effects of an increasing number of people on the natural assets of the region required that a plan be initiated to provide for orderly growth.”

Up to this point, zoning has helped us navigate the fine line between private enjoyment of property rights and maintaining the public benefits of a rural atmosphere, expansive views, clean water and abundant wildlife.

Intensive demand is no longer approaching—it's here. So the question for us now, is how shall we make these tradeoffs in the future? 2071 sounds remote, but it's not that far off on the time scales by which social, legal and physical infrastructure change. What do we want Bridger Canyon to be in another 50 years?

I hope you'll join us in considering these questions. First, take our **survey** (see back page). Then 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 28th, 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.

Out of an abundance of caution, the BCPOA General Meeting will be online one more time. Location: Zoom—register at:

<https://tinyurl.com/ye2yjwcr>

Agenda

- Adopt the Agenda
- Minutes of 2021 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
- BCPOA business
 - Long term planning
- 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

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

BC Women's Club

The Bridger Canyon Women's Club is a social community group for Canyon residents. We meet in a member's home or the BCRFD Community Room the second Wednesday of each month - September through May. Attendance is not tracked or required, we are strictly a social group so we can get to know our neighbors better and enjoy Canyon life together!

Meetings begin with some social time, followed by a short meeting, and ending with a program/speaker. We strive to keep our meetings informative, educational and interesting. Our season starts in September and ends in May with a potluck luncheon and we have our Holiday Luncheon in December. The club also sponsors the Bridger Canyon Annual Picnic in late summer/early fall held at Deer Park Chalet at Bridger Bowl.

See <https://www.bridgercanyonwomensclub.com> to join.

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

Hopefully, you are currently benefiting from the Bridger Canyon Propane Buying Group (BCPBG). 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 and consists of Bridger Canyon homeowners who elect to participate in the buying group.

Contracts run from June through May and new participants/applicants can enroll for the following year through April. Participants will be automatically enrolled for the following year. For almost 20 years, participants have saved 30% or more in propane costs.

If you are not yet signed up and may be interested in receiving more information, please email Kim Marchwick at: bridgerpropane@gmail.com

Weeds

Just a reminder as things green up -- check for undesirable sorts of green. Now is the time to start monitoring your sites for weeds. Check areas of disturbance first— they provide empty niches that will be filled by the most competitive species. Many weeds are imported with gravel as well.



Emerging rosette of Knapweed, aka "evil arugula."

Natives are typically well-behaved members of the plant community; weeds are more competitive, invasive and greedy for existing resources. 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 page in the Resources section of BCPOA.net—check it out:

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

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

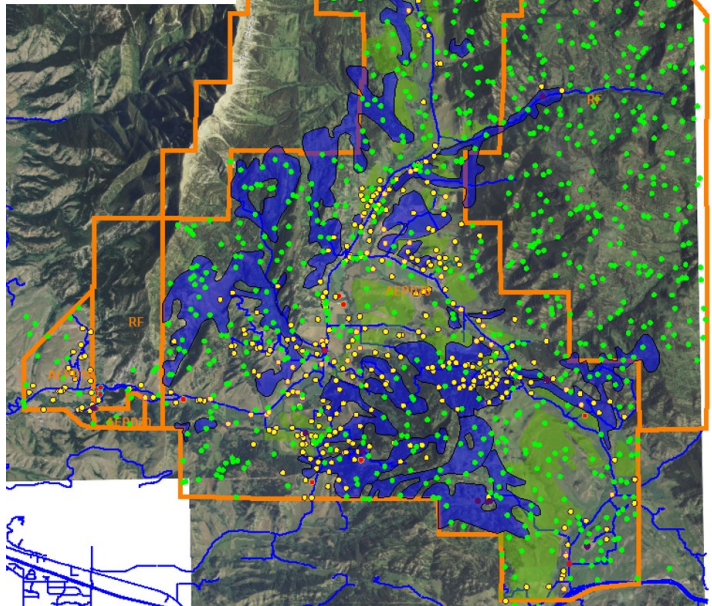
Gallatin County growth has outpaced Montana, and the pandemic seems to have increased the appetite for Montana real estate. As development pressure increases, we need to adapt if this is to remain as nice a place to live. BCPOA has led the process of updating our zoning regulations to keep up with changing 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.

We are happy to report that last year the P&Z and County Commissions adopted many of the updates drafted by the BC Zoning Advisory Committee. Among other things, these modernized the uses listed for the AE and RF zones, updated definitions, improved general standards, and provided a new Accessory Dwelling standard to replace the problematic Guesthouse and Caretaker's Residence classifications.

The version adopted by the county leaves out three important topics: the Planned Unit Development (PUD), the Base Area, and Short Term Rentals. BCPOA is joining with Bridger Bowl and Crosscut to urge the County Commission to finish the job. If it does not undertake this soon, BCPOA

Dwellings at 1-in-40 Acre Density

- Current
- Potential (randomly placed)



will initiate its own text amendment to close out these issues.

Some topics, like short term rentals, will be complex due to the overly-broad drafting of a bill from the last legislative session. HB257 was intended to preclude local health mandates on businesses, but is being interpreted to preempt zoning and other local 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. Documentation on updates is tracked at bczoning.wordpress.com. You can weigh in on future zoning changes with our **survey** (see back page).

BCPOA/GVLT Conservation Event

As the population of Gallatin County grows, concern over the preservation of open space grows with it. BCPOA recently sponsored an evening with GVLT's Chad Klinkenborg, discussing conservation easements and the recent Bridger Ridge trail easement acquisition. We recorded the meeting, which is now available at youtu.be/mMmPtkIXnas or at bcpoa.net.

In the coming year we hope to run more 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. We welcome suggestions and volunteers to help get something started in the near future.

New Crosscut Representative

Following a bylaws amendment at last year's General Meeting, BCPOA welcomes Jen Beaton, executive director of Crosscut Mountain Sports, to the BCPOA board. Recreation at Crosscut is booming, and there's a lot of great information on their web site, <https://www.crosscutmt.org>.

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. Every dollar of funding BCPOA receives helps to leverage many hours of volunteer time provided by BCPOA directors and members, which in turn provides planning assistance, fora on topics of interest to the Canyon and other outreach. In the event the worst happens—like the Bridger Foothills fire—our social and digital infrastructure will help us to have reliable communications in times of need.

Last year at the General Meeting members ratified a dues increase to \$50 per household. One obvious reason is inflation: the original dues of \$20 in 1971 dollars is \$130 now. The increase improves our ability to access professional services, while remaining short of a full cost-of-living adjustment. 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, and to defend zoning against the poor drafting of HB257.

Furthermore, the costs of opposing developments deemed adverse to the Canyon have increased. Even at the terrific rates we get from our attorneys (Gallik, Bremer & Malloy), our current cash balance could 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.

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/> 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.

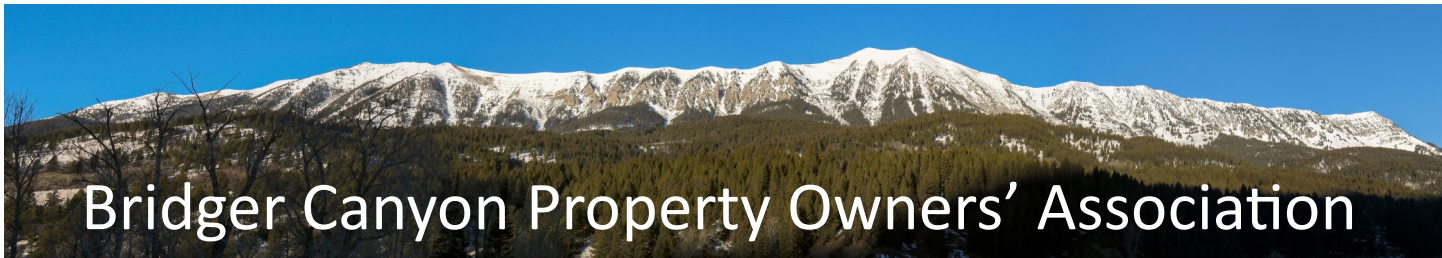
Canyon Survey

Ten years ago we asked Canyon residents to weigh in on a key question for zoning update design: what should the basic density in Bridger Canyon be? Since then, some have moved on, and some are new, so we'd like to ask the question again. It turns out to be critical to designing the PUD section of the zoning regulation, among other things.

This time, we're adding a few broader questions about the future of Bridger Canyon as well. This is a great chance to weigh in on your hopes for the future of this great place.

We're not tracking you, and everything is optional so you don't have to give any information you don't want to share. So please, help us to understand how BCPOA can work best for you:

<http://bcpoa.net/2022/06/survey-future-bc/>



Bridger Canyon Property Owners' Association

Note: we 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

2022

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

\$ 50.00

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!