

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
- Weeds
- Dark Skies
- Zoning Updates & Survey Results
- Canyon Group News
- Resources and Funding Opportunities
- Membership, Dues Notice & Payment Form

From the Chair

Hi Neighbors,

With the explosive growth Bozeman, it's harder than ever to 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. In 1971, our 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."

Increasing pressure is no longer a matter of foresight—it's here. So the question for us now, is how shall we make these tradeoffs in the future? What do we want Bridger Canyon to be in another 50 years?

These questions are of more than passing interest, because, facing ongoing foot-dragging from the county, we're submitting our own zoning text amendments for Planned Unit Developments and Short Term Rentals this summer. We'll preview those at the General Meeting.

I hope you'll join us at the General Meeting to let us know

what you think, meet your 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

Hybrid Annual Meeting June 6th, 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.

We'll be meeting in person at the Bridger Canyon FD Community Room, 8081 Bridger Canyon Road. We'll be simulcasting on Zoom—register at:

<https://tinyurl.com/2s3runrp>

Remote participation, especially voting, may be limited, so we hope to see you in person.

Agenda

- Adopt the Agenda
- Minutes of 2022 Annual Meeting
- Treasurer's Report
- Introduction of current board members
- Review of Year
- BCPOA business
 - Zoning text amendment proposal
 - 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 Men's Club

To help promote gender equality but primarily for fun, several male Canyon residents started the Bridger Canyon Men's Club this past year. The group is informal and meets once a month for dinner at a member's home. Each meeting includes a speaker on a topic of interest. Members are encouraged to organize activities of mutual interest such as hiking, fishing, golf, tennis, skiing, backcountry activities, and trivia. No dues, no oath of office, no secret ceremonies – just good company and fun.

Anyone interested in joining should contact Brad Smith at brad-smith406@outlook.com.

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. 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, FUN and interesting. We also have various interest groups such as cross country skiing, hiking, horseback riding, a book club, a wine club, a gourmet group and much more.

Our season starts in September and ends in May with a potluck luncheon and we have our Holiday Luncheon in December. The club also co-sponsors the Bridger Canyon Annual Picnic in late summer/early fall in Deer Park Chalet at Bridger Bowl.

For membership information and how to join, please visit our website at bridgercanyonwomensclub.com or email: info@bridgercanyonwomensclub.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

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



Aurora over the Bridgers, right, and Bozeman skyglow, left.

Dark Skies

Bridger Canyon has had dark skies lighting regulations for decades. That may be part of the reason city residents flocked to the canyon for the March 23rd aurora display. But the real reason for dark skies is not regulation, but simple neighborliness. To broadcast lights beyond ones own property is a sort of a quiet trespass that destroys the beauty of the night. So use shielded outdoor lights that cast their beams downward rather than outward and upward. Draw shades and blinds after dark. Enjoy decks and patios with a few discretely placed lights. Consider discontinuing 24/7 nightlights altogether.

And leave the dark to the wild creatures of the night that help make this canyon so special: owls and bats, night insects and small mammals, large mammals too such as deer, elk, lions, and bears, migrating birds, hidden predators and prey—all that are active from dusk to dawn. With a little neighborly cooperation, let us learn to embrace our darkness as a friend.

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

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—you never know who’s at elevated respiratory risk. See the budworm page on bcpoa.net for details:

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

Crosscut Update

Crosscut enjoyed another year of growth and serving our community! During the summer of 2022, our programs at the Mountain Sports Center included Nature Camps for 1-6th graders, Mountain Bike Camps for 4-12th graders, and an array of adult mountain biking offerings. In addition to 14 miles of single track, our Nordic ski trails are also accessible for hiking and biking in the summer making Crosscut a great summer destination.

Summer 2022 also saw a flurry of activity at Lightning Creek, our 640-acre property south of Big Sky. The main cabin was expanded to better accommodate the programs that will take place at the property. Numerous other safety upgrades were made. Headwaters Academy in partnership with Montana Wilderness School brought a group of students up to learn about recreating outdoors and experience camping in one of our beautiful meadows, and The Traveling School spent a week staying in cabins on the property. Applications are currently being fielded for this

summer’s Lightning Creek programs.

During the 2022-23 winter season, we served over 3,000 participants in our Ski Education, Biathlon, and Ski Lessons programs. Our Nordic Center was open 104 days, including 22 evenings for lighted Night Skiing. We groomed more than 7,500 kilometers over 140 days. Over 4,000 day passes were sold or donated to partner organizations, and we had nearly 2,000 season pass holders. We hosted four community race events and one collegiate race event with over 1,500 racers, volunteers, coaches, and spectators across the five events. All told, we estimate over 34,000 visits to Crosscut Mountain Sports Center this winter season!

This summer, we will continue to offer our popular kids camps — they are already over 80% filled — and add mountain bike rentals and expanded clinics to our adult mountain biking offerings. Also new this summer, we will ask visitors to invest in a voluntary trail pass to use our trail system. These donations will help support the trail maintenance and operational costs to provide high-quality trails and recreational opportunities for our community.

There’s a lot of great information on the web site, <https://www.crosscutmt.org>.

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.

In 2021 we were happy to see adoption of modernized uses 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. That left three important topics: the Planned Unit Development (PUD), the Base Area, and Short Term Rentals. While we have striven to work with the county to finish the job, needed support has not been forthcoming. BCPOA 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. Corrective legislation was promised for this year’s session, but so far as we can determine, did not occur. On the other hand we can be happy that many half-baked bills did not survive the session, leaving Montana’s land use laws largely intact.

BCPOA encourages Canyon residents to participate in this pro-

cess 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.

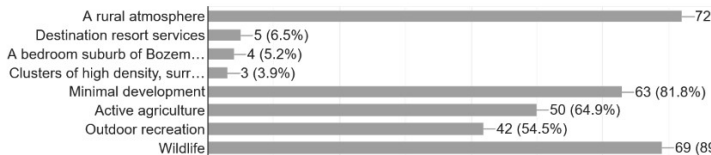
Canyon Survey

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? Last year, we asked again—results are at:

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

What would you like to see for the future of Bridger Canyon?

77 responses



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.

Gallatin County Fire Mitigation Funding

Gallatin County has received funding to help property owners in the Bridger Canyon project area reduce the risk of wildfire impacts to their homes.

Studies have shown that treating the area within 100' of your house greatly reduces the potential impacts of a wildfire (see the attached flyer). To be clear- this is not a program that asks homeowners to clear cut their properties.

If you are interested in participating in this program, you can request a FREE Home Risk Assessment. Gallatin County staff will meet with you for the assessment and develop a treatment prescription. Projects could range from hand thinning areas just around their home and structures to larger forest thinning.

Homeowners may then apply for a **grant that will cover 60% of their out-of-pocket expenses**. If the grant is awarded, we will provide list of contractors. A service contract is developed between the Property Owner and the Contractor. After the work has been performed as defined in the prescription, the property owner pays the Contractor and submits a reimbursement request to Gallatin County for 60% of the total cost.

For more information and to sign up for your FREE Home Risk Assessment, go to: www.readygallatin.com/mitigation, email mitigation@readygallatin.com, or call 406-548-0118.

Property Tax Relief

Hopefully this little reminder will pay for your BCPOA dues for the next 10 years. The legislature this session passed a property tax relief bill. Owners can collect \$500 rebates this year and next. The process is not automatic—you need to register between August and October. We'll post more information when the system goes live at <http://bcpoa.net/2023/05/property-tax-relief/>

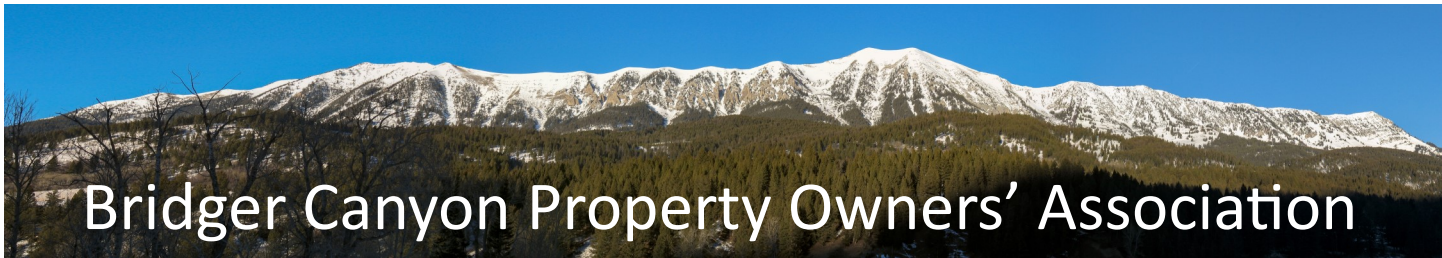
Membership, Dues Notice & Payment Form

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 Foothills fire—our infrastructure helps us to have reliable communications in times of need.

In 2021 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 last round of updates.

Furthermore, the costs of opposing developments 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. We thank you for your support over many years!



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

2023

Remit To:

BCPOA
PO Box 10514
Bozeman MT 59719

Bill To:

Name: _____

Address: _____

City/State/Zip _____

Email: _____

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're now doing most renewal invoicing and payment electronically!