

# ANNUAL NEWSLETTER

SPRING 2008

## BCP Withdraws Base Area Development PUD Due to "Complexity of Changes"

As you may recall, on May 15, BCP asked the commission to table its Master PUD and Phase 1 CUP applications for Bridger Mountain Village, to permit facilitated conversations with BCPOA. Since then we have been working with BCP to resolve our concerns with their Base Area PUD/CUP applications. BCP anticipated implementing changes to the application by adding conditions of approval, avoiding delays associated with an amended application.

Over the summer, facilitator Mike Lilly, read the applications and our web site, and met with BCP and BCPOA independently, to identify many areas of disagreement. Water and phasing emerged as keystone issues, in need of resolution before discussion could proceed in other areas.

Meanwhile, BCPOA obtained the services of a respected land use planner, Jimmy Pepper, to review the proposed development. We concluded he had good ideas, and agreed to BCP's request to immediately allow Mr. Pepper and BCP's, Dick Prugh, to work together to tackle the water and phasing issues, with the understanding that BCPOA would reserved the right of acceptance.

On October 24, representatives from BCP, BCPOA, Bridger Bowl, and other base area landowners met to discuss Prugh & Pepper's progress. A number of changes were presented, including:

- an offer to withdraw the Phase 1 CUP application (this has not yet occurred)
- removal of 4 overnight units from the Crosscut meadow (in addition to 21 removed in the spring hearings)
- relocation of the 25 units removed from the meadow adjacent to the existing Bridger Bowl base area
- principles guiding phasing, such that
- any initial construction would include density adjacent to the existing or proposed bases
- commercial space and other amenities, overnight units, and recreational homes would be built in proportion
- an offer to apply for water permits for subsequent phases as conditional use permits are applied for, relying on phasing principles to create a good project if water proves insufficient at later dates
- removal of plan detail for secondary roads

(Continued on page 4 -Base Area Dev)

## COMMUNITY PROPANE ENROLLMENT DEADLINE NEARS

If you are frustrated by the continually rising cost of propane, you may want to consider joining the Bridger Canyon Propane Buyers. This consortium of homeowners contracts on an annual basis with a propane supplier. The price per gallon is set in advance and remains set for the length of the contract. Usually, the set price is more favorable than the cost on the open market (though this is not guaranteed).

For example, members who are in the consortium this year (2007-2008) have a contracted fill price of \$1.60 per gallon. At this writing, the non-contract price per gallon was approximately \$2.19. This is a 37% savings on your propane bill!

The annual enrollment window is NOW OPEN for 2008-2009, and will close on April 20, 2008.

**Enrollment  
will close  
April 20th**

Requirements to participate:

- You must own your own propane tank
- Once you sign up you are committed to the contract for the entire period. If you pull out of the contract, you are barred from ever participating again.

To sign up, or for more information, please contact Ken Keyes at [feelgoodranch@hotmail.com](mailto:feelgoodranch@hotmail.com).

### INSIDE THIS ISSUE:

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### BCPOA Annual Meeting

The BCPOA Annual General Meeting will be held Thursday, May 29th at 7pm at the Bridger Canyon Rural Fire Department. Join your BCPOA BOD, BCRFD BOT, Fire Chief, and your local fire fighters celebrate the completion of the new training facility and community center. Afterwards, the BCPOA General Meeting will take place; the full agenda to be announced.

This year we say good-bye to Lowell Cary., and Joan Cory; both are 'retiring' from the board after many years of service. Lowell with 9 yrs, last as our President, will continue to serve as a member of the Planning and Zoning Committee. Joan after 7 yrs, many as Sec/Treasurer, will spend her extra time as a member of BCRFD BOT.

Join us in expressing our gratitude to these two individuals for their generous contribution to the Association.

## Bridger Canyon Rural Fire Department

### From The Chief,

As another year is left behind, we look forward to what 2008 will bring.

We would first like to send our condolences to the family of George Ripley who passed away this fall. George was the first Fire Chief of Bridger Canyon and was instrumental in organizing and developing the Department. He will be missed.

This year marks the 30<sup>th</sup> Anniversary of the Bridger Canyon Fire Department. Started in 1978 with 16 members, an old army fire truck (which was on loan from the state) and a 1974 Ford pick-up truck, the department was supported by subscription and donations from canyon residents. Contacting the fire fighters was done by phone until the Bridger Canyon Women's Club donated the funds to purchase the first pagers. Call volume for the department was less than 10 a year with calls primarily for grass fires and the occasional chimney fire.

Today, we have 15 fire fighters of which two are recruits in training. Of these, four are nationally recognized, certified at Fire Fighter 1 level. We also have three EMTs and two more fire fighters currently enrolled in an EMT class at MSU. We responded to 64 calls last year and provided aid to other departments in Gallatin County as well as neighboring Counties. The department is currently running five vehicles in its fleet, two Command/Medical vehicles, one Wildland Fire Truck, one Water Tender and a Structure Engine. Three of our vehicles are from the 1990s and two from this decade with our newest truck already almost 5 years old.

As most of you know, the new addition to the fire station is well under way with a completion of the structure expected sometime around April. There will still be some time needed after this to complete the inside and grounds. We would like to thank all those who contributed their time and efforts as well as the generous monetary donations to make this expansion a reality.

Nearing spring and summer always brings questions of "What can I do" to help protect my home or make my property defensible to fire. We encourage you to look up [www.firewise.org](http://www.firewise.org) which has a wealth of information to guide you. You are also welcome to call us for suggestions.

For those of you with central alarm systems, we highly recommend you have at least three key holders listed with your alarm service. In the event of an alarm call we must make entry to confirm there is or is not an incident occurring and without someone to allow us access we are sometimes put in a position to enter forcefully which may cause substantial damage.

A friendly reminder -- outdoor burning is restricted during the winter months. Burning may be resumed on March 1<sup>st</sup> by permit which will be available at the station starting March 6<sup>th</sup>.

As always we are looking for men and women who would like to volunteer in their own community. If you have any interest please call us at 586-6427 or by email at [bcfd@riversdbs.net](mailto:bcfd@riversdbs.net)

On behalf of the Bridger Canyon Fire Department we would like to wish you all a safe and happy 2008!

Dan Astrom,  
Bridger Canyon Rural Fire Department Chief



*BCRFD Fire Station renovations adding training facility and community center are near completion*

### From the BCRFD Board of Trustees,

The Bridger Canyon Rural Fire Department continues to respond to emergencies and protect the canyon as the fire-house building expansion progresses towards an expected completion in late March or April. In addition to the many hours put in by our firefighters (including some new recruits), much time and effort has gone into the planning and oversight of the building project. Thanks are due many people, but especially Chuck Raches and Fire Chief Dan Astrom. In recent months, the BCRFD Board has been aided in its efforts by a newly established Auxiliary devoted to the Fire Department. Headed by Val Gould, the Auxiliary's fund-raising efforts have been directed towards helping to finish the training/ community room at the station. Another important project undertaken by the group is the organization of canyon resident contact and other information, with the goals of quick contact of canyon residents in case of emergency or disaster and identification of residents willing to share equipment (tractors, snowplows, etc.) and specialized skills (physicians, EMTs, etc.) during emergency circumstances. Additional information on emergency preparedness (pack your 72-hour evacuation kit!) is available on the BCPOA website.

## 501(c)3 Created to Protect Bridger Bangtail Ecosystem

In response to ever increasing pressure on the environment from Gallatin Valley's growing population, a group of Bridger Canyon residents have gotten together to form a nonprofit organization intent on monitoring the health of the Bridger Bangtail ecosystem and protecting the rich and abundant resources that all those who live, recreate, or do business in the area enjoy. Some of the issues identified for monitoring include the watershed, wetlands, rivers, creeks and tributaries, groundwater (both quality and quantity), plants and trees, wildlife, soils, forest health, forest safety, trails, traffic (volume, road kill, accidents), air quality, noxious weeds, barbwire eradication, park space management, mineral rights identification and acquisition, and dark skies. The organization seeks to

- MEASURE available resources and activities,
- EDUCATE the public, government bodies, and other interested parties about environmental concerns, possible solutions, and responsible resource management practices, and
- COORDINATE efforts and initiatives with landowners, governmental bodies, and other nonprofits.

Through measurement, education, and coordination, the organization seeks to provide information that will enable landowners, recreationalists, and governmental bodies to base planning, building, and growth decisions on factual information about the environmental health of this critical ecosystem. If you are interested in joining this effort, or donating funds, please contact Candace Hamlin (585-7222) or Kendall McGlynn (585-1219). Meetings are held monthly, and donations are tax deductible.

For more information visit our website at [b2bcoalition.org](http://b2bcoalition.org)



### Property Owners Help Control Noxious Weeds

Noxious weeds pose one of the greatest threats to the environment in Montana. Most noxious weeds are on private property and landowners can do a great deal toward helping to curb and control these unwelcome visitors. The noxious weeds in Bridger Canyon are basically six species: Canada Thistle, Oxeye Daisy, Hounds tongue, Leafy Spurge, Spotted Knapweed and St. John's Wort.

Assistance is available to the property owner in identifying and controlling these weeds thru Gallatin County Weed District located at 901 N Black (on the fair grounds) in Bozeman. Their phone number is 582-3265. The office rents spray equipment and has a limited budget for providing cost sharing toward the purchase of herbicides. For more info go to the website:

[www.gallatin.mt.gov/depts.htm](http://www.gallatin.mt.gov/depts.htm)

In terms of beating the weeds along the Canyon road, our "weed captain" program, wherein we assigned a mile of roadway to leaders, who pulled weeds, and organized neighbors to help in the battle against invasive weeds, was very helpful. We need your help in this continuing seasonal effort. Call Pat Abelin at 587-0134, to volunteer to help or if you need help identifying weeds.

### CARNIVOR REPORTING

Canyon residents are being asked to report any carnivore sightings in the canyon. Steve Gehman, Program Director for Wild Things Unlimited, does research and interpretation studies in many areas, including Bridger Canyon. He is interested in hearing about any sightings of carnivores in the Canyon area. If you see any carnivore (i.e. lynx, wolverine, wolf), please report it to Steve Gehman at [wtu@mcn.net](mailto:wtu@mcn.net) or <mailto:wtu@mcn.net>. Or you can call him at (406) 522-9895.

## Bridger Bowl Expands Their Bus Service

Bridger Bowl expanded the bus service to the ski area this winter. The kid's bus, which has been in operation in previous years, remained in service, and additional buses for employees and the general public were added. In addition, all bus service this past season was free.

Over the past two years, an ad hoc committee of Bridger Bowl Board members and Staff have explored strategies for a mass transit system from Bozeman to the ski area. The primary objectives are to reduce parking constraints at the area and reduce traffic on Bridger Canyon Road. Additionally, the bus service will reduce employee travel expenses, provide service for out-

of-town guests, and help reduce the carbon footprint of skiers driving to the ski area. This service is made possible through agreements with the Gallatin County Fairgrounds where parking for bus riders is provided, First Group (formerly Laidlaw Transportation), and Streamline Bus of Bozeman. The cost of providing the bus service this past season was paid entirely out of Bridger Bowl's operating budget. We are hopeful that funding from outside sources can be obtained to expand the bus service further in the future.

Check the Bridger Bowl website for updates on bus service and schedules at [www.Bridgerbowl.Com](http://www.Bridgerbowl.Com)



## A letter from BCPOA's President...

This past year has been an extremely busy one for those of us on the board. The greatest worry, time sink, and money consumer has been our focus on the pending development at Bridger Bowl base area, the Bridger Mountain Village.

A conditional use hearing for the project went before the county in May of '07. Two days of testimony and many helpful letters from you, I believe, persuaded the developers to ask for the CUP to be tabled to a later date. This delay facilitated discussion with BCP and BCPOA to work on our concerns. After many months and a lot of discussion, we are still greatly concerned about the impact that this development will have on the canyon. A master plan for the base area was being developed, which in theory, has many additional if not stricter guidelines to our existing base area plan. The real trouble lies in the procedure, implementation, compliance and enforcement of these guidelines. At this time it is not known what all this discussion will lead to

We as your Board, are trying to protect our way of life in this canyon and have had to hire professionals in land planning and environmental studies, as well as legal council to ensure we, as volunteers, do not give away our ability to make informed and coherent decisions in respect to this complicated issue. All of the board members generously donate their time and effort to uphold our general plan, base area plan and regulations. Though BCPOA has no regulatory power, we as a unified voice can influence the county in such matters. With development in the Gallatin County growing at such an alarming rate it is plain to see our canyon's zoning has thus far helped to prevent the same from happening here. But change is inevitable and only through steadfast adherence to our zoning documents can we, as residents, have the power

to ensure these inevitable changes be in keeping with the long history of our zoning district.

We are grateful for the generous contributions many of you have made in the past. Unfortunately the Bridger Canyon Property Owners Association's monetary funds are at all time low ebb. Once again I ask each of you to make as generous a contribution as you can to assist us maintaining our best, most informed and professional efforts. It is only through this united effort that we can succeed. Won't you please help to keep our "health, safety, peace, morals, comfort and general welfare" of the canyon alive. The threat of manipulation and deterioration of our regulations is ever present and the need for vigilant oversight is paramount.

Thank You,

Lowell Cary  
BCPOA President

"Quality is never an accident;  
it is always the result of high  
intention, sincere effort, intelligent  
direction and skillful execution;  
it represents the wise choice of many  
alternatives"

"William A. Foster

### Base Area Dev *(Continued from page 1)*

On November 2, BCP and BCPOA met to discuss further refinements, including relocation of residential units and roads bracketing Bridger Creek. Pepper's work with Prugh, to define the principles guiding phasing and to develop detailed design standards for areas designated for development was completed to the extent possible.

We are pleased with the results the planners achieved, but much remains to be done:

- The idea of relying on a master land use plan, implemented by subsequent detailed plans, to manage water availability and other contingencies remains untested until detailed specifications are drawn up.
- A number of legal and procedural issues need to be resolved with the county before we can have a road map to an enforceable project specification that does not create loopholes in our regulations.
- Detailed building and site design specifications are needed to ensure a light footprint and tighter integration with Bridger Bowl.
- Other issues raised in testimony, including traffic, have not yet been addressed

In February BCP introduced a scaled down version of the project to BCPOA; the original project would be scrapped and replaced with a primarily residential development. Potential benefits of the project might be a conservation easement protecting the open space and additional parking for Bridger Bowl bus services. On February 20 BCP presented the project to the GCPD, Bridger Bowl and BCPOA. It was unclear if the project was an amendment to the existing PUD/CUP application or a potential new application. Suggested conditions of the revised project included an amendment to the overnight language reducing the restrictions placed on individually owned units and the possibility of completing full scale build out sometime in the future.

On March 26, BCP withdrew their application due to "the length of time that has passed and the complexity of the changes".

It is BCPOA's objective to seek a plan that controls in favor of benefits to Bridger Bowl and the surrounding community, and is impervious to circumstances we can't anticipate, like insufficient water. To that end, we will continue to work towards resolving procedural, legal, and regulatory issues impeding the districts support of a base area development. We believe collaboration among all interested parties should result in something truly new and viable to present.

## WEB SITE NEWS

The BCPOA web site continues to grow. Our latest addition is a page documenting our extensive research into legal and procedural issues with the proposed Base Area development, particularly transfers of density rights.

See <http://www.bcpoa.net/research.html>

Elsewhere on the site, you can find:

- BCPOA's bylaws, directors, and contact information
- More background on the proposed development in the Bridger Bowl Base Area, including 3D maps
- News and our calendar
- An extensive set of links to useful information on land use, weeds, wildfire, water, emergency preparedness, spruce budworm, and wildlife

We've also created the Bridger Canyon Forum, a place for news and open discussion of canyon issues at <http://groups.google.com/group/bridger-canyon-forum>

### Gallatin County Planning Dept & BCPOA Work Together to Tackle Zoning Issues

Over the past year BCPOA Planning & Zoning and Base Area Dev Committee members spent much time collaborating with the county Planning Dept. While the main focus was BCP's PUD, P&ZC members and Planning officials worked together assisting property owners obtain appropriate CUPs and LUPs.

Many thanks are extended to GC Planning Dir Greg Sullivan, who filled the position left open by Jennifer Madgic's decision to join Senator Tester's staff, for sharing his expertise of zoning issues particularly of interest to BCPOA.

BCPOA's P&ZC members and county Planning staff welcome the opportunity to assist property owners with their planning projects in the district. To

## BCPOA CONTACT LIST

| Name             | Phone    | Email  | Area    |
|------------------|----------|--|---------|
| Lowell Cary      | 586-3990 | <a href="mailto:josline@imt.net">josline@imt.net</a>                     | Lower   |
| Mary-Martha Bahn | 587-5229 | <a href="mailto:mmbahn@earthlink.net">mmbahn@earthlink.net</a>           | Jackson |
| Rick Anderson    | 586-5604 | <a href="mailto:4a@littleappletech.com">4a@littleappletech.com</a>       | Jackson |
| John Neerhout    |          | <a href="mailto:ineerhoutjr@yahoo.com">ineerhoutjr@yahoo.com</a>         | Jackson |
| Joan Cory        | 587-3523 | <a href="mailto:jcory@littleappletech.com">jcory@littleappletech.com</a> | Lower   |
| Tom Fiddaman     | 582-4911 | <a href="mailto:tom@metasd.com">tom@metasd.com</a>                       | Lower   |
| Pauline Sager    | 585-8544 | <a href="mailto:Pauline@bcloadge.com">Pauline@bcloadge.com</a>           | Lower   |
| Ed Amende        | 585-5596 | <a href="mailto:ejamende@aol.com">ejamende@aol.com</a>                   | Upper   |
| Kate Vargas      | 586-0549 | <a href="mailto:kvargas@imt.net">kvargas@imt.net</a>                     | Upper   |
| Tom Bergsland    | 585-7922 | <a href="mailto:tbergsland@aol.com">tbergsland@aol.com</a>               | Upper   |
| Deb Stratford    | 522-7215 | <a href="mailto:debstratford@msn.com">debstratford@msn.com</a>           | Upper   |

Chairman - Lowell Cary  
 Zoning Committee Dir. - Deb Stratford  
 Development Committee Dir. - Tom Fiddaman

more easily inform interested parties of county zoning issues Mr. Sullivan has created the *GCPD News*, a bi-monthly publication summarizing Planning officials activities, and includes planning FAQs and contact resources. Help yourself to a copy located at the Planning Office, Rm 208 in the County Courthouse or review it, and a wealth of other information, on their web site at [www.gallatin.mt.gov/planning](http://www.gallatin.mt.gov/planning). At BCPOA's website you can peruse Bridger Canyon Zoning documents, contact the P&ZC, and find interesting information about our canyon.

Over the next few months our focus turns to completing revisions to the district's regulations. Through intelligent, comprehensive, and environmentally conscious zoning regulations the canyon will continue to remain the beautiful place we live and play for generations.

### ANNUAL MEMBERSHIP FORM

This newsletter serves as our request for your annual \$20 dues. Please complete this form and submit it with your check to: BCPOA Treasurer, PO Box 10514, Bozeman MT 59719-0514 (feel free to use a current address sticker on this form if you prefer)

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Alter nate #: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Bridger Canyon Property Address (if different from above)

\_\_\_\_\_

\_\_\_\_\_

Enclosed is \$20 for my 2008 annual dues and if indicated an:

**Additional contribution to support BCPOA's continuing efforts to protect the long term interests of the canyon and it's residents.**

\$500     \$250     \$100     Other \$ \_\_\_\_\_

\*\*\*\*\*THANK YOU FOR YOUR SUPPORT\*\*\*\*\*



#### A jingle of encouragement....

copying for distribution of written testimony in a hearing - \$100  
 an hour or two of legal and technical advice, critical for leveraging our volunteer's time - \$200  
 a mailing to keep you in the loop - \$300  
 document storage to preserve our regulations and research - \$500  
 peer review of a technical report - \$1000  
 our monthly legal bill - \$2500  
 a technical study of water or sewer capacity - \$5000  
 land use planning, for redesigning the base area - \$10,000  
 saving Bridger Canyon from CBM and wanton development - you got it!

Bridger Canyon Property Owner's Association

PO Box 10541  
Bozeman, Mt 59719-0514

## ***Special Points of Interest***

- *Community propane enrollment closes April 20th, see front page for details!*
- *Status of BCP's BMV PUD front page news!*
- *BCPOA Annual General Meeting May 29th; New/Renew Annual Membership Form inside.*



## **Come join us.....**

BCPOA Board of Directors are elected at the Annual General Meeting. This year 5 positions are available; 3 directors are needed to represent the Lower Canyon, and 2 to represent Jackson Creek .

The Board of Directors generally meet the second Tuesday of each month, beginning in September, continuing thru the winter, ending in May at the General Meeting.

As a Director, you have the opportunity to assist your neighbors, the county Planning Department and other entities preserve the attributes of the canyon so future generations are able to enjoy it as we do..



## **The Value of Your Support**

Picture if you will, the view as you enter the canyon and the vista before you unfolds. Wide swaths of green, interspersed with gold in the autumn. Snow capped mountains in spring. Horses and cattle grazing in the sunlight. Feel how it strikes a deep cord within you of just how fortunate you are to live in such a strikingly beautiful place. Now, picture in your mind the area between Griffin Drive and the Fish Hatchery. What do you see? Many of you would describe it as urban sprawl with little continuity coupled with the compromise of open space.

In a large part, you can thank the Association and the Board for that very special ambiance we call home. The Association strives continuously to uphold our Bridger Canyon Zoning regulations so that we can maintain our beautiful canyon. We work closely with the county Planning Department and other entities to see to it that the Bridger Canyon area will remain a place of awesome beauty and somewhere we will always be proud of to call home. It takes a great deal of the Board's time and effort on your behalf coupled with money to steward the canyon in a myriad of ways. The Board also contends with development from barns to 500 unit villages in the ski area in order to insure that the canyon's integrity remains and neighbors are not adversely impacted.

The Association's primary goal is to protect this area so that all can enjoy its beauty and live here harmoniously for generations to come. Your membership denotes your support for this Association and its goals and signifies to everyone your willingness to say "I do care what happens in the Canyon." For continuing members, thank you for your support and for new property owners, I urge you to join today and become active in the Association.