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INTRODUCTION

The Bridger Bowl Base Area is located approximately fifteen (15) miles northeast of Bozeman, and encompasses approximately 400 acres. The need for a plan to guide development in the Base Area was recognized as early as 1971. In 1978, the Bridger Bowl Base Area Conceptual Plan was prepared, and was officially adopted in May of 1979.

This update was undertaken at the request of the Bridger Canyon Planning and Zoning Commission. The Commission asked that the Plan reflect the changes that had occurred in the five years since its adoption, and that various issues be clarified.

A Citizens Study Committee was appointed to advise County Staff on revisions to the Plan. This revised document contains substantial information from the original Plan adopted in 1979, which was prepared by Joel Shouse and James Morton.

The purpose of this Plan is to provide information to guide decision making, and to set forth policy direction to respond to the special needs, problems, and future development of the Base Area. The Bridger Canyon Zoning Regulation provides the framework for the implementation of this Plan.

BACKGROUND

In 1970 and 1971 the firm of Murray and McCormick, Inc., Sacramento, California, developed a General Plan, Development Guide and Zoning Regulation for the Bridger Canyon area. This effort was completed in April of 1971 and adopted the following October.

The Murray and McCormick Plan designated the Bridger Bowl Base Area as Recreation and Forestry, with a basic density right of one unit per 40 acres. It also established a Planned Unit Development (P.U.D.) designation for the Base Area of 800 total units for overnight accommodations if the development was in compliance with the standards and intent of the P.U.D. Section of the Bridger Canyon Zoning Regulation. The rationale for this high density allocation with overnight qualification (the balance of the Bridger Canyon area has an allowable P.U.D. density of only one unit per 20 acres, except for a small portion of land located in the southwest corner of the Zoning District, which has a P.U.D. density of one unit per 10 acres) was to allow for the expansion of the Bridger Bowl Ski Area to its ultimate capacity without exceeding the vehicular capacity of the two-lane Bridger Canyon Road. (County Commission Resolution No. 1995-25)

The Murray and McCormick Plan set out a number of recommended guidelines for development in the Base Area. These included an overall plan for sewage treatment and disposal, hiding buildings from view of motorists on the Bridger Canyon Road, preparation of and adherence to an erosion control plan for all construction, and several other guidelines. Murray and McCormick also recommended, and the Bridger Canyon Property Owners agreed, that there should not be additional development with the Base Area until a Master Plan was prepared. It was felt that the

preparation of this plan should be left to the Base Area Property Owners as it would require mutual cooperation in order to develop a workable plan.

Work on a Base Area planning effort was begun in 1977. In the fall of 1977, a County Water and Sewer District was organized for the Base Area. A water supply, sewer collection and sewage treatment facility study as completed in January 1979 by the firm of Morrison-Maierle, Inc.

The Bridger Canyon Property Owners Association responded to the water and sewer study by indicating that they felt it was a positive step forward in the development of a master plan for the Base Area, but that it was only one element of the plan.

For various reasons, all parties to the Bridger Bowl County Water and Sewer District have withdrawn from the District. Thus, the possibility of a central sewer system to serve all the Base Area is greatly diminished. While the ultimate development of a central sewer system is a worthwhile goal, it appears that for the present, sewer systems which serve a minimum of two property owners are more feasible and should be encouraged where possible.

In the spring of 1978, the Bridger Bowl Ski Area applied for a Use Permit to construct parking and ski facilities and again the issue of lack of a master plan was brought forth.

In response to the various development requests and the interest in seeing a master plan developed for the Base Area, the Gallatin County Commissioners in May of 1978, commissioned Joel Shouse and James Morton to prepare a Conceptual Plan for the 400 acre parcel. All Base Area property owners were notified of the planning effort taking place and their input was requested. In July of 1978, a meeting of the Bridger Canyon Planning and Zoning Commission was held for input and discussion of the Base Area Plan and Shouse and Morton submitted their plan. Several of the Base Area property owners requested time to hire their own consultants to study the area and make recommendations. Morrison-Maierle and Gage Davis and Associates were engaged by the property owners. Several more meetings were held and Gage Davis and Associates presented their plan on December 13, 1978. The Bridger Canyon Planning and Zoning Commission voted to turn over both plans and all accompanying information to the County Staff and a final conceptual plan be drafted to be presented at a public hearing.

A final Conceptual Plan was drafted and was adopted in May of 1979. Because there had been several major changes that had occurred in the years since the adoption of the Base Area Plan, the Bridger Canyon Zoning Commission amended the Base Area Plan in 1985. (Amended: County Commission Resolution No. 1995-25)

In 1989 the Base Area Plan and Zoning Regulation were amended to allow for both recreational housing and overnight accommodations in the Bridger Bowl Base Area ("Base Area"). Recreational housing is defined as housing which does not have restriction on length of stay and includes attached and detached single family units. When the Zoning District was created single family dwelling units were allowed in the Base Area through the Recreation and Forestry (RF) District designation attached to the Base Area. In the Base Area Plan and Zoning Regulation the development rights were allocated to the property in the Base Area. Generally, twenty-five percent (25%) were allocated to recreational housing the seventy-five percent (75%) were allocated to

overnight accommodations. This Base Area Plan is a site specific plan for the Base Area and is adopted as part of the General Plan and Development Guide. (Amended: County Commission Resolution No. 1995-25)

Originally, the Base Area consisted of approximately 400 acres. When the General Plan and Development Guide and the Bridger Canyon Zoning Regulation were adopted a development right of two (2) dwelling units per acre (approximately 800 dwelling units) with a planned unit development was established for the Base Area. In 1989 200 development rights for recreational housing (25%) and 600 development rights for overnight accommodations (75%) were allocated to the property in the Base Area. (Amended: County Commission Resolution No. 1995-25)

In 1990 the Base Area was expanded with the addition of the 100 acre North Base Area. As a condition of that approval the total number of Base Area development rights did not change and a covenant was placed on the 100 acre parcel requiring any development proposal to include a second ski base. In 1991 a second addition to the Base Area was approved for a 260 acre parcel located at the northeast corner of the Base Area and commonly referred to as the Hammersmark property. As a condition of that approval the total number of Base Area development rights did not change, that a single planned unit development proposal was required for all properties owned by the applicant, that the development of the property was limited to 70 units which must be served by the Base Area central sewer and water systems and that residential structures on the property must be set back 400 feet from Bridger Canyon Road. (Amended: County Commission Resolution No. 1995-25) The condition that the 260 acre parcel, commonly referred to as the Hammersmark property, be served by the Base Area central and community water system was eliminated following public hearings before the Planning and Zoning Commission and Gallatin County Commission. (Amended: County Commission Resolution No. 1995-52)

In 1996 the expansions of the 1990, 100 ± acre Hammersmark property were de-annexed from the Base Area. The Base Area development rights remain the same as the 1989 development right allocation. This allocation allows 200 development rights for recreational housing (25%) and 600 development rights for overnight accommodations (75%). (Amended: County Commission Resolution No. 1996-4)

With these expansions of property the Base Area consists of 760 acres with approximately 800 development rights as set forth and allocated in the Base Area Plan and Zoning Regulation. (Amended: County Commission Resolution No. 1995-25)

BRIDGER CANYON GENERAL PLAN

When drafting a plan for the Bridger Bowl Base Area, it is necessary to consider the intents and purposes of the General Plan and Development Guide adopted for the entire Canyon. The emphasis of the Bridger Canyon General Plan is to favor "the conservation of natural resources, the preservation of open space and agricultural usages, and limited, controlled growth."

To achieve this end, the Bridger Canyon General Plan sets out development criteria for all types of development allowed in the Canyon. These criteria are based primarily on the physical determinants such as slope, soils, vegetation, hydrology, etc. Existing land use is also used as a basis

for the criteria. Because the Plan determined that much of the desirability of the Canyon is derived from its natural beauty and rural atmosphere, the development criteria and the subsequent zoning strive to protect those important qualities.

The entire Bridger Canyon Zoning District has been given a basic density right of one unit per forty (40) acres, with a planned development designation of one unit per twenty (20) acres throughout the Zoning District, with the exception of those portions of the Zoning District which a P.U.D. density of one per ten (10) acres and the Base Area, which has a planned unit development of approximately 200 recreational housing units and 600 overnight accommodation units. This P.U.D. density is only allowed when a development meets special conditions. The conditions are designed to allow higher density cluster housing with large areas designated as open space, in order to maintain as much of the natural environment as possible. (Amended: County Commission Resolution 1995-25)

The plan does, however, recognize the recreational potential of the Canyon, especially the ski area potential. Bridger Bowl is estimated to have an ultimate potential for 7,000 to 8,000 skiers per day. A major concern of the original planners and the Bridger Canyon residents was that the existing Bridger Canyon Road would not handle the traffic that would be generated by 7,000 to 8,000 day skiers. The construction of an adequate road to handle those numbers was determined to be contradictory to the intent of the General Plan. To resolve this problem, the plan provided for full expansion of the ski area by designating 800 units of one unit per half acre. This high density area was included in order to allow enough overnight facilities to maintain a low daily traffic volume on the Bridger Canyon Road. The plan proposes 1,500 car parking spaces for 4,500 day visitors and a possible P.U.D. density for 800 units to serve an estimated 3,000 overnight visitors. (Amended: County Commission Resolution No. 1995-25)

Mass transportation could also be used in conjunction with day skier parking and overnight accommodations to achieve the 7,000 to 8,000 skiers.

GOALS AND OBJECTIVES

A plan for the Bridger Bowl Base Area should reflect many of the same goals and objectives as the Bridger Canyon General Plan. In other words, this Plan should be an extension of the General Plan. This Plan attempts to give direction to the expansion of the ski area and accompanying development while preserving the character of Bridger Canyon, and remaining consistent with the basic intent of the Bridger Canyon General Plan. To this end, the following goals and objectives for the Base Area have been adopted. Goals are a general statement of a desirable end to be attained; objectives set forth more specific ways to attain the goals. The goals and objectives provide a broad and basic framework for determining the merits of development proposals.

GOALS AND OBJECTIVES FOR BRIDGER BOWL BASE AREA

GOAL: Encourage quality year-round recreational activities within the Base Area.

OBJECTIVES:

- 1). Develop an economic base for overnight accommodations.
- 2). Encourage diversified recreation as a partner to the existing economic base of agriculture and cottage industry in Bridger Canyon.
- 3). Maintain a balance between recreational and residential traffic.
- 4). Support the establishment of recreational uses consistent with the natural setting.
- 5). Set limits on areas of high intensity recreational use based on access, sensitivity of surrounding uses, water quality, fire hazard, and environmental effects.

GOAL: Help control traffic within the limits of two lane Bridger Canyon Road.

OBJECTIVES:

- 1). Encourage the development of up to 1,500 parking spaces for Alpine day skiers.
- 2). Encourage the development of up to 800 units for accommodations in the Base Area, except for bonus for hotel and motel units.
- 3). Encourage ride-sharing programs.
- 4). Allow the expansion of recreational facilities to their ultimate capacity without exceeding vehicular capacity of two-lane road.
- 5). Develop the Base Area for overnight accommodations.
- 6). Encourage the provision of employee housing.
- 7). Encourage the development of services needed for recreationists, while limiting the B-2 Commercial area to five acres.
- 8). Allow the construction of bus parking as needed.
- 9). Encourage the development of up to 200 parking spaces for Nordic skiers.

GOAL: Conserve the natural resources within the Base Area and Bridger Canyon in general.

OBJECTIVE:

- 1). Provide for the preservation of stream areas and wetlands, and protect the water quality of Bridger Creek.

- 2). Encourage the eventual provision of central water and sewer systems.
- 3). Minimize soil erosion by requiring erosion control plans for all construction.
- 4). Maintain as much of the natural environment as possible by encouraging cluster development.
- 5). Require that all signs be designed in accordance with the guidelines in the Bridger Canyon General Plan.
- 6). Direct development to those areas most suitable for development in accordance with the Base Area Plan.
- 7). Develop a transit system to take those staying in overnight accommodations to the ski areas.
- 8). Encourage non-motorized recreation.

DESCRIPTION OF BASE AREA

The Bridger Bowl/Base Area as it was expanded in 1990 and 1991 is shown on the map attached hereto as Appendix A. The official map of the Bridger Canyon Zoning District, including the Base Area, is on file in the Gallatin County Clerk and Recorder's Office. The maps (Map 1 through Map 8) which are included in the text of this Base Area Plan show the original Base Area and are included for purposes of discussion of the original Base Area. They do not show the extended Base Area and are not intended to represent the Base Area as it presently exists. Current development consists of the Bridger Bowl Ski Area facilities, a ski shop, the Crosscut Ranch, a summer cabin on the Hepburn property, and the Bridger Pines Condominium and Homesite Development.

Appendix A illustrates the various property ownerships in the Base Area and the development rights that could be allocated upon approval of a planned unit development. The following chart shows the development rights in the Base Area that could be allocated upon approval of a planned unit development. The chart reflects density units that have been transferred as of June 1, 1984. (Amended: County Commission Resolution No. 1995-25). (Amended: County Commission Resolution No. 1999-01 on January 26, 1999).

<u>OWNERSHIP</u>	<u>APPROX ACRES</u>	<u>UNITS UNDER BASIC ZONING</u>	<u>REC. HOUSING</u>	<u>OVERNIGHT UNITS</u>	<u>RESERVE OVERNIGHT</u>
360 Ranch			50****		
Tract 1					
Financial Dev. Corp	32.5	1	****	23	26
Tract 2					
Crosscut Ranch	61.5	1	****	5	6
Tract 3					
Simkins and Haggerty	80.0	4	****	90	103
Tract 4					
Montana Blesco North	20.0	1	****	52	59
Tract 5					
Montana Blesco South	65.5	1	****	41	47
Bridger Bowl**	87.0	1	16	23	25
Hepburn	3.5	1	2	2	3
Lachenmaier	25.0	1	13	17	20
Bridger Pines***	29.0	1	---	---	---

** Ownership of two separate parcels

*** Previously developed for 60 units

**** The 50 Recreational Housing Development Rights granted to the 360 Ranch Corporation owned properties can be used within Tracts 1-5.

(Amended: County Commission Resolution No. 1996-4)

(Amended: County Commission Resolution No. 1999-1 on January 26, 1999)

Public lands shown on any map as being in the Base Area do not have any development rights of one (1) dwelling unit per one-half (0.5) acre. Public lands shown on any map as being in the Base Area are classified as RF and have a basic development right of one dwelling unit per forty (40) acres as allowed in the regulation. (Amended: County Commission Resolution No. 1995-25).

Transfer of development rights is allowed for in the Bridger Canyon Zoning Regulation. The development rights assigned within the Base Area may only be transferred within the boundaries of the Base Area. The value of development rights is set by the private market and the rights may be conveyed and reconveyed.

The purpose of the transfer of development rights is to encourage more intense development in those locations suited for such development. Transfers must be approved by the Bridger Canyon Zoning Commission in accordance with the procedures set forth in the Zoning Regulation.

Existing and proposed guest ranches in the Base Area are subject to the assigned development rights, and not to the general discussion of guest ranches in the General Plan. As such, guest ranches would also be eligible for the hotel/motel density bonus provided for in the zoning regulation.

map 1

RESOURCE STUDIES

A series of physical resource elements were developed and analyzed in order to insure that the design of the plan would be compatible with the environmental capabilities of the land and in accord with the Bridger Canyon Plan and Development Guide. Each of these elements are depicted on maps and are discussed in the following sections.

Topography, Slope and Waterways (Map 2)

The topography of the Base Area is a major determinate of the plan. Slope conditions place limitations on roadways, utilities and the location of structures. Map 2 illustrates the topography and also identifies slopes in excess of 30 percent, which are recommended in the General Plan to be retained in their natural condition, or in other words, not developed. Waterways and the stream influence zones along the waterways are important not only for the carrying of runoff waters, but also for the preservation and protection of water quality. Waterways should be crossed by roads and utilities as infrequently as possible. Floodplains which are a minimum of 50 feet (25 feet on either side of the channel) should be preserved in a natural condition along all waterways.

map 2

Soils (Map 3)

Soils are a very critical element in the development of the Plan. Walt Anderson, former District Conservationist, Soil Conservation Service, prepared the "Special Soils Report - Bridger Bowl Ski Area" that identifies some very serious constraints. For this report, Mr. Anderson identified seven soil mapping units, which are shown on Map 3. He further analyzed each unit for its suitability for nine different uses. The following table summarizes this information for the five uses most pertinent to the Base Area.

LIMITATIONS FOR INDICATED USES

Soil Mapping Unit	<u>Shallow Excavations</u>	<u>Dwellings</u>	<u>Local Roads & Streets</u>	<u>Embankments</u>	<u>Erosion Hazards</u>
1	Severe	Severe	Severe	Moderate	Severe
2	Moderate	Moderate	Severe	Moderate	Moderate
3	Severe	Severe	Severe	Severe	Moderate
4	Moderate	Moderate	Moderate	Slight	Moderate
5	Moderate	Slight	Moderate	Moderate	Moderate
6	Severe	Severe	Severe	Severe	Severe
7(a)	Severe	Severe	Severe	Moderate	Severe
7(b)	Severe	Severe	Severe	Slight	Severe

An arbitrary rating scale was developed in order to rank the various soil units and their suitability for development. A slight limitation was given a numerical rating of 1, moderate 2, and severe 3. The range of rating is, therefore, from 5 to 15 with the best or most suitable soils having a low numerical rating and the worst or least suitable soils a high rating. These ratings are summarized below.

<u>Soil Mapping Unit</u>	<u>Rating</u>	<u>Remarks</u>
1	14	Least Suitable
2	11	Moderate Suitability
3	14	Least Suitable
4	9	Most Suitable
5	9	Most Suitable
6	15	Least Suitable
7(a)	14	Least Suitable
7(b)	13	Least Suitable

It should be pointed out that although some soils are more suitable than others, they also have some limitations for use. Additional testing is required to determine the soil capabilities for specific areas where any development is proposed.

map 3

Tree Cover (Map 4)

Tree cover is represented on Map 4. The significance of tree cover relates to the Bridger Canyon General Plan which recommends that visual aesthetics be preserved through the clustering of development in areas of tree cover. Commercial clear cutting of viable trees is discouraged in the Base Area. Dead trees can be removed at the owner's discretion.

Climate

Winds, sun exposure, and snowfall and drifting are climate elements which should be considered in the development of the Plan. Several observations were made which are pertinent. The high ridges at the southwest and northwest portions of the study area are exposed to the winds. The northerly slopes receive little sunlight during the winter months. Snow depths increase as elevation increases and the easterly portions of the study area will probably receive less snow fall than will the westerly higher elevations.

map 4

Ski Area Future Options Identified at this Time (Map 5)

At the time this plan was written, the Master Plan Committee for Bridger Bowl had completed a study and intended to recommend the course of action summarized below to the Bridger Bowl Board of Directors. At this time, it is the intention of the Bridger Bowl Master Plan Committee to recommend to the Bridger Bowl Board of Directors that the base of operations of the ski area be moved to the vicinity of the existing Bridger Lift loading terminal. This move will solve several problems for the ski area. Early season snow conditions are much better at this elevation. Neighboring land ownerships are primarily State of Montana and the Federal Government. This location also allows Bridger Bowl to expand north or south without changing elevation. This is a better situation from a functional point of view and would serve the public more efficiently.

Major drawbacks to this move are the need to construct a road to the new base area and the need to maintain it after it is constructed. Life facilities would also be required from developing overnight accommodations and existing parking.

It is possible that additional parking could be developed to the south of the proposed new base site. The primary site for an expansion base would be to the north on the lower end of Bridger's newly acquired land or on forest service property. (Base II probably a combination of both). South expansion (Slushman drainage) would be a long term third base if traffic warranted.

Two major lifts are in need of replacement; Bridger and Alpine. The proposed replacement would consist of two lifts. One would start in the new base area and terminate in the North Bowl. The second lift would serve the steeper terrain south of the existing lift and would terminate near where upper Bridger lift unloads now. The replacement for Alpine would also start near the new base area and terminate near where Alpine does now. Two lifts would serve Base II. One would serve the terrain on the knob north of North Meadows run and the second would start in the Base II area and terminate near the top of North Meadow Run. No specific lifts have been planned in Base III at this time but they would probably follow those outlined in the existing Master Plan.

These options are illustrated on Map 5. Other options may be available or may come to light in the future; however, the options discussed are the major available options for the purposes of this Plan.

map 5

Buildable Areas (Map 6)

An analysis of all of the previously discussed resource elements has resulted in the preparation of Map 6 which illustrates buildable areas. The map shows primary, secondary and tertiary building areas. It is questionable whether the tertiary areas should be considered buildable at this time, however, they are shown with the qualification that detailed site studies may demonstrate that some or all of these areas are usable. Lacking such demonstration they should be considered on the basis of the primary zoning of one unit per 40 acres only.

map 6

Roadways and Parking (Map 7)

Roadways have been considered to utilize all existing roads and a number of cleared strips that were evidently former logging roads. The major exception is the road along the northerly boundary of the planning area. Grades in general are less than six percent except for the extreme westerly portion of the new road on the Financial Development Corporation and Bridger Bowl lands. The major unresolved roadways are those that relate to the future ski area expansion.

Skier parking at Bridger Bowl has been determined by many to be the number one priority of accommodate the growing numbers of day skiers. Because of this, several areas are shown of Map 7 for possible development of future parking. These areas are considered because of topographic features, their location in relation to the ski area, and ski area expansion possibilities.

Fire Protection

The Base Area is part of the Bridger Canyon Volunteer Fire District. As development occurs, it will be necessary to build a fire department substation in the Base Area. The substation should be centrally located, and its location approved by the Bridger Canyon Rural Fire District.

map 7

BASE AREA PLAN

This plan has been developed through a review of the Conceptual Plan adopted in 1979, a study of the existing resources and their capabilities, and through consideration of comments from various public meetings. The elements of the Base Area Plan have also been considered in light of the purpose and intent of the Bridger Canyon General Plan and Development Guide, and with consideration of the previously stated goals of this Plan: encouraging year-round recreational activities, controlling traffic on Bridger Canyon Road, and conserving natural resources. Therefore, with this information, the plan has been developed to be a guide for the future development of the Base Area.

The basic intention of the plan is to coordinate the potential development of 800 density units with the development of year-round recreational facilities.

Bridger Bowl remains the major catalyst for development in the Base Area. However, since the adoption of the Bridger Canyon General Plan and the Base Area Conceptual Plan, there have been three significant changes that affect the Base Area.

First, Bridger Bowl has begun to more actively pursue the non-local skier. Bridger Bowl does still have a primary goal of providing quality skiing for Bozeman/Gallatin County residents. However, to keep costs to the local skiing public affordable and to make efficient use of the existing facilities, it is necessary to attract the weekday, vacationing skier.

Second, cross country skiing has enjoyed a recent surge in popularity. Crosscut Ranch, formerly the Bridger Mountain Guest Ranch, attracts a significant number of persons to its cross country ski facilities. The Crosscut Ranch also offers a number of year-round recreational facilities, a restaurant, and overnight accommodations, which draw people to the Base Area on a year-round basis.

Third, Montana Blesco has received preliminary plat approval for 110 units of overnight accommodations. Plans call for the 110 units to be built in four phases, with completion scheduled for 1988.

These three changes have raised many questions as to the future of the Base Area. A plan which suggests a direction for future land use development is shown on Map 8. This plan is based on the resource capabilities shown on previous maps, the 1979 Conceptual Plan and the changes noted since its adoption, and the expressed and anticipated needs for development in the Base Area.

As Map 8 shows, the plan addresses the location of five major types of land use in the Base Area - commercial, overnight facilities, open space, recreation, and housing. The plan is intended to serve as a guide for land use development and zoning decisions, and to be a diagram of where uses could appropriately be located. The plan is not intended to show precise boundaries or sites.

COMMERCIAL/OVERNIGHT ACCOMMODATIONS

The location and type of commercial activity in the Base Area has been a controversial issue. Previous plans have suggested that the amount of land for Commercial use be limited to five acres. However, the issue of commercial uses outside of the five acres was not clearly addressed. As a result, the Bridger Canyon Planning and Zoning Commission did not have clear guidelines when considering various requests for "accessory" commercial uses outside of the area designated as "Base Area Commercial." This plan recognizes that there are three different types of commercial activity that are necessary to encourage the development of year-round recreational activities in the Base Area.

First, there is the commercial activity which provides a central area for the ski area's business and service activities. This is the five acre commercial designation referred to in prior plans, and would be the ski hill's "downtown". The type of use included in this area are bakeries, beauty shops, restaurants, lounges, gift shops, galleries, retail sales, and rental of sports equipment.

On Map 8, this area is shown as being located on the north and west sides and one third of the south side of the skier parking area. While an area greater than five acres is shown, there are sites that would be suitable for this type of commercial activity. However, no more than five acres should be rezoned for base area commercial use.

The second type of commercial activity that is necessary to the Base Area is large scale recreation activity and the small retail and service activities that are frequently required by users of the recreational facilities. Large scale recreation activities would include downhill and cross country skiing, tennis, etc. Rental of sports equipment, limited retail sales, restaurants, lounges and instruction in sports skills would be among the uses permitted in this area. This type of use would be permitted at the two existing Base Area recreational centers, Bridger Bowl and Crosscut Ranch, and at other large scale recreational facilities that might develop.

Overnight accommodations are a third type of commercial activity that are necessary in the Base Area. As shown on Map 7, there are suitable areas for overnight accommodations on both parcels owned by Montana Blesco, as well as on the properties owned by Lachenmaier, Simkins and Haggerty, Crosscut Ranch, Financial Development Corporation, and Bridger Bowl.

The importance of overnight accommodations at the Base Area has long been recognized. In the Bridger Canyon General Plan, adopted in 1971, it is stressed that overnight accommodations are needed to help control traffic on the two-lane Bridger Canyon Road.

The General Plan refers to overnight accommodations in a number of different ways. On Page 29 of the Plan it is stated:

"The Ski Area is expected to accommodate 3,000 persons in overnight accommodations on 400 acres...here, multiple clustered housing which does not impair scenic values is essential to accommodate the increasing number of seasonal residents."

Design guides for the Ski Base Area specifically refer to condominium development, and stresses "do not build undersized facilities."

It seems reasonable to conclude that the writers of the General Plan felt there was a wide range of overnight accommodations that would be acceptable in the Base Area. Reference to "seasonal residents" would further seem to indicate that a strict limit on length of visitor stay was not anticipated.

Employee housing and the hotel/motel density bonus are two additional aspects of overnight accommodations that must be considered. Employee housing will become necessary as more development occurs in the Base Area, and will help reduce traffic on Bridger Canyon Road. Employee housing should be located outside of the central base area commercial district, and should not be considered as using density rights (which are only for public overnight accommodations). All proposals for employee housing should be reviewed through the conditional use permit procedure and should have provisions to ensure that all occupants are employees in the Base Area and not members of the general public.

A density bonus of up to fifty percent for hotels and motels has been a part of the Bridger Canyon Zoning Regulation since it was originally adopted in 1971. The bonus is intended to encourage the development of hotels and motels in the Base Area. Bonus units are not counted against assigned development rights.

It is the intent of this Plan to allow for a variety of overnight accommodations and recreational housing in the Base Area, and to encourage the most dense development near the Ski Base facilities. It is further the intent of this Plan to ensure that water, sewer and land capabilities are adequate for proposed uses. To meet these intents, locational standards, specific development standards, and a reserve system for development rights are set forth in the Bridger Canyon Zoning Regulation.

Overnight accommodations are defined in Section 3.34 of the Bridger Canyon Zoning Regulation. Overnight accommodations include hotels, motels, hostels, cabins, bed and breakfast inns and time-sharing units, and require the use of a reservation and check-in facility. Of the overnight accommodations, hotels and motels are eligible for a density bonus if the criteria set forth in the Zoning Regulation are met. Recreational housing has no restrictions on the length of stay; is not eligible for the hotel/motel density bonus; is a dwelling unit with a kitchen and bath(s); and must be clustered. (Amended: County Commission Resolution No. 1995-46).

Development of accommodations/housing should be most dense near the commercial area and base facilities. Development should then become less dense as it approaches the boundaries of the Base Area and is thus adjacent to lands zoned for recreation or very low density residential. To meet these objectives, two methods are set forth in the Zoning Regulation. First, the location of overnight accommodations/recreational housing is allocated to specific zones. Second, setbacks and vegetation requirements are set forth.

To ensure that the Base Area does not develop exclusively for recreational housing, a cap on the number of recreational housing units is set forth in the table below. Because the Bridger Canyon General Plan is designed to allow 3,000 persons in ski area accommodations, population is allocated to each development right. The table shows the number of units allocated for recreational housing, total population allocated and population allocated to recreational housing.

DEVELOPMENT RIGHTS ALLOCATION

<u>OWNERSHIP</u>	<u>APPROX. ACRES</u>	<u>UNITS UNDER BASIC ZONING</u>	<u>REC. HOUSING</u>	<u>OVERNIGHT UNITS</u>	<u>RESERVE OVERNIGHT</u>
360 Ranch			50****		
Tract 1					
Financial Dev. Corp.	32.5	1	****	23	26
Tract 2					
Crosscut Ranch	61.5	1	****	5	6
Tract 3					
Simkins and Haggerty	80.0	4	****	90	103
Tract 4					
Montana Blesco North	20.0	1	****	52	59
Tract 5					
Montana Blesco South	65.5	1	****	41	47
Bridger Bowl**	87.0	1	16	23	25
Hepburn	3.5	1	2	2	3
Lachenmaier	25.0	1	13	17	20
Bridger Pines***	29.0	1	---	---	---

** Ownership of two separate parcels

*** Previously developed for 60 units

**** The 50 Recreational Housing Development Rights granted to the 360 Ranch Corporation owned properties can be used within Tracts 1-5.

(Amended: County Commission Resolution No. 1995-25).

(Amended: County Commission Resolution No. 1996-4).

(Amended: County Commission Resolution No. 1999-01 on January 26, 1999).

Twenty-five percent (25%) of all dwelling units and twenty-five percent (25%) of the population are allocated for recreational housing. Forty percent (40%) of the remaining overnight development rights and population allocation are held in reserve until it is shown that water, sewer, and land capabilities are adequate for their use. Population and housing type information is required as part of the development review procedure set forth in the Zoning Regulation. This allocation system should be reviewed for its effectiveness, and modified, if necessary, when any property owner meets their allocation of recreational housing. The review shall analyze whether recreational housing is being used on a temporary basis or for year round, permanent residences.

Open Space

Bridger Canyon is an area of unique natural beauty with low population density. Many of the goals of the Bridger Canyon General Plan are directed toward preserving this special atmosphere of the Canyon. As stated earlier, the goals and objectives of this Plan are also aimed at conserving the natural resources within the Base Area and in Bridger Canyon.

To further these goals, various areas are designated on the Plan to remain as open space and to be retained in a natural state. Recommended locations for land to be retained in a natural state include a buffer strip along the Bridger Canyon Road and the road into the ski area. This buffer strip will make it possible to screen development.

A second area which should be kept in a natural state is along all streams and ponds. This will protect the water quality of the streams.

Recreation

The development of quality year-round recreational activities within the Base Area is one of the goals of this Plan. Recreation is the reason for the existence of the Base Area. Areas which are designated for Recreation on Map 8 are generally those with severe soils limitations. These lands are not suited for development without further soils testing, but could be used for recreation. Appropriate uses would include ski trails, hiking, horseback trails, etc. Non-motorized recreation uses are encouraged in the Base Area, as these types of uses are more compatible with the atmosphere of the Base Area and the adopted goals and objectives.

Bridger Bowl's lift facilities are presently located in areas designated for recreation and commercial use. Should Bridger Bowl move its ski base facilities to the existing Bridger Lift facilities, it would no longer be located in the area covered by the Base Area Plan. If the move does occur, consideration should be given to expanding the Base Area boundaries to include Bridger Bowl's base operation. However, no additional density units should be allowed.

Housing

The areas shown for housing are the sites of either existing housing or are subdivided for housing. The underlying zoning for the Base Area is one (1) dwelling unit per forty (40) acres, with one dwelling unit per twenty (20) acres through the standard P.U.D. process of the Zoning Regulation or with those development rights allocated to the individual tracts through the Base Area P.U.D. process of the Zoning Regulation. The allocation of development rights through the P.U.D. process for recreational housing and overnight accommodations in the Base Area is 25% recreational housing and 75% overnight accommodations. This allocation is consistent with the goals of this Plan to encourage the development of high density overnight accommodations in the Base Area.

(Amended: County Commission Resolution No. 1995-25).

Employee Housing

Providing affordable housing for employees is a problem common to recreation areas. However, the Bridger Bowl Base Area is located within a reasonable commuting distance of Bozeman, which is where the majority of Base Area employees live. To provide a choice for seasonal employees, the Zoning Regulation requires that employers provide rental housing for 10% of their employees.

Employee housing is required to meet a number of standards. It is to be located in dispersed rather than concentrated locations and must meet appearance standards for the Base Area. Employee housing is to function and have the appearance of multiple unit housing rather than single units.

In addition, employee housing can only be leased and not sold. Studio or efficiency and one bedroom units are allowed. Maximum and minimum sizes are specified. Employee units are only for the use of those who work in the Base Area and not the general public.

The requirements for employee housing are intended to have a certain amount of flexibility. Employers may choose the mix of studio/ one bedroom units that will be provided. Housing does not have to be located on the job site, but must be within walking distance or served by a shuttle service.

Employee housing must be provided to meet peak seasonal demand. However, employers may enter into agreements with other employee housing providers to meet the requirements of the Regulation. For example, if a summer only use were proposed, the developer could contract to use employee housing that is only occupied during the winter.

Roads

The roads within the base area are basically proposed as shown on Map 7. The arterial access to the area will continue to be served by the existing single access road from the Bridger Canyon Road. From this main road, various collector roads are shown to and through development areas. In most cases, existing roads will be utilized to eliminate the construction and disturbance involved in road building. It is also important to minimize stream crossings and hillside cuts because of the increased potential for degradation. Many of the soils in the area are very susceptible to erosion. Access roads should also be upgraded to a county standard, providing appropriate roads and right-of-way widths, adequate ditches, and culverts to carry runoff.

The basic road design as proposed in this plan will consist mainly of collector roads off the main ski area access which will loop whenever possible to eliminate long cul-de-sacs which are very undesirable.

Access to the Simkins and Haggerty, Lachenmaier and Montana Blesco property is proposed to utilize the existing access road possible looping west and continuing back to the main road below or east of the parking lot.

The access to the Crosscut Ranch, Financial Development Corporation, Bridger Bowl (formerly Pinkerton) and Montana Blesco property would utilize the two existing accesses. The one present access is off the ski area access road and the other is from the Bridger Canyon Road near the Forsythe Home.

Access to the ski base itself would continue as now existing with the clockwise flow in the present parking lot past the base facilities and down in front of the St. Bernard and any other commercial development.

Another option shown on the plan is an additional road to serve the commercial area on the north side. This would allow access to the commercial development with employee and customer parking on the north side instead of having people using the ski area parking. The possible problems with the construction of this road are the location in the stream influence area and the grade of the present area. If these aspects could be overcome, the construction of the road would be a desirable feature. If Bridger Bowl should move its base further up the hill, a road system would be necessary. The existing road used only in the summer could be improved to County standard, and form a loop system which utilizes an existing easement to the south of the existing base. This road is also shown on Map 7.

The road plan shown on Map 7 reflects the requirement in the Subdivision Regulations that newly subdivided parcels must provide suitable access to neighboring land. Access concerns are a part of the process when a development proposal is reviewed.

Besides the basic road system for the area, other transportation related issues should be touched on. The most important one is dealing with the overnight facilities access to the ski area. If the area ever were developed with 800 units or even half that, there would be a severe problem if all the people drove from their overnight accommodations to the ski area parking to go skiing.

The best solution seems to be a shuttle service or a ski lift to transport people from their accommodations to the ski base.

The last thing that should be briefly mentioned in this section is that of busses and bus transportation. Bussing should continually be encouraged and expanded. The basic concept not only complies with new energy policies, it also complies with the Bridger Canyon General Plan by allowing continued intensive recreational use without leading to the eventual over capacity of the Bridger Canyon Road. Therefore, the bussing program is a very positive aspect that should be encouraged.

map 8

Amendments

This Plan may be amended whenever the public interest and the general welfare require such amendment and according to the following procedure.

- (a) The petition of one or more land owners of property affected by the proposed amendment, which petition shall be signed by petitioning land owners and shall be filed with the Subdivision Review Department and shall be accompanied by a fee of \$125.00 payable to the County of Gallatin, no part which shall be returnable to the petitioner; or by
- (b) Resolution of intention of the Board of County Commissioners; or
- (c) Resolution of intention of the Bridger Canyon Planning and Zoning Commission.

Notice of Hearing: Whenever an application for a plan amendment is filed, a public hearing thereon shall be held within sixty (60) calendar days after the filing of the application. At least fifteen (15) days before such hearing, the Planning and Zoning Commission shall:

- (a) Mail notice to all persons owning property within 300 feet of the exterior boundaries of the area occupied or to be occupied by the use for which the permit is sought; or
- (b) Give notice by publishing notice of hearing in the newspaper of general circulation in this County.

Decision: After completion of the public hearing, the Bridger Canyon Planning and Zoning Commission shall make its decision in writing, which decision shall include findings of fact.

Conclusion

This updated Plan is intended to guide those involved in the development process in the Base Area, including interested citizens, developers, and those who make decisions. A policy direction is set forth in this document which reflects the special needs of the Base Area. As these needs change, it will be necessary to again update this Plan. Until that time, adherence to the basic concepts of the Plan will promote the orderly development of the Base Area.

The update to this plan was amended by Resolution No. 1999 - 01 of the Gallatin County Zoning Commissioners on January 14, 1999, and by Resolution No. 1999 - 01 of the Gallatin County Commissioners on January 26, 1999.

Gallatin County Zoning Commission:

Shelley Vance, Chairman

William A. Murdock, Member

Jeffrey Krauss, Member

Phil Olson, Member

Jennifer Smith Mitchell, Member

Gallatin County Commission:

William A. Murdock, Chairman

Phil Olson, Member

Jennifer Smith Mitchell, Member

ATTEST:

Shelley Vance, Clerk & Recorder

THIS PLAN WAS AMENDED BY RESOLUTION NO. 1995-46 OF THE GALLATIN COUNTY COMMISSIONERS ON AUGUST 22, 1995.

THIS PLAN WAS AMENDED BY RESOLUTION NO. 1995-52 OF THE GALLATIN COUNTY COMMISSIONERS ON OCTOBER 13, 1995.

THIS PLAN WAS AMENDED BY RESOLUTION NO. 1996-4 OF THE GALLATIN COUNTY COMMISSIONERS ON JANUARY 16, 1996.

THIS PLAN WAS CORRECTED ON AUGUST 8, 1997, BY DIRECTION OF THE GALLATIN COUNTY ATTORNEY'S OFFICE TO CHANGE THE WORD "*ORDINANCE*" TO "*REGULATION*" THROUGHOUT THIS DOCUMENT.

THIS PLAN WAS AMENDED BY RESOLUTION NO. 1999-01 OF THE GALLATIN COUNTY COMMISSIONERS ON JANUARY 26, 1999.

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