

SPECIFIC DEVELOPMENT PRACTICES

To maintain sensible scale and quality, Bridger Canyon Partners is dedicated to creating a sustainable, well conceived mountain community and has adopted the following planning practices.

1. Smart Growth / Sustainable Planning

- Create a high quality project that Bozeman can be proud of with attention to detail and design integrity.
 - Cluster layouts will be used to the greatest extent possible and open space areas preserved as natural buffers and habitat areas.
 - Orientation of homes to maximize passive solar exposure.
 - Community recycling program.
 - Refuse collection area.
 - Trees and native plantings will be preserved to the greatest extent possible. Selective thinning will be allowed to reduce fire danger.
 - Construction of energy efficient buildings.
 - Utilize high R-value insulation.
 - Install appliances and windows that meet energy star requirements
 - The 35' height limit for all structures as mandated by the Bridger Canyon Zoning Ordinance is consistent with design objectives and eliminates the possibility of high rise urban structures.
 - Restrictive covenants will be enforced for both residential properties and commercial properties to enforce the architectural guideline requirements and proper operation and maintenance of all properties.

2. Landscaping

- Very limited use of irrigation.
- Mandatory use of native landscaping materials.
- Mandatory use of approved plant list within Landscaping Guidelines.
- Encourage drip system irrigation rather than sprinklers.
- Prohibit non-native trees and plantings that will attract big game.
- Map existing noxious weeds and prepare an in depth method of control.
- Any fencing will be constructed to be wildlife friendly.



**Select wildflowers that are on the approved plant list in the Landscaping Guidelines*

3. Water

- Manage this resource to conserve use now and in the future
 - Require low flow plumbing fixtures.
 - Establish limited water usage landscape zones.
 - Single family home sites – 2,500 sq. ft. max allowable irrigation.
 - Overnight Accommodations – 1 acre total allowable irrigation for entire site.

- Commercial Area - 1 acre total allowable irrigation for entire site.
- Require water meters to track consumption.

4. *Site*

- Respect the existing landscape and contribute to the quality of native plant life and the environment.
 - Re-use of existing roads, stream crossings and previously disturbed areas.
 - Water courses, jurisdictional wetlands and drainages will be preserved and development carefully adapted in their proximity so that water quality is preserved.
 - All existing water rights on streams and drainages will be honored.
 - Protect and preserve existing meadows where possible.
 - Establish restrictions and guidelines on exterior lighting to reduce the amount of light pollution that are un-obtrusive to neighboring properties.
 - Minimize road impact by minimizing loop roads to maximize open space and protect trail corridors.
 - Development will be restricted from slopes in excess of 30% as mandated by the Bridger Canyon General Plan. All development will be carefully adapted to the natural topographic characteristics and the cutting and filling of grades limited to the greatest extent possible.
 - Use of bioswales to treat stormwater runoff for parking areas in excess of 10 vehicles.
 - All utilities will be carefully placed underground to avoid the chaos of overhead lines.
 - Existing overhead power-lines in the upper crosscut meadow area will be placed underground.



5. *Community*

- Reinforce this new community by establishing connectivity and a strong sense of place.
 - Invite use of the base area by local groups.
 - Overnight accommodations available to the public.
 - Utilize local merchants to meet small business needs.
 - Possible uses by the local art and music community.
 - Provide on mountain housing for 10% or more of the new base area Employees.
 - Provide amenities such as restaurants, swimming, a general store and limited shops.
 - Provide affordable employee housing in Phase II.

6. *Build a Ski Heritage and Place Family and Children First*

- Alpine skiing – to be operated by Bridger Bowl.

- Nordic skiing – to be operated by Bohart Ranch.
- Accommodation's for families.
- Back country skiing.
- Ice skating.
- Kids sledding hill.
- Kids adventure trail.
- Daycare / ski school program.

7. Create Diverse Recreational Opportunities for Year Round Use

➤ Embrace the lifestyle that is essential to maintain local authenticity

- Rebuilding of the Forsythe Ranch Lodge.
- Bike and hiking trails.
- Weddings and special events.
- Small Conferences.
- Family Reunions.
- Fly fishing trips.



**Popular former amenity at Bridger Bowl Ski Area – the establishment of public amenities is an important aspect of Bridger Mountain Village*

8. Establish a pedestrian friendly area that encourages foot traffic and outdoor recreation

- Remove large portion of automobile travel through area.
- Create a long term parking area for employees and guests who will be on the mountain for several days.
- Create ski in / ski out lodging opportunities where possible.
- Concentrate the majority of overnight accommodations to within 1,500 feet or a 5-minute walk of the Crosscut Lodge, the new alpine base area and the existing Bridger Bowl base area.
- Create a trail system that promotes and encourages walking, skiing or biking throughout the community. This will enhance the community character of the base area and discourage vehicular usage.
- Help support a public transportation system on mountain and to/from Bozeman.
- Motorized recreation activities will not be allowed (snowmobiles, ATV's).

9. Trail System

- Establish connections to and through surrounding land with Bridger Bowl, Bohart Ranch, Gallatin Valley Land Trust (GVLT) and the U.S. Forest Service.
- Provide trails throughout the base area to promote non-motorized recreation and connections to base area facilities and amenities.



** Pedestrian bridge crossing*

- Provide access to the U.S. Forest Service for a trail head parking area southwest of Bridger's existing base area.

- Continue to look for new trail opportunities and connections for year round public use.

10. Wildlife

- Development of the Base Area will be sensitive to wildlife values and special wildlife protective covenants will be employed to assure as compatible a relationship as possible with human use of the Base Area.
- Dogs must be maintained within a private yard or on a leash at all times.
- Horses and other livestock will be prohibited with the exception of trail use and other such uses in designated barn and pasture areas.
- A list of native plants which are wildlife friendly will be provided and strictly followed. All non-native shrubs and trees are prohibited.
- Total open space of approximately 80% will be carefully protected and maintained.
- Artificial feeding of wildlife is prohibited.
- An educational brochure on wildlife will be included within general owner and guest information packets.
- Open garbage containers will be prohibited. Regular garbage pick-up from all accommodations will be provided and collection areas will use bear proof containers.
- Individual perimeter lot line fencing is prohibited and any perimeter fencing will be wildlife friendly allowing animal movement through the area.
- Hunting or any discharging of firearms is prohibited.