Response to Feedback Form Comments

Description: To collect feedback on the draft Model Zoning Code for Affordable Housing, an online feedback form was available on the Envision Gallatin website from December 15th, 2025 through February 2nd, 2026. There were four prompts in the feedback form that asked participants to reflect on what they liked about the code, what they want to see improved, what standards are missing, and any other thoughts. Shorter comments received via the form are pasted verabitm in the second column and are inside quotation marks while longer comments are paraphrased. All feedback form comments are attached to this document and include the corresponding comment number shown in column one. The last column include's staff's response to each comment and, if any changes were made based on the comment, a description of what those were. To save space in this document, some staff comments refer the reader to another comment where similar points were brought up, for example "See the response to comment 1." Staff's response to emailed public comment starts on page 11 and uses the same formatting as the response to feedback form comments. The project team is grateful to all who took the time to review the Model Code and provide feedback, each comment prompted reflection on the content's of the Code and how to make it the most useful, precise, clear, and consistent document possible. Thank you!

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
1. Hargrove, David	Would like to see grandfathering of existing STRs and for the code to exclude STRs, but if it must include them, for Montana residents only. Appreciates affordable housing efforts but believes there is now a surplus of housing. States that their STR employs a lot of locals and if it were sold would not be affordable housing. Concerns about growth in Bozeman. Concerns about well being of future generations.	Of note, this project is not applicable in the City of Bozeman. The County Planning Department does not have jurisdiction in any incorporated city or town. This Code is applicable to the Urban, Rural, and Managed Growth Areas depicted in the County's Future Land Use Map. Regarding Short-Term Rentals (STRs): To inform the development of the Code, the project team conducted interviews with local housing and economics professionals who noted, as you point out, that STRs can both aid affordability when folks can rent out a bedroom in their home or rent their entire home while they are away, and can also hinder affordability when units are converted from residential housing to tourist lodging. While the first scenario offers income for residents, the latter situation reduces residential unit supply relative to demand - contributing to high housing costs. The supply of new residential units that can be built under County jurisdiction is constrained due to lack of infrastructure and services, sensitive lands, and more, making tracking the number of STRs in the County important. The County Housing Strategy, built with local data and extensive outreach also notes that "second homes, and investment properties used as short-term rentals can reduce the supply available to long-term residents and the workforce" (pg. 8, housing needs assessment) and recommends that the County regulate STRs consistently across zoning regulations and implement a licensing program. The Strategy recognizes that regulating STRs is one of the limited tools the County has to impact housing availability. To balance the above considerations, the Model Code includes example standards for STRs to mitigate impacts, protect health and safety, and promote housing affordability. These standards were informed by best practices used by other local governments and recommended by experts in planning, law, and economics. One of those best practices is to differentiate between STR operators who rent their primary residence or a portion of it (owner-occupied) and operators who are non-residents (non-owner occupied) that rent out residences year-around with no primary occupant. Both owner-occupied and non-owner occupied STRs are either allowed or conditional in all of the example sub-districts- thus there is a path to approval for every type of STR. In the final draft we have modified the owner occupied STR use to show "A" for allowed in every sub-district in the non-residential use table. This expands STR opportunities for those who rent their primary residence or a dwelling on the same property as their primary residence. We also struck the Fire Department inspection requirement so as not to duplicate Health Department requirements and added some clarifying language to make it more clear that the owner need not be on site during the rental period in owner-occupied STRs. Additionally, we have added language about non-conforming or "grandfathered" uses, see response to Comment 9. Lastly, to leave STR's out of the Model Code completely would mean that they are not recommended in any of the example zoning districts. When land uses are not defined and classified as either allowed or conditional in a zoning code it typically means that the use is not allowed. Defining STRs, addressing them in the use tables, and establishing clear standards provides a pathway for STR approvals across the example sub-districts.
2. Vogel, Katherine L.	Concerns about the environment, water, wildlife, and the land being able to support development, history given about Big Sky and the Yellowstone Club and the impacts of continued development in the area. Concerns about traffic and density and viewsheds from new condos/multi-family buildings. Concerns about quality of life and impacts of affordable housing on existing residents. Concerns about losing things that can never be recovered.	The introduction of the Model Code discusses that it is focused on housing and that thorough standards to protect wildlife and the enviornment could be added if and when the content from the Model Code is implemented as part of any zoning proposal/update. However, some of the standards in the code do indirectly benefit wildlife, water, and the enviornment, as represented through the icons. The Model Code accounts for sensitive lands and infrastrucutre availability by tailoring denisty and other recommendations to the Future Land Use Map categories. The County does not have the authority to institute a moratorium on development and prevent building all together, though zoning can set the paramaters for development through things like density and design standards, which are in the Model Code. Generally, transportation concerns are addressed in trails and transportation plans, capital improvements projects, and during subdivision or buildings for lease or rent review. The goal of the Model Code is to create example standards that address affordability and quality of life.

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3. Aamot, Tara	"Please remove section 2.6 and other restrictions on Short Term Rentals in the Model Code. We are very concerned about affordable housing in the county, but restricting STR's will not accomplish affordable housing, however, it will impede local residents from supplementing their income to afford the outrageous cost of living and property taxes."	Please see response to comment number 1.
4. Antonucci, Sarah	"I do not like the way you are limiting property rights in the name of affordable housing. Making short term rentals only allowed with the owner on the property is so restrictive that you are purposely trying to eliminate almost all short term rentals. With the tax changes, short term rentals will already be paying way more in taxes that will naturally eliminate some."	Please see response to comment number 1. There is a path to approval both for non-owner occupied and non-owner occupied STRs in every sub-district in the Model Code. The owner is not required to be physically on site during the rental period. The owner-occupied classification is instead based on whether or the not the proposed STR is the operator's primary residence.
5. Atterson, Trinity	Appreciates efforts to promote diverse housing, but has concerns about HOA requirements to manage open space and common facilities as they can include extra costs and restrictions on rentals. Concern that this combined with the STR section will unecessarily prohibit rentals that can support homeowners who house locals with their STR property. Would like to see rental flexibility based on housing types.	HOAs are currently the only mechanism to ensure that roads, parks, trails, and other common amenities in County subdivisions are maintained. The County typically requires that HOAs maintain these faciliities as part of subdivision review and approval, along with covenants related to health, safety, and fire protection. Unfortunately, there is no alternate mechanism to ensure that these subdivision features are maintained apart from HOA management at this time. While some HOAs implement strict standards that can be burdensome and expensive for property owners to comply with, the County unfortunately has no authority to regulate HOA administration or private covenants. Additional covenants or restrictions imposed by HOAs are ultimately private contracts that the purchaser agrees to at the time of sale. Regarding section 2.6 - see response to comment 1, owner-occupied STRs are now listed as an allowed use in every sub-district in the Model Code.
6. Bakwin, Chris	"Yes- short term rental policy (restriction) will result in loss of working and middle class taxpayers ability to ever own a home in Gallatin county. It also is an assault on private property rights.Remove restrictions on short term rentals so that more people will be able to use this to afford a home. Do not restrict the rights we have to use our property when we bought it. To do so is an assault on private property rights. Allow short term rentals."	Please see the response to Comment 1, there is a path to approval for every type of STR in the Model Code. Regarding your concern about supporting the ability of people who live and work locally to afford housing, see the distinction between owner occupied and non-owner occupied STR's, which addresses this.
7. Berndt, Robert K	"NO! I do not support any intrusion on my private property rights. Period. I do not support the model zoning code for affordable housing."	No specific changes to the draft Model Code requested.
8. Bradford, Sam	"I think the affordable housing incentives could be useful. I don't support strict regulations on short-term rentals as part of an affordable housing plan. As an outfitter in Montana I know that visitors like to have the choice of staying in a short term rental. The state already has a license system for short term rentals. An owner shouldn't be required to be on site. If you own a home and would like to rent it for part of the year, that should be allowed. You shouldn't have to own two homes on one parcel to be allowed to rent. Even people with just one property should be allowed to rent. Visitors do not need an on-site babysitter. Requiring a local contact or property manager may be a good rule."	Please see the response to comment 1, there is a path to approval for every type of STR in the Model Code. There is no requirement that the owner of the STR be physically on-site during the rental period for an owner occupied STR, they need only maintain the property as their primary residence during the rental period. There is no requirement that a property owner have two homes in order to rent- a single unit on one parcel could be short-term rented under the applicable procedure for an owner-occupied or non-owner occupied STR as listed in the example sub-districts.
9. Brosseau, Angie	Reguest to remove the STR section, notes that they were not mentioned in previous surveys. Would like to see STR grandfathering regardless of whether the owner occupies the property or not, concerned that the Code does not explain how current STRs are effected. Believes that STRs support affordability and that there is no evidence that they reduce affordability.	Please see the response to comment 1. When new zoning is implemented or existing zoning is modified, existing, legal uses that do not conform with the new regulation ("non-conforming uses") are typically allowed to continue. To make this clear for the public, we have added a note about non-conforming uses or "grandfathering" in the introduction of the Model Code. This concept applies to all land uses and structures when new zoning regulations are implemented, not just STRs. As noted in the introduction, the Model Code is made up of example standards based on best practices, so the STR standards are not currently applicable anywhere in the County. Any proposal to implement the example STR standards, or any other standards in the Model Code, to an existing or new zoning regulation would be advertised with opportunity for additional public input. The Model Code by itself does not impact any existing STR.

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10. Carr, Denise	Request to remove the STR section. Provides history of Bozeman's regulation of STRs including reports that showed they were important for tourist housing and does not believe that the City's new STR regulations increased affordability. Concern about being able to short-term rent in an area that allowed it when home was bought and that restrictions will prohibit short-term renting at the time they reitre and will impact ability to continue living near family.	Please see the response to comment 1 and comment 9.The Model Code by itself does not impact any existing uses. Additionally, the code allows owner occupied STRs in all sub-districts to aid affordability - so residents who choose to short-term rent their home for a few months out of the year could do so in any sub-district so long as all applicable provisions are met. Notably - the Model Code applies to Gallatin County's jurisdiction, which excludes municipalities like Bozeman. However, per recent studies focused in the City of Bozeman (2023 EPS Economic Market Update, 2024 GAR Housing Report, and more) the rate of increase in the cost of housing seen in recent years is now slowing due to an increased supply of residential units. The County is more constrained that municipalities in the amount of new units it can support due to lack of municipally-owned infrastructure and services. For this reason, the Model Code identifies a variety of tools for supporting housing affordability through zoning.
11. Cote, Ted	Concerns about reducing owner flexibility, believes the code should be deleted or substantially modified. Does not believe that the Code addresses the core components of housing that make it expensive - limited land, high demand and construction costs, and financing. Believes that restricting STRs reshuffles scarcity and does not meet the Code's own goals.	Please see the response to comment 1 (we also received your emailed comments and responded to them in the emailed comment section). Regarding costs of land, labor, taxes: ufortunately, these costs largely cannot be addressed through zoning. The Housing Strategy recongizes that zoning is one of the few items within the County's purview to assist affordability and thus is the focus of the project, we have added language to the introduction of the Model Code to clarify this and note that the Model Code is not by itself a solution to the housing crisis.
12. Dickson, Albert	"Please remove Section 2.6 and other restrictions on short term rentals in the Affordable Housing Model Code. I'm writing to ask that you remove the restrictions on short term rentals from the Affordable Housing Model Code. Short term rentals are important for our community because many people need to be able to supplement their income to be able to afford to live in Gallatin County. Short term rentals are also an important part of the the Bozeman tourism economy, which has grown in importance over the years. The proposed regulations on short term rentals would not meaningfully expand affordable housing."	Please see response to comment 1.
13. Dyas, Tonia	"Remove section 2.6 and all STR restrictions from the Model Code. Please remote short-term rental restrictions from the Model code for affordable housing. STRs help property owners afford to live in Gallatin County. STRs do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them."	Please see response to comment 1.
14. Famiglietti, Beth Lone Mountain Land Company	"Thank you for your efforts on the Model Code. We appreciate your time, expertise, and attention to this important issue. We do have a question/clarification as follows: 1) Are Spanish Peaks and Town Center (both established communities in Big Sky) “grandfathered” due to existing MPUD approvals? Please advise and thank you!"	We responded to this question via email, any existing PUD or MPUD approvals are not impacted by the Model Code.
15. Free, Amy	"Leave out STR restrictions from the Affordable Housing Code!!!!!!!!!! Leave short term rentals alone!! It will not create aftordable housing!!!"	Please see response to comment 1.

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16. Gibbons, Tracie	Believes that the Code should be available in Bozeman/Belgrade where jobs are. Discussion about amenities in Big Sky vs. Gallatin Gateway. Concern about affordable housing efforts in the County and lack of infrastructure to support low-income housing, particularly in Gallatin Gateway and Four Corners. Does not believe that additional units will change what gets charged for housing. Wants to see data that says there is a need for growth and what the infrastructure plan is, references vacancy rate in Bozeman and questions the need for more units. Wants to see holistic plan and budget for 10 years. Concern about ghost towns. Request to zone Gallatin Gateway, comment about County fighting wildlife bridges, doesn't believe data supports these plans.	Commissioner Brown responded to these some of these comments during the 1/27/2026 public meeting, the recording is available on the County Commission's website. Bozeman and Belgrade are outside of the County's planning jurisdiction, thus the Code cannot apply within city boundaries. Big Sky is able to fund some of their amenities through a resort tax which is currently not an available funding source in most of the County - the County did not fund the ice rinks or baseball fields in Big Sky. We have added language to the introduction of the Model Code to clarify that the goal of the project is not necessarily to increase the number of units built in the County- our guiding plans recognize that intense development is best suited for the cities. Rather, the goal of the project is to ensure that zoning is not getting in the way of development that is more affordable to residents. To account for infrastructure, density and other recommended standards in the Model Code are tied to Future Land Use Map Categories in the County's Growth Policy. The Code does not take a "high density everywhere" approach to affordability. Infrastructure is funded by a combination of developer, State, County, and federal funding- water and sewer districts are also seperate entities from County government. The County does not have the jurisdictional power or resources to make sweeping investments in infrastructure like a municipality. Notably - Four Corners and Gallatin Gateway are some of the only areas in the County's planning jurisdiction with any public transportation stops, even if limited. They also have businesses which employ residents. Allowing for residential development at appropriate densities near existing development reduces commute times and vehicles on the road, which is important for both human and wildlife safety. Conversely, solely concentrating affordable housing in Bozeman and Belgrade when jobs are present in other areas of the County would increase traffic between developed areas, creating concerns for air and noise polution, vehicle related injuries, commuting cost, and wear on infrastructure. The Housing Strategy provides a detailed discussion about the limited tools the County has to address affordabilty. The only way the County can restrict the pricing of units is through a voluntary affordable housing incentive program, which is in the Model Code. Through these incentives, a developer need only dedicate 10% of the units in their project, which results in mixed income developments. Lastly, Growth Area Focused Zoning Reform, which may include Gallatin Gateway, is being discussed as part of the zoning reform conversation and is a sepate topic from the Model Code. To the best of our knowledge, the County has never been involved in fighting a wildlife bridge.
17. Hogan, Robin	Asks that STR section be deleted and that the County find alternative ways to restrict STRs in Bozeman. Doesn't believe that STRs impact affordability as most STRs are high end homes that appeal to visitors, addittionally, some STRs are rented temporarily for part of the year while the owner is travelling or away from the home for another reason. They can also help in the event of a financial or personal hardship. If restricting STRs, request that the County start small and prevent corporations from owning homes. Request to look at new tax laws.	Please see the response to comment 1, owner occupied STRs are allowed in all of the example sub-districts in the Model Code and the Model Code standards have no impact on the City of Bozeman's zoning or STR standards.
18. Hopkin, Summer	"Please remove section 2.6 and other restrictions on the short term rentals in the model code. Dear County Commissioners - I'm writing to ask that you remove the restrictions on short-term rentals from the Affordable Housing Model Code. Short-term rentals are important for our community - not only because Bozeman is a tourist destination, but also because many of us need to be able to supplement our income to be able to afford to live in Gallatin County. Short-term rentals actually make housing affordable - not the opposite. The proposed regulations on STRs would not meaningfully expand affordable housing. And there is no evidence that STRs take away from affordable housing. Thanks for your consideration!"	Please see the response to comment 1, owner-occupied STRs are allowed in all of the example sub-districts in the Model Code and the Model Code standards have no impact on the City of Bozeman's zoning or STR standards.

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19. Keller, Sarah	"Dear Commissioners - I'm writing to ask that you remove section 2.6, the restrictions on short-term rentals from the Affordable Housing Model Code. I am a Billings resident and a long-time property owner in the mountains along Brackett Creek in Gallatin County. The ability to use short-term rentals enable me to keep my Bozeman property of 20 years as a respite for my daughters and myself. As a state university professor, I need the STR income to afford to keep my Gallatin County property. The proposed regulations would not meaningfully expand affordable housing, and there is no evidence that STRs reduce affordable housing availability. Thank you for your consideration. Property rights matter!"	Please see the response to comment 1 and comment 9, existing, legal STRs are not impacted by the Model Code. Also, the location you note in your comments, Bracket Creek Rd, is within the Open and Working Lands or Public Lands, Protected, and Constrained Areas categories within the FLUM. The Model Code does not apply to these areas.
20. Konkel, Alison	Comment that the average citizen won't read the 82 page document. Can see the Code applying to Four Corners due to infrastructure availability. Would like to see the STR section removed, believes it violates laws, duplicates permitting processes, that input from vacation rental owners should be sought, and that STR standards should not be part of a large affordable housing document. Believes focus should be on removing regulations and that the Code is more like a full zoning code that includes an STR ban rather than a housing focused document, question about "mini cities."	Please see the response to comment 1, the Model Code does not recommend a ban on STRs. To the contrary, the Model Code provides a clear pathway to approval for every type of STR in every example zoning district in the Model Code. There is also no need to own multiple dwelling units to short-term rent, a single unit on a property can be short-term rented as long as the appropriate provisions are met. In response to public feedback, including from stakeholders with STR interests, the requirement for a Conditional Use Permit for some owner occupied STRs was removed. The permitting process was also streamlined to better align with other required permitting processes like through the Health Department. Regarding the project name - it is difficult to describe the nuances of a project in a short project title. In an effort to communicate the goals of the project beyond what can be conveyed in the title, the project team has included a full description of the project (noting its purpose, limitations, and that it would address quality of life alongside affordability) in various communications from the request for proposals for the project to the project website, flyers, workshops, videos, etc. The Growth Policy and Housing Strategy both establish that quality of life and well-being are important goals, this is also a topic that came up numerous times during outreach. We heard that seperating the housing standards from quality of life and livability standards (trails, open space, walkability, etc.) could result in low quality and potentially dangerous development. Thus, the Code includes standards that address multiple features of development. The Model Code cannot be considered a full zoning code as it does not include the full range of standards to protect/regulate/account for things like watercourses, wildlife, signage or agricultural, industrial, and commercial uses as a "regular" zoning code would, nor does it include an administrative section or a full definitions section. Regarding "mini cities" - the Code does not recommend intense development in any areas that are not already developing, but it does include standards to promote compact, contingous community cores in areas with infrastructure, which is done by tying the example sub-districts to the Future Land Use Map categories.
21. Konkel, Blaine	Believes that most of the code has little to nothing to do with housing affordability and is more aimed at aestheticts, example given is snout housing. Believes the title of the project is misleading. Requests that the STR section be deleted because STRs should be considered seperately from affordable housing, the regulation is burdensome, creates duplicative permitting, and believes that the regulation is illegal. Believes that STRs create affordable housing and that increasing owner income increases affordability. Concerns about the owner-occupied standards and where non-owner occupied would actually be allowed. Wants the County to seek engagement on STRs as a standalone item. Believes focus should be on less regulation.	Regarding STRs, please see the response to comment 1. Regarding the project name, please see the response to comment 20. Regarding snout houses, see the respone to comment 24. One of the primary goals of the project team was to create a zoning code absent of standards that unecessarily prohibit or limit affordable development. The community responded in outreach for this project, the Housing Strategy, and the Growth Policy that it is unacceptable to think of or promote affordable housing without also considering quality of life and liveability for newcomers and those who already live here. The Code is an attempt to strike the balance of enough regulation to ensure quality, contingous, compact, transportation-oriented development, and not too much as too unecessarily prohibit affordable development. In Gallatin County, lack of zoning or local regulation is not necessarily producing affordable units - if that were the case, unzoned areas would be less expensive than zoned areas which, as the Housing Needs Assessment shows, is not the case. We have added some language to the introduction of the Model Code to clarify the County's role in affordable housing and the goals of the project. Lastly, short term rentals have been discussed in previous long-range projects under Envision Gallatin, and early on in this project. For example the Gallatin County Housing Strategy and Housing Needs Assessment address STR as described in Comment 1. In addition, the Stakeholder Interviews that were conducted at the outset of this project were summarized, shared, and have been posted on the Envision webpage since April of 2025 and address STRs on page 3: "*Stakeholders held conflicting views on short-term rentals (STRs). STRs, particularly owner occupied or secondary rentals, were seen as a way to offset mortgage costs and support financial resilience for homeowners. Others stressed the need to maximize long-term rentals as a strategy to address affordability and workforce housing shortages. These perspectives suggest a potential policy distinction between owner-occupied and investor-owned short-term rentals (STRs), which could inform future zoning or licensing strategies* ."

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22. Morrison, Cindy	"Please REMOVE short-term rental restrictions from the model code for affordable housing. Restrictions on short-term rentals just escalates the transfer of property to the super rich instead of allowing middle income people, many of which have been lifetime residents of Montana, to have a source of income to afford their cherished properties when hit with rising property taxes, etc. Restricting short-term rentals can actually make housing LESS affordable for a large group of Montanans."	Please see the response to comment 1, there is a path to approval for every type of STR in the Model Code.
23. Nitz, Liz	Request to remove the STR section because they are essential for the community, STRs provide flexible and affordable accomodations that boost the economy and provide income for residents. Does not believe that restricting STRs results in affordable housing as most STRs wold not convert to long term rentals if short-term renting were prohibited, rather, they would be wold to welath out-of-state buyers or remain vacant. Notes that housing unaffordability is a result from insufficient supply, regulatory restrictions, and popualtion growth rather from STRs.	Please see the response to comment 1, there is a path to approval for every type of STR in the Model Code.
24. Nowlin, Megan	"2.2.9 "snout houses" this should not be regulated by the county but by each developments guidelines. There is a lot of living space behind garages and on small lots this is very difficult to design. If you look at the ones in city of Bozeman such as townhomes they are awful looking and creates no privacy for the front door, wasted hallway space to bring to front of the home forward which is all cost! Allowing ADUS to have minimal setbacks is a bad idea that will cause neighborly issues. Many new county wide subdivisions put in their covenants weather they allow STR or not. Leave to each development to decide on STR. What is a avg home price of a STR 900k+ this is not affordable so putting a dozen STR's back on the market does nothing to affordable housing. Many STR's are snow birds who live part time and rent part time. So this would make it unaffordable for them. Many people own live/work units whom run a business and rent the living space to help with costs. how will this effect them. Affordable housing is nearly impossible in our area. Labor costs are extremely high. Infastructure is 70k per lot not including land. removing paving and side walks that would help with costs."	Regarding STRs, please see the response to comment 1. Regarding snout houses - this standard is common in zoning regulations to promote pedestrian safety and walkability. Many communities adopt this type of regulation to promote visibility of the front door, which is valuable in emergency situations and for locating house numbers. "Garage forward" designs decrease the line of sight for vehicles, reduce parking, and can create safety issues when the front door is shieled by the garage, making crimes or accidents harder to identify by neighbors or passersby. If the topographical features of a lot make this standard impossible to comply with, applicants may apply for a variance to bypass the rqeuirement (if it were implemented in zoning, the Model Code is only a reference document). There are also other ways to create front door privacy (landscaping, porches, etc.) if that if strongly desired.
25. OConnor, David Big Sky Community Housing Trust	Feedback that while the proposed AMI limits for rental and ownership units address the traditional affordability targets they are not appropriate for areas of the County that have a higher cost of living. Example that in Big Sky households are in higher AMI brackets (80%-150% range) but home prices are still unaffordable. Encourages the County to re-consider AMI brackets to include working families whose incomes do not fall within the range that traditionally qualify for housing assitance, e.g., missing middle.	We took another hard look at the Housing Needs Assessment in the Housing Strategy and calculated rental/ownership unit costs against various AMI scenarios to re-evaluate the AMI limits in the Model Code. We also discussed this topic in depth with the project steering committee and have modified the Code to reflect the following: rentals shall be priced for residents earning 60% AMI or less, detached single dwelling units 135% AMI or less, and attached units 120% or less. We then separated the income limits for eligibility to rent/purchase these housing types and set them at slightly higher values, 65% AMI, 150% AMI and 130% AMI, respectively. This is intended to address that gap to some extent. We explored upping the AMI limit for rental units but discovered that many market-rate units, at least in the Gallatin Valley, could be considered affordable for households earning above 60% AMI. In general, the AMI limits established in the incentive program can be adjusted at the time of implementation when it comes to resort communities like Big Sky or any unique zoning district.
26. Orr, Lisa	"I agree with allowing higher density in some areas if there is sewer and water available. Remove section 2.6 on Short term rentals. It appears none of the survey questions or discussion in workshops was about Short Term Rentals. You need to engage public comment for any STR regulations going forward. There is also not any evidence that a ban on Short Term Rentals increases the availability of affordable housing. This STR system proposed would be a huge burden and expense for the county to implement. A CUP takes a lot of staff time and is unfordable to the property owner. If we are trying to promote affordable housing, increasing regulations seems like the wrong tool. I don't believe HOA's should be required. That is just another layer of rules and regulations. Most HOA's have monthly or quarterly fees adding to the cost of home ownership."	Regarding STRs, please see the response to comment 1. Regarding HOAs, please see the response to comment 5.

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27. Parsons, Matt Gallatin Valley Land Trust	"I was happy to see mentions of trails and active transportation (along with public transportation) throughout the document. I believe that trails should be part of all subdivision developments, not just the Triangle. People in rural areas need trails, sometime more than people in urban zones. County roads too often are the only option for people who live in rural areas and these can be extremely dangerous and difficult to access for people with limited mobility. I want to commend the County for not relaxing standards for parks and trails as it relates to affordable housing. It can be temping to do so, but these standards help ensure people in dense developments have adequate access to green spaces, recreational amenities, and active transportation options. As you say on page 3, "...the Code offers standards that maintain or increase quality of life for existing and future residents through example requirements like landscape buffers that separate land uses and promoting community facilities like parks and trails." Kudos for ensuring our quality of life remains high here in Gallatin County!"	We made sure to leave the trails/multi-modal transportation requirements in the final draft of the Code.
28. Pfeil, Jeff	"Landscaping standards: Landscaping is a very real cost driver for builders. The proposed standards require minimum plant sizes that are very large and will increase the landscape cost significantly compared to smaller plant sizes. Additionally smaller plants tend to recover from the stress of planting more quickly and have a higher survival rate. I would recommend eliminating the minimum plant sizes or reducing them substantially if the objective is to create more affordable housing. In order to balance this reduction I would put more emphasis on irrigation requirements for trees and shrubs and the requirement to maintain and replace plants as needed. I do not believe that the elimination or reduction of vacation rentals or short term rentals should be considered as a way to increase housing affordability. The City of Bozeman tried this and it there has been no change in housing affordability resulting from the additional regulations."	Regarding STRs, please see the response to comments 1 and 10. Regarding landscaping, the minimum sizes need to strike a balance between cost, ease of establishment, and resilience to potential damage post planting. While the draft requirements were within the norm for minimum plant sizes in other jurisdictions in Montana, we reached out to wholesale suppliers to evaluate whether a reduction in minimum plant sizing could yield notable savings. This resulted in some reduction in minimum plant sizes for trees, while remaining within the range typical for codes in other jurisdictions. In addition, for non-woody materials, the use of landscape plugs is permitted in certain circumstances. Rather than impose strict irrigation requirements, the Model Code promotes low-water use plants and requires maintenance and replacement.
29. Reno, Jena	"Dear County Commissioners - I'm writing to ask that you remove the restrictions on short-term rentals from the Affordable Housing Model Code. Short-term rentals are important for our community - not only because Bozeman is a tourist destination, but also because many of us need to be able to supplement our income to be able to afford to live in Gallatin County. Short-term rentals actually make housing affordable - not the opposite. The proposed regulations on STRs would not meaningfully expand affordable housing. And there is no evidence that STRs take away from affordable housing. Thanks for your consideration!"	Please see the response to comment 1.
30. Reynolds, Ryan	"Remove Section 2.6 and all STR restrictions from the Model Code. Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them."	Please see the response to comment 1.
31. Ricker, Amanda	"Remove Section 2.6 and all STR restrictions from the Model Code. Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them."	Please see the response to comment 1.

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
32. Rowell, Brenda	"Please remove Section 2.6 and other restrictions on short-term rentals in the Model Code. I am asking the County to remove restrictions on STRs from the Model Code. Short-term rentals are important for the community, Bozeman, and much of Montana is a tourist destination. Tourist will go somewhere else if STRs are limited in any area of the state. I have actually done that in areas of Texas where STRs are limited! Also, many of us need to supplement our income with STRs in our home. Short-term rentals actually make housing more affordable, not less affordable. The proposed regulations on STRs would not meaningfully expand affordable housing. There is no evidence that STRs limit affordable housing. Thanks for removing restrictions on STRs from the Model Code!"	Please see the response to comment 1.
33. Rowell, David	"Please remove Section 2.6 and other restrictions on short-term rentals in the Model Code. I am asking the County to remove restrictions on STRs from the Model Code. Short-term rentals are important for the community, Bozeman, and much of Montana is a tourist destination. Tourist will go somewhere else if STRs are limited in any area of the state. I have actually done that in areas of Texas where STRs are limited! Also, many of us need to supplement our income with STRs in our home. Short-term rentals actually make housing more affordable, not less affordable. The proposed regulations on STRs would not meaningfully expand affordable housing. There is no evidence that STRs limit affordable housing. Thanks for removing restrictions on STRs from the Model Code!"	Please see the response to comment 1.
34. Savage, Jody	"These is no need to restrict short term rentals in the county. The county is over-reaching by attempting to regulate private property rentals.How many lawsuits is the county fighting in 2025 and 2026 regarding their attempt to regulate short term rentals? Please send an email reply."	Please see the response to comment 1. The question was answered via email, there is currently one lawsuit in progress.
35. SEDGWICK, KEVIN	"DROP THE WHOLE AND COMPLETE MODEL CODE, THERE IS NO SUCH THING AS (AFFORDABLE HOUSING) PEOPLE NEED TO STOP LOOKING FOR FREE HOMES FOR THEM PAID FOR BY HARD WORKING TAX PAYERS. TIME TO STOP IT. SCRAP THE WHOLE THING AND GO BACK TO WORKING ON THINGS LIKE INFRASTRUCTURE TO MAKE THE COUNTY BETTER. QUIT TRYING TO FIX THINGS THAT ARE NOT BROKE. STOP TRYING,,,, STOP MAKING GALLATIN COUNTY GALLATINANGELES AND STOP TRYING TO REGULATE THINGS YOU SHOULD NOT BE INVOLVED IN. SCRAP IT AND GET BACK TO DOING WHAT A COUNTY GOVERNMENT SHOULD BE DOING, PUBLIC AND COUNTY SAFETY AND INFRASTRUCTURE."	Regarding infrastructure and the County's role in development, please see the response to comment 16. We have updated the introduction of the Model Code to clarify the role of the County and zoning in affordable housing.
36. Semerad, Dede Superintendent of Belgrade School District	"We are hoping to see capital "A" Affordable Housing options in the Belgrade area in the future. Due to legislative limits on school funding, School districts struggle to compensate employees adequately, and the cost of living in the valley impacts our ability to hire and retain employees. The challenge is to place the Affordable Housing in locations that are close to services or access to public transportation."	No changes suggested.
37. Shafer, Kathy	"Remove Section 2.6 and all STR restrictions from the Model Code. The proposed owner-occupancy and STR restrictions raise serious policy concerns:•They regulate who uses property rather than how land is used, exceeding the proper scope of zoning authority. •They are overly burdensome, and vague, creating privacy concerns and community conflict. •They disproportionately harm middle-class and fixed-income owners while favoring wealthy buyers who do not rely on rental income. STR restrictions hurt owners who need rental income to keep their property, while benefiting people who don't need rental income at all. In other words: Middle-class and fixed-income owners often depend on STR income to: pay property taxes, insurance, and maintenance offset retirement or fixed income keep a home they already own Wealthy buyers can afford to: leave homes vacant absorb losses hold property without any rental income •They are inconsistent with Montana law and legislative intent. •They risk taking established property rights without compensation or demonstrated public benefit. Affordable housing is a serious issue that deserves serious solutions such as increasing housing supply, infrastructure, and workforce housing incentives. Restricting lawful property income is not an affordable housing strategy, and embedding these restrictions into a Model Code will make them far harder to undo later."	Please see the response to comment 1, there is a path to approval for every type of STR in the Model Code. The standards included are based on best practices and address concerns frequently raised in public comment.

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
38. Simkins, Kathy	"I don't believe affordable housing and short-term rentals should be categorized together. Many owners rely on the ability to use their homes as short-term rentals to supplement their income and make living in the Gallatin Valley financially possible. With more than 3,500 new housing units added—most of them apartments, condos, and townhomes—the rental market is currently overbuilt, with vacancy rates around 25%. Given these conditions, long-term rentals are not a viable or sustainable solution for many owners.I hope these concerns are not falling on deaf ears. This issue is critically important to our community, and it's essential to hear from local homeowners and taxpayers—not only from Bozeman tenant united."	Please see the response to comment 1, there is a path to approval for every type of STR in the Model Code.
39. Sisson, Rob	"The best government is that closest to the people. If a neighborhood wishes to be zoned one way and not another, then the county should support that rather than one size fits all. Stop the process of changing something that works (if you let it work)."	This comment appears to be referencing the County's zoning reform effort rather than the Model Code. No changes to the code are specified.
40. Snyder, Robert	"Take out any wording on short term/vacation rentals. That is not the main driver to making housing unaffordable. You will just be hurting Montanans and not achieving your desired results. We believe that corporate and private equity purchasing housing is the main driver for the increased housing prices. You need to address that first and foremost to even chisel away at decreasing housing prices. That or local/state subsidies. We don't believe that eliminating short term rentals would help with the affordable housing situation. The appreciation seen in the housing market is nationwide and mostly driven by corporate or private equity purchases of single family homes. If you want to make an impact, go after those entities and not hardworking Montanans that are using the supplemental income to help with the increased cost of living."	Regarding STRs, please see the response to comment 1. Regarding corporate entities - the County cannot legally restrict certain companies or individuals that may be conisdered investors from buying housing. However, the requirements for non-owner occupied STRs in the Model Code would allow the Commission and the general public to review the public health, safety, and general welfare concerns associated with residential property being converted to STRs for investment purposes.
41. Webster, Robert	"I have submitted comments via email - per bullet item 4 above."	Emailed comments were received, see the response in the emailed comments section.
42. Williams, Wendy	Feels that building heights are too tall in commercial areas, even if affordable housing is included, concerned about viewsheds. Concerned about housing occupied by low-income families being converted to luxury housing- believes that these areas should not be annexed into the city and that there should be zoning protections for them/developer should replace number of affordable units lost. Appreciates the County's hard work but does not want to see mistakes repeated from sprawling areas, concerned about enviornment and air quality.	Regarding building heights - in the final draft we have lowered the building height maximums for regular developments and developments using the affordable housing incentives in all sub-districts in the Managed Growth and Public Infrastructure Holding Areas, and in the Rural Growth Areas in the Residential C sub-district. Regarding displacement of affordable housing- this is tricky to manage in a Model Zoning Code that doesn't look at the affordability of specific neighborhoods, but we are continuing to explore strategies to preserve existing affordable housing and could possibly implement something like an affordable housing overlay in new/updated zoning proposals if desired in certain neighborhoods or areas. Regarding chem trails- this is outside the scope of the County Planning Department, but enviornmental protection when it comes to development are a key component of the Growth Policy and Future Land Use Map goals.

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
43. Witmer, Tessa Bozeman Guesthouse	Appreciates ADU section, cottage housing, and courtyard apartments for affordable housing and gentle density as well as planned unit development section for flexibility and innovation. Concerns remain that the STR regulations negate positive aspects of the code as STRs can offset housing costs. Would like to see STR section removed entirely due to disbelief that regulating them will promote affordable housing. Believes STR regulation should be a seperate project rather than part of an affordable housing code and should include reasonable fees to fund housing as well as safety inspections and occupancy/parking/noise limits. Believes the same scrutiny being applied to STRs should be applied to hotels and that housing supply should be addressed through density increases, streamlined permitting, and reduced development costs. Cites other ways to increase affordable housing noting the gap in financing.	Thank you for the feedback regarding ADUs, PUDs, and cottage housing. We made sure to keep those in the final version of the code, with some modifications to allow 1,250 square foot ADUs instead of 1,000 square feet, and made some minor clarifications in the PUD section. Regarding STRs, please see the response to Comment 1. There is no requirement that the owner of the STR be physically on-site during the rental period for an owner-occupied STR, they need only maintain the property as their primary residence during the rental period. Hotels- they are allowed by right in four of the fifteen sub-district/Future Land Use Map categories as they remain a desired land use and tend to be taller and larger in size than residential structures, which is why they are permitted in the Urban and Rural Growth Areas in the Community Business and Mixed-Use Residential sub-districts only. Conversely, there is a path to approval for STRs in every sub-district in every Future Land Use Map category. While this code does not include additional standards for hotels, the code does not preclude any from being added to a zoning proposal. Additionally, hotels are subject to state building code review whereas most STRs are not, meaning that safety aspects can go overlooked in STRs but are not likely to in a hotel proposal. Regarding other means of addressing affordability- the County Housing Strategy recongizes that zoning is one of the few items within the County's purview to ensure affordability isn't prevented through arbitratry or restrictive regulations and thus is the focus of the project. Unfortunately, the base costs that make development expensive (land, labor, building materials, and lending) cannot be addressed through zoning. However, the Housing Strategy does suggest other ways that the County can address affordability, some are similar to your recommendations. The Model Code is definitley not the end of the County's conversation about affordability. We have updated the lanuage in the introduction of the Code to clarify some of the above points.

Response to Emailed Public Comment

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
44. Bilotti, Gary	"I found the young professionals that made the presentations at the meeting to be very helpful and friendly. I addressed building an affordable home by using new building materials and construction styles. i.e. 3-D housing. Most of the presenters seemed interested. I hope you will look into a new approach to building a "true", affordable home."	Thank you for attending the workshop. We reviewed the Model Code to ensure none of the example standards unintentionally prohibit 3-D printed housing or use of unique building materials/designs and find that the broad definition of "Dwelling Unit" allows for a variety of building designs, including 3-D housing and manufactured or mobile homes.
45. Boynton, Frank	Questions and concerns about building height maximums and Fire District capacity to conduct STR inspections. Request for an in person meeting to discuss these items.	We met with commenter in-person to discuss their questions and concerns and made subsequent updates to the building height and setbacks sections of the Model Code. In the setbacks section, we added a note that the recommended setbacks assume minimal fire risk and that that areas of greater fire risk may need greater setbacks. Building height maximums were also lowered to better reflect lack of ladder trucks in rural areas, a note was also added that fire appartus should be considered at the time building height maximums are established in zoning regualtions. We removed the section about fire department inspection of STRs so avoid duplicating the Health Department's requirements. We also added a section about structure hardening to the building design section to increase fire safety in areas of high or very high wildfire likelihood.
46. Cambell, Chuck	"I have lived here almost my entire life. I've have dealt with zoning issues many times. I served on a zoning committee of community members for their specific area (south cottonwood). Although we had very different ideas, we came together and created a zoning district that at the time was described as "what the model should be" By the county commission at the time. You are volunteers basically you do not deserve nor have the talent, skill or background to be making what I consider global decisions about our county. Keep your hands off things you don't understand. And as a taxpayer, I'm sick of paying lawyers to sue you win, and then have our county need more money because dumbasses sitting in the voting chair and even dumber One sitting in the advisory board you call county planners Continually making horrific decisions. Your job is to make decisions on what people bring to you not to think you can control this county. Sit back, relax, vote on whatever special interest you came into this to do and leave the rest of us alone to make the decisions we want with all due respect I think a monkey throwing a dart at a Board could make better decisions than I've seen out of your planning department."	No specific changes to the draft Model Code requested.
47. Cote, Ted	Concerns about addressing affordability through zoning, STR limitations based occupancy, reduction in property owner flexibility, failure to address cost of land, labor, or taxes, request to treat Code as a menu and not a template.	Regarding STRs: see response to comment number 1. Regarding costs of land, labor, taxes: Unfortunately, these costs cannot be addressed through zoning. The Housing Strategy recongizes that zoning is one of the few items within the County's purview to assist affordability and thus is the focus of the project, as discussed in the introduction of the Model Code.
48. Di Marco, Jerry Comment 1	Concerns about the consequences of "cutting red tape," HOAs/covenants as a barrier to affordability, questions about affordability requirements, request that owner occupied be the only STR type allowed, request for decision process when it comes to implementing only portions of the Code, concerns about PUD flexibility and developer follow through, live-work units staying as they are intended, concerns about the standard incentives used for affordable housing, parking and storage, vegetation, gravel pits, solar energy, addressing housing demand, and AMI classification.	Regarding STRs: see response to comment number 1. Regarding HOAs/covenants: while some HOAs implement strict standards that can be burdensome and expensive for property owners to comply with, they do play an important role in making sure roads, parks, trails, and other common amenities are maintained. The County typically requires that HOAs maintain these faciliities as part of subdivision review and approval, along with covenants related to health, safety, and fire protection. Additional covenants imposed by the HOA are ultimately private contracts that the purchaser agrees to at the time of sale. The County has no authority to regulate HOA administration or private covenants.

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
49. DiMarco, Jerry, Comment 2	Provided feedback and concerns about the activities used during the public outreach workshops and asked several questions about mixed-use development and how the project team will ensure quality housing. Reflections on how to address affordability amidst current market conditions. Concerns shared about investor buying and the importance of making sure families are able to purchase housing.	Staff discussed these items with the commenter over the phone. The goal of outreach for this project was to gather a sense of folks desires and concerns when it comes to zoning and affordable housing and use that feedback combined with other plans and policies and best practices in planning to develop the code. We provide a range of activities to allow participants with different backgrounds and experiences to provide meaningful input even if they have no formal training in planning, housing, or related fields. The general condition and access of "less desierable" sites tend to lend best to commercial uses and, whether due to zoning or market forces or a combination of the two, often develop that way, as seen along the Jackrabbit/Highway 191 corrdior. This project does not include a zoning map, so we do not propose any specific uses or development patterns along highways, but quality of life and what types of housing are appropriate in these areas can be taken into account when/if the example standards are used to create a zoning map. This project certainly does not mean to suggest that housing is appropriate in all locations. While the County cannot restrict certain companies or individuals that may be conisdered investors from buying housing, the requirements for non-owner occupied STRs in the Model Code would allow the Commission and the general public to review the public health, safety, and general welfare concerns associated with residential property being converted to a STR for investment purposes. The Code addresses the "quality" component of housing through open space standards, lighting and landscape/buffering requirements, parking, and more. Units designated affordable housing through the incentive program must be deed restricted as such in perpetuity- this is how we ensure they remain affordable over time. Uses of other types of buildings may potentially shift over time as long as the use is in accordance with the zoning regulation. We added language to the introduction of the Model Code to clarify the goals of the project and the County's role in affordable housing.
50. Dickson, Wendy	Request to eliminate the STR section, 2.6, due to belief that STR restrictions do not aid affordability and that expensive homes outside the city limits would be vacant if not allowed to be STRs due to high costs. Desire to preserve property rights, offers local management requirement as an alternative.	See response to comment number 1.
51. Dyas, Tonia	Request to eliminate the STR section, 2.6, due to belief that STRs and affordable housing can co-exist due to their relatively small portion of the housing market and ability to assist homeowners with housing costs. STRs also promote investment/re-development of existing, underutilized housing.	See the response to comment number 1.
52. Foch, Henri	Concerns about reduced/no setbacks, open space requirements, allowance of STRs in certain areas, residential use chart prohibiting single-family only subdivisions in Residential A and B, enforcement of lighting standards, parking requirements, STR signage, landscaping requirements for liscensed architect, plant sizes, irrigation system requirements, live vegetation standards, tree grate sizes, enforcement of tree preservation requirements, and that the buffer/screening requirements are too strict/expensive.	Thank you for citing section numbers and for your thorough review of the Draft Code, we have provided a response to these comments by paragraph in comment number 52, attached.

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
53. Kaiser, Susan	"As a homeowner, contractor, mulitple property owner and owner of long term rental property, I have not only worked my ass off to get where we are but we are keen on protecting property rights, limiting government infringement on ownership rights and special interest manipulation of planning and zoning in our communities. Government should focus on removing unnecessary regulations across all housing types so that everyone can benefit from lower costs and increased supply, NOT picking winners and losers. The changes we have seen have destroyed the charm of our community and diminished the opportunities of locals to provide value to long term renters. PLEASE ..stop following the lead of people who have never built anything, invested time and talent to build anything or provided housing solutions personally to people in the bozeman community. Your idealism is killing this town."	For clarification, this project is not applicable to the City of Bozeman. The County Planning Department does not have jurisdiction in any incorporated municipality or town. Regarding builder engagement - at the launch of this project, people with experience builiding affordable housing, financiers, and a broad array of stakeholders were interviewed in order to set the course for this project. These same stakeholders were invited to review the draft code, and feedback was received rooted in on the ground experience, resulting in edits to the Code. Regarding reducing regulations - the content of the Model Code was developed to remove barriers and unnecessary regulations that might drive up costs of housing. For example, the Code makes clear that single dwellings include all forms of housing from built on site from manufactured to tiny housing, which provides flexibility for property owners. Similarly, arbitraty minimum sizes and aesthetic content is eliminated. The Planned Unit Development provisions provide flexibility in some standards to remove regulatory barriers that could otherwise stand in the way of affordable housing. Unclear what choosing winners and losers refers to - however, if the contents of the Model Code were implemented as zoning, the public would be engaged in choosing the sub-districts and content that applies in their areas.
54. Nelson, Aaron	"I do not support the Model Zoning Ordinance for Gallatin County. Please do not make Gallatin County Bozeman. Let's retain the character and freedom that is Montana."	No specific changes to the Code requested.
55. Pruden, Michael	"I would like to submit public comment that I am opposed to the proposed Model Code for Affordable Housing, in particular language regarding short-term rentals in Section 2.6. Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them."	Please see the response to comment number 1.
56. Ricker, Amanda	"I would like to submit public comment that I am opposed to the proposed Model Code for Affordable Housing, in particular language regarding short-term rentals in Section 2.6. Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them."	Please see the response to comment number 1.
57. Rand, Doug	"Hello and thank you for sending the Gallatin County draft model zoning code. I read it all but do not know what areas the county will be concentrating on for zoning. We attended the planning board meeting at the courthouse a month or more ago and there was discussion of this to be forwarded to the County Commission for final determination. We were unable to attend the county commission meeting but watched the Chronicle for news. No news. Our interest is relevant because the County Commission refused to enact a zoning district South of Gallatin Gateway that our neighborhood formed after telling us that that didn't want to bother with more small zoning districts and there would soon be county wide zoning. Some of the Planning Board discussion lauded small zoning districts as a good start toward county wide zoning because these district's indicated the residents goals for the future. Question.... what are you planning for Gallatin Gateway and the surrounding area and what are your criteria for establishing specific zoning codes for the Gallatin Gateway area."	Staff responded with the clarification that zoning reform is a separate project from the Model Code and updates related to that will be shared via the Envision Gallatin webpage and email list, but that the Model Code's content could be used to inform any draft zoning proposals. There is no specific zoning proposal for Gallatin Gateway at the time of writing.

Comment #, Name	Comment / Summary of Comment	Staff Response / Changes Made
58. Shafer, Kathy and Wade	Request to eliminate the STR section, 2.6, due to disbelief that STR restrictions increase affordable housing and desire to preserve income opportunities and long-term financial planning. Does not believe that STR restrictions will create long-term rentals and finds that STRs increase economic activity and tax revenue. Concerns about regulating who uses property and disproportionate effects on middle-income and fixed-income homeowners.	Please see the response to comment number 1.
59. Trapp, Jon R	Guidance from the Big Sky Fire Department about defensible space standards including fuel mitigation, vegetation maintenance, structure hardening, and more.	We compared these defensible space standards against those in the landscaping section and made minor edits as needed to align the content. Additionally, we used this handout as a guide to add a "structure hardening" section, that includes design standards for areas of High or Very High Wildfire Likelihood, as specified in the Gallatin County Community Wildfire Protection Plan and map.
60. Vigness, Chris	Comment includes a number of questions related to STR permitting, enforcement, and Public Accomodations Liscensing as well as information about how the Big Sky Fire Department currently reviews STRs.	Staff met with commenter to discuss their questions and to better understand the Fire Department's current process for reviewing STR permits. We edited the introduction of the Model Code to clarify that standards may need to be modified to fit individual localities and economies.
61. Webster, Robert	Concerns about focusing the code on affordability and not zoning generally, development in Gallatin Gateway, Big Sky/Yellowstone Club presence in Gateway, concerns about infrastructure not supporting density, parking, belief that affordable housing concerns should be focused within Bozeman/County should coordinate with Bozeman, does not believe affordable housing can/should be indistinguishable from market-rate, and support for growth on the permiiter of cities.	Regarding Bozeman -The County's planning jurisdiction excludes municipalities, which have their own Planning Departments working on affordability. Gallatin County has its own affordability challenge, as discussed in the Housing Needs Assessment. The Housing Strategy recongizes that zoning is one of the few items within the County's purview to assist affordability and thus is the focus of the project. Stakeholders from municipalities within the County have been engaged throughout the process to share feedback. Regarding Gateway - this community currently does not have zoning to guide development, but Growth Area Focused Zoning Reform, which considers all components of zoning, is another long range planning project currently in progress. Regarding infrastructure - The Model Code builds upon the work and feedback gleaned through the Growth Policy and Future Land Use Map, which identifies which areas are most and least suitable for development. The Model Code accounts for infrastructure and sensitive lands by tailoring the standards in the code to the Future Land Use Map categories. We have added a few paragraphs under "Model Code Content and Use" to clarify that the goal of this project is not necessarily to increase the number of units built in the County, rather, this project is meant to provide guidelines for zoning to ensure that arbitary or overly-restrictive standards do not get in the way of more affordable development types. Our guiding plans and policies formally recognize that more intense development types are best suited for municipalities with more robust infrastructure and services. Regarding quality of affordable housing - The Growth Policy and Housing Strategy also note that quality of life should be a high priority when it comes to affordable housing, and that housing that is less expensive should not be less desirable or of a lesser quality, this does not necessarily mean that affordable units will be equal or similar in size to market-rate. Regarding parking - the Model Code establishes minimums of one space for unit. Developers have a natural incentive to align their parking provided with parking demand, and may provide more. While the code provides an option for reduced parking, that is tied to a need to demonstrate that alternative transportation options (busses, rideshare, etc.) are avialable to support the development.
62. White, Steve	"I would respectfully suggest that you turn ON the comments on the posted Envision video to provide additional opportunity for the public to participate in their government and this important issue."	To ensure quality record keeping and to promote productive discourse, public comment was encouraged via a variety of formats including public meetings, workshops, survey, the online comment form, and by contacting Planning staff directly.

Comment #1

1. Provide your name (and organization, if applicable): *

David Hargrove

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

I sacrifice comfort living outside of city limits out in 4 corners. No water, no sewer. I am fine with it for helping inside the city limits toward affordable housing. This matches people who want bike lanes and walk ability etc.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

I would like it to apply to within Bozeman city limits and grandfather in existing short term rentals.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

I prefer this code not include short term rentals but if it must can it allow short term rentals for Montana residents. Homes where the owners have lived. Plan to live in. The requirement that owners must be present if short term renting happens is not good. How to limit non resident corporate short term rental owners while allowing me to keep my 3rd generation 4 corners home but rent it out the many weeks a year that i must travel.

6. Do you have any other thoughts on the Model Code you would like to share?

Honest thought from my heart. I very much appreciate your hard work to plan for Bozeman growth. I hope the city never expands out past 4 corners. I fear we could become like Denver. I know there was a big push for affordable housing in years past. But that was when there was a housing shortage. Now we have surplus. I also own a duplex in town. I have not been able to rent my pet friendly 2 bedroom house with yard and much utilities paid for the last 3 months and I'm asking $1,400 a month. This has never happened before. I think affordable housing has been created or sadly but inevitably those people moved onto further out areas like manhattan or belgrade or even sought jobs in smaller towns which is what they wanted anyway about Bozeman. How to keep Bozeman city limits feeling like a town is the key issue to me. It's a town i like to visit from non city limits 4 corners. You code could help that happen. I have two grown kids who struggle in life. one of the ways I help them to have better mental health is that i keep our 4 corners home for them when they want to be there. One is a travel nurse who left Deaconess for more money on the road. currently in Boston. And my daughter helping the poor by teaching in a hard high school in Los Angeles. They both do better emotionally viewing our 4 corners home as a place they can come to often. I will retire in 2 years. But until then the only workable plan I have going is to keep renting our 4 corners home short term the weeks none of us are there. We employ lots of locals. Managers, yard mowers, hot tub cleaner, house cleaners. We actually often rent to Bozeman city residents who have larger family gatherings out in our large home. If we could no longer rent short term i don't think our home would help provide affordable housing. it's now valued at 1.2 million and our property tax is very high. We would rent monthly for $5,000. But renting a year lease means my kids would lose the home they need to come to. We have a horse on our property, We would lose too much. Thanks so much for listening. I'm just trying to keep my family in Montana cause it is healthy for them.

Comment #2

1. Provide your name (and organization, if applicable): *

Katherine L. Vogel

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

The entire county does not have sufficient insight on the amount of sustainable growth. I have been to the Commissioners meetings about zoning authorizations. The Commissioners refer to the county attorney regarding the laws on Montana and local regulations. Montana does not have the laws that support due diligence and planning that is needed. I see that lack of protections for our environment lacking in the entire code presentation. It is not that we can build but should we build. Does the land support the project? Just look at Big Sky for the answer.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Affordable housing in Big Sky was a given 50+ years ago when Yellowstone Club was started. Big Sky has gotten bigger and bigger with no change to housing until recently at the cost to local residents, infrastructure, environment, wildlife, and human lives. 6 golf courses, 5 private are in Big Sky. What part of the mountains screams golf courses using resources, harm to wildlife and contamination of the environment. Where were all the environmental impact statements to prevent this?

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

I recently review the road access for route 62 which impact my family. The state and local zoning laws mandated that hundreds of cars for "dorms" be placed right across from residents that have been there for generations. On that same road, a series of apartments and condos compete for access on a busy road. We now have a middle class getto of buildings at the mouth prior to Meadow Village cramming every inch they can get into "livable space". In Bozeman, we used to see mountains. Now we see tall apartment complexes.

6. Do you have any other thoughts on the Model Code you would like to share?

Affordable housing sounds nice. Are we asking the right questions? What are the environmental issues? Where are the impact statements? Are apartment complexes providing a quality of life? What are the costs to the residents who live there. Look at Big Sky and Bozeman with the huge complexes at the cost of current residents. Where is the water coming from? How will the sewers cope with the increase in volume? Montana is easy "pickins " for companies to use our resources for their gain. We need better zoning laws in Gallatin and Montana state. The HRDC has families coming to Montana for work and asking for affordable housing. We have generations of Montanans who can not afford to live here. The expense to our community is event in tall buildings, water and sewer issues, loss of wildlife, environmental contamination, loss of quality of life, & traffic just to name of few. Look at Bridger Drive for example. Trailers replaced with small ugly affordable housing decrease the value to our property. Our Big Sky cabin's quality of life is impacted by overcrowding, traffic, pollution, environmental impacts, decrease in wildlife habitat & more at the cost of local residents that have been there long before these companies that are ruining it. We have lost enough already that will never be recovered. Wake up.

Comment #3

1. Provide your name (and organization, if applicable): *

Tara Aamot

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Please remove section 2.6 and other restrictions on Short Term Rentals in the Model Code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

We are very concerned about affordable housing in the county, but restricting STR's will not accomplish affordable housing, however, it will impede local residents from supplementing their income to afford the outrageous cost of living and property taxes.

Comment #4

1. Provide your name (and organization, if applicable): *

Sarah Antonucci

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

I do not like the way you are limiting property rights in the name of affordable housing. Making short term rentals only allowed with the owner on the property is so restrictive that you are purposely trying to eliminate almost all short term rentals. With the tax changes, short term rentals will already be paying way more in taxes that will naturally eliminate some.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Comment #5

1. Provide your name (and organization, if applicable): *

Trinity Atterson

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

N/A

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Sections referenced: Section 2.4.7 Homeowner's Association (Cottage Housing) – page 27; Section 2.5.6 Homeowner's Association (Courtyard Apartments) – page 29; Section 2.6 Short-Term Rentals – pages 29–32.

While I appreciate the County's efforts to promote a more diverse housing landscape through the Model Zoning Code for Affordable Housing, however, I have a few concerns that the required use of HOAs, combined with limitations on rental activity, may unintentionally undermine housing affordability and flexibility efforts.

As outlined in Sections 2.4.7 and 2.5.5, HOAs are required to manage shared open space and common facilities. While long - term maintenance is important, mandatory HOAs often introduce additional fees and costs. These costs directly increase the total cost of housing and can disproportionately impact lower- and moderate- income households, conflicting with the Model Code's stated goal of reducing overall occupancy costs.

In addition, HOAs often impose restrictions on rental activity. When paired with the rental regulations in Section 2.6, this approach may significantly reduce the supply of rental housing within development types that could otherwise be suited to provide attainable and workforce housing. Limiting these rental opportunities in the housing model puts unnecessary restriction on housing options for renters and an owners ability to use rental income to offset housing costs.

For many households, especially first-time buyers, seniors, or moderate-income residents, the ability to rent a unit (whether short-term or long-term) can be a factor in their ability to maintain stable housing. Restricting this flexibility can inadvertently discourage owner - occupancy and shift affordability challenges elsewhere, rather than addressing them.

I suggest that the Model Code reconsider the combined impact of mandatory HOAs and rental limitations. Alternatives could be to allow for non - HOA system for common area maintenance, avoid sweeping rental caps within HOA - governed developments, or provide clearer guidance to ensure that these restrictions do not diminish the affordable rental supply. By positioning governance structures with other affordability objectives the Model Code could better support households who rely on rental flexibility to remain housed.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

I would like to see the Model Code provide more guidance or examples for standards that protect rental flexibility and affordability within ownership - based housing types.

Comment #6

1. Provide your name (and organization, if applicable): *

Chris Bakwin

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Yes- short term rental policy (restriction) will result in loss of working and middle class taxpayers ability to ever own a home in Gallatin county. It also is an assault on private property rights.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Remove restrictions on short term rentals so that more people will be able to use this to afford a home.

6. Do you have any other thoughts on the Model Code you would like to share?

Do not restrict the rights we have to use our property when we bought it. To do so is an assault on private property rights. Allow short term rentals.

Comment #7

1. Provide your name (and organization, if applicable): *

Robert K Berndt

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

NO! I do not support any intrusion on my private property rights. Period. I do not support the model zoning code for affordable housing.

Comment #8

1. Provide your name (and organization, if applicable): *

Sam Bradford

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

I think the affordable housing incentives could be useful.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

I don't support strict regulations on short-term rentals as part of an affordable housing plan. As an outfitter in Montana I know that visitors like to have the choice of staying in a short term rental. The state already has a license system for short term rentals. An owner shouldn't be required to be on site. If you own a home and would like to rent it for part of the year, that should be allowed. You shouldn't have to own two homes on one parcel to be allowed to rent. Even people with just one property should be allowed to rent. Visitors do not need an on-site babysitter. Requiring a local contact or property manager may be a good rule.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

No

6. Do you have any other thoughts on the Model Code you would like to share?

No

Comment #9

1. Provide your name (and organization, if applicable): *

Angie Brosseau

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

remove Section 2.6 and other restrictions on short-term rentals
These were not touched on at all in previous surveys. Said STR's were mentioned in a few comments but not the focus or purpose of the project

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

I would like to see a documented grandfather clause for those areas that currently have a permitted use STR in each zone. Regardless of property owner occupying a property during rental of the property or residency. This document doesn't explain which current STR's would be affected by something like this which leaves it too vague. I have been following this for a year and the community has no idea that this has been added in at the very end of the planning session and released just before a committee meeting.

6. Do you have any other thoughts on the Model Code you would like to share?

Dear County Commissioners - I'm writing to ask that you remove the restrictions on short-term rentals from the Affordable Housing Model Code. Short-term rentals are important for our community - not only because Bozeman is a tourist destination, but also because many of us need to be able to supplement our income to be able to afford to live in Gallatin County. Short-term rentals actually make housing affordable - not the opposite. The proposed regulations on STRs would not meaningfully expand affordable housing. And there is no evidence that STRs take away from affordable housing. Thanks for your consideration!

Comment #10

1. Provide your name (and organization, if applicable): *

Denise Carr

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Yes. Remove Section 2.6 and other restrictions on short-term rentals in the Model Code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

I was at the meeting a few years ago when the results of the Bozeman City report on the impact of STRs was shared. Unsurprisingly the report showed that STRs provided important and valuable housing for tourists as well as needed and necessary income for area residents and that banning them would harm both tourism as well as the individuals counting on the income from STR rental. The report also found that the homes being used for STRs would not be added to an "affordable" pool of housing no matter what the commission ruled. The Bozeman City Commission completely ignored their own study and banned STRs anyway. Is there any more affordable housing in the city of Bozeman? Nope. None. Nada. Just like the report shared - the action of banning would NOT provide a single affordable home. I find it completely irresponsible of local city and county government to use the language of "affordable housing" to place restrictions on homeowners rights when the banning provides absolutely zero additional affordable housing. I personally purchased my home in Gallatin County and in a neighborhood that allowed STRs in order to be able to short term rent it when I retire so that I can afford to continue living most of the year near my 3 adult children. I was a teacher for most of my life and the income I was paid for devoting my life to teaching children does not allow for living near my children and grandchildren who all reside in Gallatin County. Being able to STR for a few months a year would have allowed for me to continue living near my kids. I now will have to sell my home because of the decisions of MY local government who ignore their own studies, and move to a less expensive area where I have no family support - so that my city and county can SAY they address affordable housing when they literally do NOTHING. I am both heartbroken and incredibly angry. Your decisions have direct impact on the lives of your residents. I know that writing this will not make one bit of difference, but at least maybe one person at the county will know and have to live with the fact that they destroyed my future by their decision.

Comment #11

1. Provide your name (and organization, if applicable): *

Ted Cote

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

The Code describes itself as a "menu" of tools, not a mandate

But if adopted broadly, it risks penalizing small, local owners who rely on flexibility—sometimes renting long-term, sometimes short-term—to adapt to economic conditions. Removing flexibility does not create affordability; it removes resilience.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Zoning Codes that restrict rights by dictating occupancy, residency or duration limits in the Model Code for Affordable Housing should be deleted or substantially modified.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

None

Nothing in this Code changes the fundamentals in Gallatin County: limited land, high demand, high construction costs, and high financing costs. The Code itself notes that even households earning above the median struggle with housing.

Restricting lawful use will not cause prices to fall. At best, it reshuffles scarcity. At worst, it reduces supply and increases pressure elsewhere.

The Code states its intent is to ensure zoning is "not getting in the way of things that can make housing more affordable" such as smaller units and diverse housing types.

Yet at the same time, the Code introduces new constraints on lawful use, especially in Section 2.6 governing Short-Term Rentals, including:

Occupancy-based classifications

Permit limitations

Restrictions tied to ownership status

These do not reduce land costs, do not reduce construction costs, and do not reduce financing costs—which the Code itself implicitly recognizes as drivers of affordability.

Restricting what existing property owners can do with already-built housing does not make housing cheaper. It simply redistributes scarcity.

Comment #12

1. Provide your name (and organization, if applicable): *

Albert Dickson

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Please remove Section 2.6 and other restrictions on short term rentals in the Affordable Housing Model Code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

I'm writing to ask that you remove the restrictions on short term rentals from the Affordable Housing Model Code. Short term rentals are important for our community because many people need to be able to supplement their income to be able to afford to live in Gallatin County. Short term rentals are also an important part of the the Bozeman tourism economy, which has grown in importance over the years. The proposed regulations on short term rentals would not meaningfully expand affordable housing.

Comment #13

1. Provide your name (and organization, if applicable): *

Tonia Dyas

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Remove section 2.6 and all STR restrictions from the Model Code

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Please remote short-term rental restrictions from the Model code for affordable housing. STRs help property owners afford to live in Gallatin County. STRs do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them.

Comment #14

1. Provide your name (and organization, if applicable): *

Beth Famiglietti, Lone Mountain Land Company

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Thank you for your efforts on the Model Code. We appreciate your time, expertise, and attention to this important issue. We do have a question/clarification as follows:
1) Are Spanish Peaks and Town Center (both established communities in Big Sky) "grandfathered" due to existing MPUD approvals?
Please advise and thank you!

Comment #15

1. Provide your name (and organization, if applicable): *

Amy Free

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

None

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Leave out STR restrictions from the Affordable Housing Code!!!!!!!!!!

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

None

6. Do you have any other thoughts on the Model Code you would like to share?

Leave short term rentals alone!! It will not create aftordable housing!!!

Comment #16

1. Provide your name (and organization, if applicable): *

Tracie Gibbons

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

First, these options need to be in Bozeman or Belgrade where the jobs are, not Four Corners or Gallatin Gateway where public transportation doesn't exist. There is no infrastructure to support these neighborhoods and families in these areas. How do you expect these people to get to work when they can't afford a car? To build the infrastructure needed to support low income families, hundreds of millions of dollars needs to be invested in the community. The current commissioners have failed to even provide Gallatin Gateway sidewalks for our students or a school that can function in the winter, yet they pour money into Big Sky's meadow with baseball feilds and icerinks. There is plenty of condos and appartments in Bozeman. The problem isn't housing, the problem in regulating what gets charged for it. Any Additional dwelling units will not solve that issue. Home owners will be able to charge whatever they like and it won't be affordable.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Yes, I would like to see the plans for infrastucture and where the money is coming from. This is being done backwards. You don't make a plan without a budget. It's basic project management 101. You are only giving us a small view of an overall project plan. Where is your data supporting the need for this growth. We've seen a sigificant drop in growth in the last two years. Only 800 people influxed to Bozeman last year, yet appartment buildings keep popping up. I would assume this is data from four years ago and not today. Yes, we need affordable housing but that will come when the bubble burst and we continue to have surplus. The current data shows a 12% vacancy rate in Bozeman. That is extremly concerning and unhealthy for a town/city. 5% is the norm. Stop building more housing and focus on bringing down the cost to what housing is actually worth.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Include those plans in this plan so we can see the whole picture, not just a piece of it. Seems shady to not include the entire holistic view. I also want to see the budget and horizon plan over the next 10 years. What happens when the econimic cliff hits in Big Sky? There is a potential for ghost towns and that creates a much larger community problem.

6. Do you have any other thoughts on the Model Code you would like to share?

Zone Gallatin Gateway already. You have enough support to do so. Also, a wildlife bridge will eventually go in, despite the county fighting back on it. The data and science don't line up with these plans.

Comment #17

1. Provide your name (and organization, if applicable): *

Robin Hogan

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

I would like to ask that the short term
rental language be stricken from this Model Code.

I have five children that will all likely go to school in Bozeman (one is attending school there now). We visit Bozeman frequently as it is a stop over location when we visit family in Missoula and Helena. In addition, I have four children who regularly play hockey in Bozeman. I do indeed have a need for housing in Bozeman. However, we aren't in town for the summer. Having the ability to rent during the summer months is critical to the feasibility for us. I sincerely ask that you find alternative ways to restrict short term rentals in Bozeman if that is your wish.

Placing restrictions in the code will be too far reaching and restrictive. If you have concerns about short term rentals, please consider some form of specific restriction that will address the core issue that is most problematic.

I have heard that some individuals believe that short term rentals affect affordable housing. I don't believe this is true as the majority of homes that are in the short term rental market are higher end homes in desirable neighborhoods that would appeal to travelers seeking a vacation/resort like stay.

In addition, please note that sometimes homes are in the short term rental market for a brief period of time, as a place holder, until an owner finishes college, while an owner is on a sabbatical, while the owner travels for a month or two, while an owner is away taking care of a loved one who may be medically compromised in a different city. The option to rent your home for any period of time is a valuable right to an owner to ensure their affordability of the home. Consider if a couple gets divorced, an owner may need to rent a mother in law unit or a room of their home/portion of their home on a short term basis on their parcel to continue to keep their family home. There are many reasons for financial hardship, such as a period of transition/divorce, where an additional opportunity to generate revenue from your greatest investment (home) should be maintained.

If your wish is to restrict short term rentals, please consider starting small and adding sidebars such as prohibiting large corporations from owning homes in Bozeman and renting them out (Trumps proposed legislation). It is possible that a few tweaks will make a big difference. In addition, I encourage you to see the effects of Gianforte's new tax law and how that affects the Bozeman market.

Thank you for your consideration.

Robin Hogan

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Comment #18

1. Provide your name (and organization, if applicable): *

Summer Hopkin

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Please remove section 2.6 and other restrictions on the short term rentals in the model code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Dear County Commissioners - I'm writing to ask that you remove the restrictions on short-term rentals from the Affordable Housing Model Code. Short-term rentals are important for our community - not only because Bozeman is a tourist destination, but also because many of us need to be able to supplement our income to be able to afford to live in Gallatin County. Short-term rentals actually make housing affordable - not the opposite. The proposed regulations on STRs would not meaningfully expand affordable housing. And there is no evidence that STRs take away from affordable housing. Thanks for your consideration!

Comment #19

1. Provide your name (and organization, if applicable): *

Sarah Keller

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

No.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Dear Commissioners - I'm writing to ask that you remove section 2.6, the restrictions on short-term rentals from the Affordable Housing Model Code. I am a Billings resident and a long-time property owner in the mountains along Brackett Creek in Gallatin County. The ability to use short-term rentals enable me to keep my Bozeman property of 20 years as a respite for my daughters and myself. As a state university professor, I need the STR income to afford to keep my Gallatin County property. The proposed regulations would not meaningfully expand affordable housing, and there is no evidence that STRs reduce affordable housing availability. Thank you for your consideration."

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Not that I am aware of at this time.

6. Do you have any other thoughts on the Model Code you would like to share?

Property rights matter!

Comment #20

1. Provide your name (and organization, if applicable): *

Allison Konkel

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

This document is 82 pages of development rules. I suppose it's a fascinating read if you are a developer. But the average citizen won't take the time. I can see this applying to Four Corners as that is the only area I'm aware of that has infrastructure for high density development.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

I would like to see section 2.6 removed. It is not a well thought out plan for short-term rentals. It violates constitutional law and Montana state law. It has a duplicative permitting process where a conditional use is required in addition to a special STR permit. A state license is also required. This is too much. They should be seeking input from stakeholders in the vacation rental industry to adopt rules or a permitting system. If we are going to regulate about short term rentals that should be a stand alone issue not something "hidden" under an affordable housing document.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Less is more. If the goal is to provide more affordable housing I think we should remove standards or regulations and not continue to add to them.

6. Do you have any other thoughts on the Model Code you would like to share?

This is noticed as Draft Model Code for Affordable Housing. This question refers to Model Code. I would say this document is more accurately a Model Code with some affordable housing incentives and proposed short term rental ban for anyone that doesn't own multiple dwelling units.

I would like more information from the county on where we have infrastructure to build these "mini cities".

Comment #21

1. Provide your name (and organization, if applicable): *

Blaine Konkel

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

No. A lot of this model code seems like it has little to nothing to do with housing affordability, and more to do with beautification and minimal site standards for aesthetic purposes. For example, not allowing snout houses has no relation to affordable housing and is simply for aesthetics. This document would be better titled as model code. This is really just model code with some affordable housing incentives, and short term rental restrictions and regulations. The tile of this document is misleading to the public, that may not realize the document will affect them.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Section 2.6 should be removed from this document. Short-term rental regulations are not affordable housing regulations. The title of this document fails to provide notice of the contents of the document. Short-term rentals should be a standalone topic and not a part of a greater affordable housing code. This regulation is overly burdensome by creating duplicative permitting through a conditional use permit and an STR Permit. I believe that an STR permitting system goes beyond the county's zoning authority. The owner occupancy standards relating to short term rentals are unconstitutional under the Dormant Commerce Clause. This creates a standard that creates economic isolationism that the Dormant Commerce Clause forbids. This also violates state law passed through Senate Bill 532. Short-term rentals should remain an allowed use by right. Short-term rentals create housing affordability by allowing homeowners to generate additional income. There are two sides to housing affordability. The cost or expense of a house, and the income needed to cover those expenses. Increasing incomes increases housing affordability. The introduction of this document claims that it is a menu of items, but I don't see any alternative options regarding short-term rentals. The option seems to be that STR's have to get a permit and the owner must live onsite. I understand that non-owner occupied short term rentals are allowed in parts of the Community Business District, but the code also states that only owner occupied short-term rentals are allowed in multi unit dwellings under standard 2.6.4. It appears that the Community Business District is predominantly multi unit dwellings in higher density areas, creating ambiguity on whether or not non-owner occupied short term rentals would actually be allowed anywhere? I cannot think of any other land use that requires a property owner to live on-site. Not only does this violate the dormant commerce clause, but it raises serious questions about violations of privacy. I have been following the envision Gallatin process and this is the first time that I have seen the topic of short-term rentals. I think this should be removed from the affordable housing code, and if the county wishes to consider regulating short-term rentals, this should be re-noticed as a standalone item to ensure appropriate feedback from the community and the County should make efforts to work with shareholders to reach sensible regulations.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

We don't need more standards and regulations. We need fewer regulations. Gallatin County has existed from the beginning of time until now without this document. All that really needs to be done is to eliminate current zoning regulations that decrease housing affordability such as the inability to rent ADU's, or restrictions that prohibit the construction of affordable types of housing such as duplexes or manufactured homes etc. If you make affordable housing legal, affordable housing will be built. The solution is less zoning and not more of it.

6. Do you have any other thoughts on the Model Code you would like to share?

This question asks if there are any thoughts on the Model Code? I think the document should be called Model Code and not Affordable Housing Model Code. It is misleading to the public.

Comment #22

1. Provide your name (and organization, if applicable): *

Cindy Morrison

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Please REMOVE short-term rental restrictions from the model code for affordable housing.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Restrictions on short-term rentals just escalates the transfer of property to the super rich instead of allowing middle income people, many of which have been lifetime residents of Montana, to have a source of income to afford their cherished properties when hit with rising property taxes, etc. Restricting short-term rentals can actually make housing LESS affordable for a large group of Montanans.

Comment #23

1. Provide your name (and organization, if applicable): *

Liz Nitz

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Dear County Commissioners - I'm writing to urge you to remove the restrictions on short-term rentals from the Affordable Housing Model Code.

Short-term rentals are essential to our community's economic vitality and residents' financial stability. Bozeman is a premier tourist destination, and STRs provide the flexible, affordable accommodations that visitors prefer while keeping tourism dollars circulating in our local economy rather than going to corporate hotel chains. More importantly, many homeowners and residents depend on STR income to pay their mortgages, property taxes, and living expenses in one of the most expensive housing markets in Montana. Without this income stream, more residents would be forced to sell their homes or leave the county entirely.

The claim that restricting STRs will expand affordable housing is fundamentally flawed. Most STR properties would never convert to long-term affordable rentals - owners would simply sell to wealthy out-of-state buyers or leave properties vacant rather than take on the risks and reduced income of long-term tenants. This would actually decrease local ownership and community stability. Furthermore, there is no credible evidence that STRs meaningfully reduce affordable housing stock in Gallatin County. The affordable housing crisis stems from insufficient supply, zoning restrictions, and rapid population growth - not from property owners utilizing their homes flexibly.

Imposing onerous restrictions on STRs would harm working families, damage our tourism economy, and fail to create a single unit of affordable housing. I strongly urge you to reject these counterproductive regulations.

Thank you for your consideration.

Comment #24

1. Provide your name (and organization, if applicable): *

Megan Nowlin

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

2.2.9 "snout houses" this should not be regulated by the county but by each developments guidelines. There is a lot of living space behind garages and on small lots this is very difficult to design. If you look at the ones in city of Bozeman such as townhomes they are awful looking and creates no privacy for the front door, wasted hallway space to bring to front of the home forward which is all cost!

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Allowing ADUS to have minimal setbacks is a bad idea that will cause neighborly issues. Many new county wide subdivisions put in their covenants weather they allow STR or not. Leave to each development to decide on STR. What is a avg home price of a STR 900k+ this is not affordable so putting a dozen STR's back on the market does nothing to affordable housing. Many STR's are snow birds who live part time and rent part time. So this would make it unaffordable for them. Many people own live/work units whom run a business and rent the living space to help with costs. how will this effect them. Affordable housing is nearly impossible in our area. Labor costs are extremely high. Infastructure is 70k per lot not including land. removing paving and side walks that would help with costs.

Comment #25

1. Provide your name (and organization, if applicable): *

David OConnor, Big Sky Community Housing Trust

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Section 6, "Definitions-Affordable Housing".

We strongly support Gallatin County's effort to expand rental housing at or below 60% AMI, which is critically needed and under-supplied across the county. However, while the 60% rental/120% ownership limits outlined in the draft are traditional affordability targets, these limits are no longer adequate for highly seasonal/high cost of living communities in Gallatin County.

There is a large and growing segment of the community which can be defined as "missing middle", residents whose income is too high for federal or state programs, but also too low to participate in the market. Many households, especially families, with incomes from 60%-120% AMI are also finding it nearly impossible to secure affordable long-term rentals. Similarly, home ownership is not possible in many communities in Gallatin County for household incomes as high as 200% AMI.

Households at these income levels represent the core population of working families. In Big Sky, over 47% of working households are in the 80%-150% AMI range, with that population nearly 40% in Bozeman. Yet average home prices make homes unaffordable for these incomes also. These households are entirely without help for rentals, and nearly so for ownership.

These families not only represent our teachers, public safety, health care and other essential community members, but also school board members, soccer coaches, elected officials and other leadership roles critical to all of Gallatin County.

While the traditional income limits of 60%/120% have accurately reflected the part of the community for whom the housing arithmetic no longer works, that now applies to a much greater swath of our residents. Due to skyrocketing values, construction costs and cost of infrastructure, many of our working families are excluded from the natural housing market. We encourage consideration of including housing priced for these families in the definition of "affordable housing". Without some help making the math work, we will continue to see these households leave Gallatin County, which is a loss for all of us.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Comment #26

1. Provide your name (and organization, if applicable): *

Lisa Orr

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

I agree with allowing higher density in some areas if there is sewer and water available.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Remove section 2.6 on Short term rentals. It appears none of the survey questions or discussion in workshops was about Short Term Rentals. You need to engage public comment for any STR regulations going forward. There is also not any evidence that a ban on Short Term Rentals increases the availability of affordable housing. This STR system proposed would be a huge burden and expense for the county to implement. A CUP takes a lot of staff time and is unfordable to the property owner.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

If we are trying to promote affordable housing, increasing regulations seems like the wrong tool.

6. Do you have any other thoughts on the Model Code you would like to share?

I don't believe HOA's should be required. That is just another layer of rules and regulations. Most HOA's have monthly or quarterly fees adding to the cost of home ownership.

Comment #27

1. Provide your name (and organization, if applicable): *

Matt Parsons, Gallatin Valley Land Trust

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

I was happy to see mentions of trails and active transportation (along with public transportation) throughout the document. I believe that trails should be part of all subdivision developments, not just the Triangle. People in rural areas need trails, sometime more than people in urban zones. County roads too often are the only option for people who live in rural areas and these can be extremely dangerous and difficult to access for people with limited mobility.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

N/A

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

N/A

6. Do you have any other thoughts on the Model Code you would like to share?

I want to commend the County for not relaxing standards for parks and trails as it relates to affordable housing. It can be temping to do so, but these standards help ensure people in dense developments have adequate access to green spaces, recreational amenities, and active transportation options. As you say on page 3, "...the Code offers standards that maintain or increase quality of life for existing and future residents through example requirements like landscape buffers that separate land uses and promoting community facilities like parks and trails." Kudos for ensuring our quality of life remains high here in Gallatin County!

Comment #28

1. Provide your name (and organization, if applicable): *

Jeff Pfeil

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

NA

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Landscaping standards: Landscaping is a very real cost driver for builders. The proposed standards require minimum plant sizes that are very large and will increase the landscape cost significantly compared to smaller plant sizes. Additionally smaller plants tend to recover from the stress of planting more quickly and have a higher survival rate. I would recommend eliminating the minimum plant sizes or reducing them substantially if the objective is to create more affordable housing. In order to balance this reduction I would put more emphasis on irrigation requirements for trees and shrubs and the requirement to maintain and replace plants as needed.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

no

6. Do you have any other thoughts on the Model Code you would like to share?

I do not believe that the elimination or reduction of vacation rentals or short term rentals should be considered as a way to increase housing affordability. The City of Bozeman tried this and it there has been no change in housing affordability resulting from the additional regulations.

Comment #29

1. Provide your name (and organization, if applicable): *

Jena Reno

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Dear County Commissioners - I'm writing to ask that you remove the restrictions on short-term rentals from the Affordable Housing Model Code. Short-term rentals are important for our community - not only because Bozeman is a tourist destination, but also because many of us need to be able to supplement our income to be able to afford to live in Gallatin County. Short-term rentals actually make housing affordable - not the opposite. The proposed regulations on STRs would not meaningfully expand affordable housing. And there is no evidence that STRs take away from affordable housing. Thanks for your consideration!

Comment #30

1. Provide your name (and organization, if applicable): *

Ryan Reynolds

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Remove Section 2.6 and all STR restrictions from the Model Code

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them.

Comment #31

1. Provide your name (and organization, if applicable): *

Amanda Ricker

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Remove Section 2.6 and all STR restrictions from the Model Code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them.

6. Do you have any other thoughts on the Model Code you would like to share?

Comment #32

1. Provide your name (and organization, if applicable): *

Brenda Rowell

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Please remove Section 2.6 and other restrictions on short-term rentals in the Model Code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

I am asking the County to remove restrictions on STRs from the Model Code. Short-term rentals are important for the community, Bozeman, and much of Montana is a tourist destination. Tourist will go somewhere else if STRs are limited in any area of the state. I have actually done that in areas of Texas where STRs are limited! Also, many of us need to supplement our income with STRs in our home. Short-term rentals actually make housing more affordable, not less affordable. The proposed regulations on STRs would not meaningfully expand affordable housing. There is no evidence that STRs limit affordable housing. Thanks for removing restrictions on STRs from the Model Code!

Comment #33

1. Provide your name (and organization, if applicable): *

David Rowell

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Please remove Section 2.6 and other restrictions on short-term rentals in the Model Code.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

I am asking the County to remove restrictions on STRs from the Model Code. Short-term rentals are important for the community, Bozeman, and much of Montana is a tourist destination. Tourist will go somewhere else if STRs are limited in any area of the state. I have actually done that in areas of Texas where STRs are limited! Also, many of us need to supplement our income with STRs in our home. Short-term rentals actually make housing more affordable, not less affordable. The proposed regulations on STRs would not meaningfully expand affordable housing. There is no evidence that STRs limit affordable housing. Thanks for removing restrictions on STRs from the Model Code!

Comment #34

1. Provide your name (and organization, if applicable): *

Jody Savage

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

These is no need to restrict short term rentals in the county. The county is over-reaching by attempting to regulate private property rentals.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

How many lawsuits is the county fighting in 2025 and 2026 regarding their attempt to regulate short term rentals? Please send an email reply.

Comment #35

1. Provide your name (and organization, if applicable): *

KEVIN SEDGWICK

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

DROP THE WHOLE AND COMPLETE MODEL CODE, THERE IS NO SUCH THING AS (AFFORDABLE HOUSING) PEOPLE NEED TO STOP LOOKING FOR FREE HOMES FOR THEM PAID FOR BY HARD WORKING TAX PAYERS. TIME TO STOP IT.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

SCRAP THE WHOLE THING AND GO BACK TO WORKING ON THINGS LIKE INFRASTRUCTURE TO MAKE THE COUNTY BETTER. QUIT TRYING TO FIX THINGS THAT ARE NOT BROKE.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

STOP TRYING,,,, STOP MAKING GALLATIN COUNTY GALLATINANGELES AND STOP TRYING TO REGULATE THINGS YOU SHOULD NOT BE INVOLVED IN.

6. Do you have any other thoughts on the Model Code you would like to share?

SCRAP IT AND GET BACK TO DOING WHAT A COUNTY GOVERNMENT SHOULD BE DOING, PUBLIC AND COUNTY SAFETY AND INFRASTRUCTURE.

Comment #36

1. Provide your name (and organization, if applicable): *

Dede Semerad, Superintendent of Belgrade School District

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

We are hoping to see capital "A" Affordable Housing options in the Belgrade area in the future. Due to legislative limits on school funding, School districts struggle to compensate employees adequately, and the cost of living in the valley impacts our ability to hire and retain employees. The challenge is to place the Affordable Housing in locations that are close to services or access to public transportation.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Not at this time.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Not at this time.

6. Do you have any other thoughts on the Model Code you would like to share?

Thank you for your work.

Comment #37

1. Provide your name (and organization, if applicable): *

Kathy Shafer

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Remove Section 2.6 and all STR restrictions from the Model Code

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

The proposed owner-occupancy and STR restrictions raise serious policy concerns:
• They regulate who uses property rather than how land is used, exceeding the proper scope of zoning authority.
• They are overly burdensome, and vague, creating privacy concerns and community conflict.
• They disproportionately harm middle-class and fixed-income owners while favoring wealthy buyers who do not rely on rental income.
STR restrictions hurt owners who need rental income to keep their property, while benefiting people who don't need rental income at all.

In other words:

Middle-class and fixed-income owners often depend on STR income to:

pay property taxes, insurance, and maintenance

offset retirement or fixed income

keep a home they already own

Wealthy buyers can afford to:

leave homes vacant

absorb losses

hold property without any rental income

• They are inconsistent with Montana law and legislative intent.
• They risk taking established property rights without compensation or demonstrated public benefit.
Affordable housing is a serious issue that deserves serious solutions such as increasing housing supply, infrastructure, and workforce housing incentives. Restricting lawful property income is not an affordable housing strategy, and embedding these restrictions into a Model Code will make them far harder to undo later.

thank you,
Kathy

Comment #38

1. Provide your name (and organization, if applicable): *

Kathy Simkins

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

No

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

I don't believe affordable housing and short-term rentals should be categorized together. Many owners rely on the ability to use their homes as short-term rentals to supplement their income and make living in the Gallatin Valley financially possible. With more than 3,500 new housing units added—most of them apartments, condos, and townhomes—the rental market is currently overbuilt, with vacancy rates around 25%. Given these conditions, long-term rentals are not a viable or sustainable solution for many owners.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

I hope these concerns are not falling on deaf ears. This issue is critically important to our community, and it's essential to hear from local homeowners and taxpayers—not only from Bozeman tenant united.

Comment #39

1. Provide your name (and organization, if applicable): *

Rob Sisson

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

No

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

The best government is that closest to the people. If a neighborhood wishes to be zoned one way and not another, then the county should support that rather than one size fits all.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

Stop the process of changing something that works (if you let it work).

Comment #40

1. Provide your name (and organization, if applicable): *

Robert Snyder

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

N/A

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Take out any wording on short term/vacation rentals. That is not the main driver to making housing unaffordable. You will just be hurting Montanans and not achieving your desired results.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

We believe that corporate and private equity purchasing housing is the main driver for the increased housing prices. You need to address that first and foremost to even chisel away at decreasing housing prices. That or local/state subsidies.

6. Do you have any other thoughts on the Model Code you would like to share?

We don't believe that eliminating short term rentals would help with the affordable housing situation. The appreciation seen in the housing market is nationwide and mostly driven by corporate or private equity purchases of single family homes. If you want to make an impact, go after those entities and not hardworking Montanans that are using the supplemental income to help with the increased cost of living.

Comment #41

1. Provide your name (and organization, if applicable): *

Robert Webster

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

6. Do you have any other thoughts on the Model Code you would like to share?

I have submitted comments via email - per bullet item 4 above.

Comment #42

1. Provide your name (and organization, if applicable): *

Wendy Williams

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

On the urban model, in the commercial area, I feel that 7-8 stories for those buildings are too tall, even if they have affordable housing units in them. The Bozeman community has spent years trying to get the city commissioners to quit destroying the view sheds of our beautiful valley with tall ugly hotels and apartment complexes. Please don't allow developers to do the same thing to our county.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

I have watched the city of Bozeman let developers come in, buy up trailer courts, older homes that are single family rentals, and many other examples of areas where low income families were living. The families are forced to move out, the area is bull dozed and luxury or unaffordable housing is built on the same land. As the city boundaries expand into the county, I feel that these areas where low income people live, should not be annexed into the city but left in the county and the county could have zoning protections to protect them from the developers buying the property and kicking them out. It seems if a developer is allowed to displace low income people, then when that developer repurposes that land for housing, that developer should have to replace the same number of homes that they destroyed, with low income housing for the displaced people.

6. Do you have any other thoughts on the Model Code you would like to share?

I want to applaud all of the thoughtful and hard work that went into this document. There are so many things to consider. I simple ask that as a county we don't repeat any mistakes that other "sprawling" areas have made and that the city of Bozeman has been making for several years now.
One other thing related to our environment and air quality. Could you please look into the toxic Chem Trails that are polluting our skies over Gallatin County. These are local pilots paid to spew mostly Aluminum from the sides of their planes. If you want to learn more, watch the Amazon documentary called, Climate Trails, before the government takes it off the air.

Thank you for your time and service
Sincerely,
Wendy Williams

Comment #43

1. Provide your name (and organization, if applicable): *

Tessa Witmer, Bozeman Guesthouse

2. Provide your email address: *

[redacted]

3. Are there certain standards or sections that you find **particularly useful or beneficial** in the Model Code? If so, is there a particular **location** you could see them being used in the County?

Section 2.3 (Accessory Dwelling Units) is excellent and should be implemented county-wide, especially in areas with existing infrastructure. ADUs genuinely increase housing supply without changing neighborhood character. The two-ADU allowance per single-family home could significantly impact affordability.

Section 2.4 (Cottage Housing) and Section 2.5 (Courtyard Apartments) offer creative solutions for gentle density increases that maintain residential feel while adding units. These would work well in areas near services and employment centers.

Section 4 (Planned Unit Developments) provides helpful flexibility for innovative projects that deliver public benefit.

However, the useful provisions in Sections 2.3-2.5 and Section 4 are undermined by Section 2.6's STR restrictions. Property owners won't build ADUs or cottage housing if they can't use STR income to finance construction or offset costs. Many Bozeman properties use one unit for STR income and provide the other as long-term affordable housing—this model works and should be encouraged, not prohibited.

Implement the density and housing-type provisions county-wide, but remove Section 2.6 entirely. Then create a separate, reasonable STR regulation that allows compliant operation with proper licensing and safety standards.

4. Are there any sections or standards that you think should be **modified**? Please describe and include the section or page number if possible.

Section 2.6 (Short-Term Rentals) should be removed entirely from this affordable housing code.
STRs averaging $900K+ will not create affordable housing when eliminated. This provision appears designed to benefit the hotel industry—which IS allowed in Community Business and Mixed-Use zones under Section 2.1.4—rather than address housing affordability.
The owner-occupancy and physical presence requirements in Section 2.6.4 discriminate against out-of-state owners and are likely unconstitutional. They would also eliminate income that middle-class Montanans depend on to offset crushing property taxes.
If the County wants to regulate STRs, create a separate, standalone regulation with licensing, safety inspections, fees, and reasonable standards. Don't embed anti-STR provisions in "affordable housing" legislation where they don't belong and won't achieve the stated goal.
The real question: Why does this code allow hotels (Section 2.1.4, page 13) in zones where individual homeowners can't rent their own property short-term? Corporate lodging benefits over local property owners doesn't create affordable housing—it just shifts tourism revenue out of state.

5. Are there any example standards or regulations **related to housing** that are not in the model code that you would like to see included? **Keep in mind that specific standards related to things like wildlife, agriculture, watercourses, and transportation planning are accounted for in other County plans and regulations.*

Create a standalone STR regulation separate from affordable housing code, including:

-Licensing and permitting with reasonable fees that fund affordable housing programs
-Safety inspections (fire, egress, detectors)
-Occupancy limits and parking requirements
-Noise and nuisance standards with enforcement mechanisms
-Collection of resort tax and lodging facility use tax to fund actual affordable housing
-Clear pathways for legal, compliant operation

Regulate hotels with the same scrutiny applied to STRs. If STRs require owner occupancy in residential zones, hotels should face similar restrictions or be limited to commercial corridors—not allowed in Mixed-Use Residential zones (Section 2.1.4) where individual homeowners face severe STR restrictions.

Recognize that many STR operators already provide affordable housing. Bozeman's two-unit model allows one STR and one long-term rental per property. Many of us use STR income to subsidize below-market long-term rentals. Include provisions that acknowledge and incentivize this.

Address the real problem: housing supply. Focus regulations on increasing density, streamlining permitting, and reducing development costs rather than eliminating existing housing stock from the rental market.

6. Do you have any other thoughts on the Model Code you would like to share?

This code won't create affordable housing—it will just eliminate existing housing options.

The fundamental flaw: affordable housing requires subsidy. In a market where median home prices exceed $900,000, eliminating STRs doesn't magically create $250,000 homes. The math doesn't work. Affordable housing has ONE proven model across resort communities: direct government and philanthropic investment. Successful resort towns bought land, built workforce housing, and used lottery systems for teachers, nurses, first responders—the people who make communities function. Large employers like Yellowstone Club provide subsidized employee housing because they understand the economic reality.

Gallatin County has options: County-owned land, partnerships with developers offering density bonuses, direct construction, tax incentives. What doesn't work is asking individual property owners—many already working multiple jobs to afford $7,000+ annual property tax bills—to subsidize affordable housing by forfeiting income on their own property.

Section 2.6 asks middle-class Montanans to bear the cost of a countywide problem. That's neither fair nor effective policy. If you want affordable housing, fund it through resort taxes, lodging taxes, impact fees on new development, and public investment. Don't disguise wealth redistribution from local homeowners to future residents as "housing policy."

Remove Section 2.6. Address affordable housing honestly with public resources, not private sacrifice.

Comment #44

Outlook

FW: Model Zoning Code for Affordable Housing - Thank you and Survey Reminder!

From envision <envision@gallatin.mt.gov>
Date Wed 6/25/2025 9:48 AM
To MacFarlane, Scott <Scott.MacFarlane@gallatin.mt.gov>; Boyer, Jennifer <Jennifer.Boyer@gallatin.mt.gov>; Brown, Zach <Zach.Brown@gallatin.mt.gov>
Cc O'Callaghan, Sean <Sean.OCallaghan@gallatin.mt.gov>; Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov>

FYI – another comment

-Meghan Hazer Alvarez

From: Daryl Monroe-Bilotti [redacted]
Sent: Tuesday, June 24, 2025 4:40 PM
To: envision <envision@gallatin.mt.gov>
Subject: Re: Model Zoning Code for Affordable Housing - Thank you and Survey Reminder!

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Ms.Maghan Hazer Alverez,MPH

I found the young Professionals that made the presentations at the meeting to be very helpful and friendly. I addressed building an affordable home by using new building materials and construction styles. i.e. 3-D housing. Most of the presenters seemed interested. I hope you will look into a new approach to building a "true", affordable home.

Thank You,
Gary Bilotti
[redacted]
Gallatin Gateway 59730
On Tue, Jun 24, 2025 at 1:57 PM envision <envision@gallatin.mt.gov> wrote:

> **Hello everyone,**
>
> **Thanks to everyone who came out for our in-person workshops for the "Model" Zoning Code for Affordable Housing project last week! We were able to get some great feedback from attendees on the types of affordable units that are most appropriate in Four Corners and Gallatin Gateway, along with which strategies to improve affordability are most supported.**
>
> **If you weren't able to attend – there is still time to participate! The survey will remain open through June 30th on the Envision Gallatin website. Please share with neighbors and fill it out if you have not yet done so!**
>
> **What's next? Once the survey closes, the next step will be to work on drafting the "model" code. Once the draft is ready - sometime this fall - there will be an opportunity to comment on the draft, so stay tuned!**

Outlook

Re: Request for Review: Gallatin County Model Code

From Frank Boynton [redacted]
Date Fri 12/19/2025 3:28 PM
To Burke, Ashlie <Ashlie.Burke@gallatin.mt.gov>

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Hi Ashlie,

I'm the Chief of Fort Ellis. I've copied Dave Kozicki, he'll be taking over for me after the 1st of the year. Would you have some time next week to go over some questions we have on the Model Zoning Code?

For example, this table would seem to indicate allowable building heights that would be applicable in the Fort Ellis Fire Service Area: Maximum allowable heights would be 35 feet, with the ability to go to 50 feet if certain requirements were met. Am I reading this correctly?

FLUM / Sub-District	Community Business	Mixed-Use Residential	Residential A	Residential B	Residential C
UGA	45 (65)	35 (50)	35 (50)	35 (50)	
RGA	35 (50)	35 (50)	35 (50)	35 (50)	35 (50)
PIHA	35 (50)	35 (50)			35 (50)
MGA	35 (50)	35 (50)			35 (50)

Structures of those heights will be very difficult for this fire department to provide fire suppression for. Our tallest ladder is 24 feet. If the situation permitted, we could make an interior attack, if not, we would probably lose this building. Ladder rescue above the second story would be impossible. We could be supported by ladder trucks from mutual aid partners, but they require more water than we can support (in our non-hydranted area) with water tenders. Going to 50 feet building height would be even more challenging. They would require us to be equipped completely differently than we are to support our current mix of structures, with costs beyond our resources. I believe the ability to secure fire insurance for a structure like this would be problematic in our area..

A second example: Par. 2.6.3 requires: *Before issuing an STR permit, the Dwelling Unit must pass a safety inspection carried out by the local fire district*. This fire department does not have anyone currently on staff with that expertise or certification. We rely on the State Fire Inspector for this region to perform that service. Perhaps that section could be reworded?

Would you please let me know when you might have time to sit down together and go through some of these types of questions?

Please let me know,
Frank Boynton
Chief, Fort Ellis Fire/Rescue

On Tue, Dec 16, 2025 at 12:24 PM Burke, Ashlie <Ashlie.Burke@gallatin.mt.gov> wrote:

> Good afternoon,
>
> Gallatin County is **seeking feedback** on the **Draft Model Zoning Code for Affordable Housing,** attached to this email.
>
> ### Request
> As a Fire Chief, Marshal, or professional, we kindly ask that you review the draft and provide us with any feedback about the example standards in the code. Specifically, we ask that you **take a look at the Short-term Rental standards in Section 2.6,** as there is some example standards related to fire protection that we are hoping you can comment on. There are also **defensible space standards in Section 5.1.3.C.1 and 5.7.** Importantly, this zoning code is not a proposal for a particular area, rather, it is a compilation of example standards the County can use when updating zoning/creating new zoning. We would solicit your feedback again when/if any of the standards are implemented, especially if they impact your service area.
>
> Feel free to forward this request to others in your workplace/field. Please submit feedback by **January 31st, 2026.**
>
> ### Ways to Give Feedback
> Please submit feedback in whatever format is easiest for you. You can use the track changes and comment feature in the word doc attached to mark it up and email back to me, reply to this email, or input your thoughts in the feedback form, which includes targeted questions you can respond to. If you'd like to **set up a meeting to understand the code and give your feedback in person or on Zoom**, we would be eager to set that up, just send me your availability and desired meeting location.
>
> ### Project Info. & Background
> Background information can be found in the introduction of the Model Code (attached), on the project website, and in this Video Tutorial; there are chapter links in the description of the video that let you skip around the content as desired.
>
> Thank you for your time, please reply back with any questions or concerns or call me at 406-582-3130.
>
> Best,
>
> **Ashlie G. Burke**
> *Senior Planner, Long Range*
>
> Gallatin County
> Department of Planning
> 311 W. Main St. Room 108
> 406-582-3130
>
> *Stay informed about Gallatin County initiatives and engagement opportunities, sign up for the County Bulletin*

HazerAlvarez, Meghan

From: Planning
Sent: Friday, January 30, 2026 11:09 AM
To: Burke, Ashlie; HazerAlvarez, Meghan
Subject: FW: Model zoning

Elise S. Cranmer, MSc
Planning Technician
Gallatin County
Department of Planning & Community Development
311 W. Main St. Room 108

From: Commission <Commission@gallatin.mt.gov>
Sent: Friday, January 30, 2026 8:49 AM
To: Commissioners (Distribution Lists) <Commissioners@gallatin.mt.gov>
Cc: Planning <Planning@gallatin.mt.gov>
Subject: FW: Model zoning

Mindy Karl
Executive Assistant
Gallatin County Commissioners
311 West Main Street, Room 306
406-582-3027

From: Chuck Campbell [redacted]
Sent: Thursday, January 29, 2026 8:06 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: Model zoning

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Ihave lived here almost my entire life. I've have dealt with zoning issues many times. I served on a zoning committee of community members for their specific area (south cottonwood). Although we had very different ideas, we came together and created a zoning district that at the time was described as "what the model should be" By the county commission at the time.

You are volunteers basically you do not deserve nor have the talent, skill or background to be making what I consider global decisions about our county. Keep your hands off things you don't understand. And as a taxpayer, I'm sick of paying lawyers to sue you win, and then have our county

need more money because dumbasses sitting in the voting chair and even dumber One sitting in the advisory board you call county planners Continually making horrific decisions. Your job is to make decisions on what people bring to you not to think you can control this county.

Sit back, relax, vote on whatever special interest you came into this to do and leave the rest of us alone to make the decisions we want with all due respect I think a monkey throwing a dart at a Board could make better decisions than I've seen out of your planning department.

Outlook

FW: Public Comment | Concerns with the Gallatin County Model Zoning Code (Jan 27)

From Planning <Planning@gallatin.mt.gov>
Date Tue 1/27/2026 8:21 AM
To Burke, Ashlie <Ashlie.Burke@gallatin.mt.gov>; HazerAlvarez, Meghan <Meghan.Hazeralvarez@gallatin.mt.gov>

Elise S. Cranmer, MSc
Planning Technician
Gallatin County
Department of Planning & Community Development
311 W. Main St. Room 108

GALLATIN COUNTY

From: Ted Coté [redacted]
Sent: Monday, January 26, 2026 7:06 PM
To: Planning <Planning@gallatin.mt.gov>
Subject: Public Comment | Concerns with the Gallatin County Model Zoning Code (Jan 27)

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Commissioners,

I appreciate the work that has gone into the Draft Model Zoning Code for Affordable Housing, and I recognize the County's stated goal of improving housing affordability. However, after reviewing the document carefully, I want to raise serious concerns about whether this Model Code, as written, will actually achieve that goal—while also remaining consistent with the County's Growth Policy and property-rights principles.

1. The Model Code Acknowledges Affordability Is Complex—But Overrelies on Regulation

The Model Code itself explicitly acknowledges that:

> **"Affordability is a complex, multi-faceted problem, and that no single approach can address affordability in a meaningful way."**

> Despite that admission, the Code leans heavily on **use restrictions, density controls, and occupancy classifications**, particularly around short-term rentals, as if zoning alone can correct market forces.

That creates a disconnect between the **stated understanding of the problem** and the **regulatory approach being proposed**.

---

2. Zoning Is Being Asked to Do What the Market Controls

The Code states its intent is to ensure zoning is "not getting in the way of things that can make housing more affordable" such as smaller units and diverse housing types

Yet at the same time, the Code introduces **new constraints on lawful use**, especially in Section 2.6 governing Short-Term Rentals, including:

- Occupancy-based classifications
- Permit limitations
- Restrictions tied to ownership status

These do **not reduce land costs, do not reduce construction costs**, and **do not reduce financing costs—**which the Code itself implicitly recognizes as drivers of affordability.

Restricting what existing property owners can do with already-built housing **does not make housing cheaper**. It simply redistributes scarcity.

---

3. Owner vs. Non-Owner Occupancy Is Not a Land-Use Distinction

The Model Code repeatedly distinguishes between **Owner-Occupied** and **Non-Owner-Occupied** Short-Term Rentals

But from a land-use perspective:

- The **use remains residential**
- The **building form does not change**
- The **infrastructure demand does not materially change**

This shifts zoning away from regulating **land use** and toward regulating **who uses the property**, which is a policy choice—not a land-use necessity.

That approach conflicts with the Code's own framing that zoning should focus on **physical development patterns and infrastructure capacity**, not personal occupancy characteristics.

---

4. The Model Code Risks Reducing Flexibility for Local Property Owners

The Model Code correctly notes that it is intended to act as a “menu” of tools, not a one-size-fits-all mandate

However, if adopted wholesale or used as the default template, it risks:

- **Reducing flexibility for small, local property owners**
- **Penalizing existing lawful uses**
- **Favoring large, professionally capitalized developers who can navigate layered incentives and restrictions**

Local owners often rely on flexible use options—including long-term, medium-term, or short-term rentals—to adapt to changing economic conditions. Removing those options does not create affordability; it removes resilience.

---

5. Market Reality: Prices Will Not Go Down

Nothing in this Model Code changes the core market conditions in Gallatin County:

- **Limited land supply**
- **High in-migration demand**
- **Elevated construction and labor costs**
- **Rising insurance, tax, and financing costs**

The Code itself acknowledges that even households above median income struggle to find affordable housing

Given those realities, restricting lawful property use will not lower home prices or rents. At best, it reshuffles who bears the cost; at worst, it reduces overall housing availability and increases pressure elsewhere.

---

6. A Policy Mismatch with the Growth Policy’s Spirit

The Model Code repeatedly states it is grounded in the Growth Policy and public outreach

Yet the Growth Policy emphasizes:

- **Property-owner predictability**
- **Flexibility in land use**
- **Avoiding unintended economic consequences**

When zoning tools reduce flexibility without demonstrable affordability gains, that alignment breaks down.

Closing

In summary:

- **The Model Zoning Code correctly identifies the housing problem**
- **It correctly acknowledges that zoning alone cannot solve affordability**
- **But it still proposes restrictions that limit flexibility without addressing core cost drivers**
- **STR regulations violate private property rights for EVERYONE**

I urge the County to treat this document cautiously—as a true menu, not a template—and to avoid adopting provisions that reduce lawful property rights under the assumption that prices will fall. They won't.

Affordability requires more supply, more flexibility, and more options, not fewer.

Thank you for the opportunity to comment.



TED COTÉ

562 607.2292

[redacted]

Bozeman, MT

[redacted]

Ted Coté

Outlook

Model Zoning Code for Affordable Housing comments

From [redacted]
Date Mon 10/20/2025 5:36 PM
To envision <envision@gallatin.mt.gov>

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Regarding the Workshops, I question the value of the 3-D Housing and Spot the Difference activities. How were the groups selected? What types of neighborhoods and homes did they live in? Did they believe the myth that increasing density increases affordability? Did they understand all the ramifications of the neighborhoods they were creating? Did they know what would happen to property values and traffic? Did you ask them which units they would want to live in long-term?

Regarding the Housing Strategies activity, some of the Descriptions were too vague. You could not know what housing types (1), or how many more housing units (2), or what changes to fees or standards (3) participants were thinking about. Is it really the case that there are redundant steps, delays and bureaucratic hurdles (4) in the process? If there are, wouldn't you want to eliminate them for all developments? Aren't regulations there for a purpose? There was an obvious bias in the wording of this Description.

Your stated goal is to create high quality affordable units, but if you put a high quality unit in a low quality setting then you get a mixed result. As an example, compare the neighborhood around Cooper Park in Bozeman with the neighborhood around 25th and Turbulence. Homes in the Cooper Park neighborhood have yards, they have space, it's quiet. At 25th and Turbulence, the only space is the parking lot. Would you want to live there long-term? Would you want to raise your children there?

At Four Corners and Gallatin Gateway, there are residential areas near the highways. Is that a desirable living situation? Housing especially should not be any part of strip development, which, by itself, is an unsustainable and undesirable form of development.

How many families actually ask to live in a mixed-use development? How long does a mixed-use development stay mixed? Do mixed-use developments actually provide stable, affordable housing? Literature about them suggests they appeal more to investors, which does not bode well for stable, affordable housing.

I am glad to see that you're focusing on housing in the range of 30% to 80% of the AMI. The current figures quoted for housing costs seem to be artificially high. Because affordable housing is a problem nationwide, and most areas are addressing the problem by increasing supply, I'm wondering if developers are taking advantage of the situation and jacking up prices. An average Habitat for Humanity house costs $66,000, which is probably the cost of materials, since there is no labor cost, no profit, and no interest charged on the mortgage. So what accounts for the ~$700,000 cost of the average home here?

Currently, after a building frenzy, there is no longer a shortage of homes, only a shortage of affordable homes. This shows we cannot necessarily build our way out of a shortage. There may be ways to

address that problem, but I think it's past time to consider how we might address the demand side of the problem. We saw the effect of demand during the pandemic, which produced some of the steepest increases in housing costs ever. How will you ensure that the housing being built will not be acquired by investors or speculators or flippers, or acquired and turned into a short term rental? We need to reduce the excess dollars chasing after homes.

Hopefully you are acquainted with the research done by Patrick Condon, professor in the School of Architecture at the Univ. of BC. We have been discovered by the "global investment community", which is adversely affecting the cost of everything here, not just housing. A basic necessity like housing should never become an investment commodity, because that will drive up its cost to fuel their need for profits.

The rich are working a hardship on the rest of us, and getting away with it. When you impose a hardship on others, that's usually when you get arrested or hauled into court. Yet they're getting away with it. Someone needs to stand up for the rights of our citizens who are being deprived of an important part of the pursuit of happiness: having a chance at a decent lifestyle, being able to afford a roof over their head. We need to address the demand side of the problem by stopping the hardship being imposed on us by the wealthy, and making sure only families who will be full time occupants are allowed to purchase homes or rent apartments, on into the future. This is a good time to start.

Thank you for your time,

JerryDiMarco

Bozeman

HazerAlvarez, Meghan

From: [redacted]
Sent: Saturday, January 31, 2026 4:35 PM
To: envision
Subject: Draft Model Zoning Code comments

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Unfortunately, I did not have time to read the entire draft document, so my comments will largely be addressing, in a general way, the approaches taken to achieve the desired goals.

Zoning standards are often referred to as restrictive, but aren't the standards there for a reason? I have been frustrated by the continual demands of developers to cut "red tape" or "bureaucracy", when it is not simply "red tape", and we need the "bureaucracy" to fully do the job. Then when the standards are cut or watered-down, we the people never get an explanation of what we are losing and the ramifications of those changes. I hope you will not be so arbitrary and opaque if you cave in to such demands.

HOAs and covenants can create barriers to affordable housing as well. Does the Zoning Code address that issue? The issue of affordability should overrule any concerns about property values, because homeowners who worry about property values the most, are not hurting like renters who cannot afford to buy a home. So if HOAs are currently untouchable, I would urge the County Commission to lobby the state legislature to allow regulation of HOAs. Since covenants are addressed in the Zoning Code, I'm assuming they are regulable.

I'm glad to see that affordable housing units must stay affordable in perpetuity. Does attainable housing remain permanently affordable? If not, this type of development should not be labeled affordable.

How will you ensure housing is not purchased by investors? Does "resident" mean the full-time occupant?

It appears that manufactured homes, mobile homes, and factory built homes are permitted everywhere. I hope that is the case.

Owner occupied STRs should be the only type allowed. There are plenty of options for visitor accommodations already, and the market will react to any increase in demand. Besides, more visitor accommodations are trying to create STR-type experiences. Non-owner occupied STRs are not needed and should not be allowed.

I am suspicious of "creative" ways of making housing more affordable. Often the proposals seem to be designed to get around standards, or to squeeze the development into a location where it otherwise does not belong. Does the Zoning Code force the scrutiny needed to detect such deception?

In section 1.4 where you specify that standards can be adjusted to fit the unique needs of individual communities, you follow with, "care should be taken to ensure that the intent of the... standards... is not lost." This language does not seem to be strong enough. It would be better if specific legal language is used, or perhaps if an algorithm or decision matrix is created to guide the process. It seems appropriate to also make sure that all members of the community are in agreement about what, if any, needs are truly unique.

Why are PUDs given special treatment? It's bad enough that they are allowed "flexibility" from standards, which seems to be a major goal of any PUD project. From my experience, they appear to be thumbing their nose at regulations, and laying the groundwork for subverting the original plans for the district.

There is always the question of whether PUDs and mixed-use developments will be implemented in the form they are presented to you, and whether there will always be the same mix of uses, and whether the businesses will survive if the tenants are booted out. PUDs and MUDs are designed to attract investors. This does not bode well for stable, affordable housing, because the owners will be looking to maximize profit. I would suggest there be a low priority for PUDs and MUDs, or that you just dismiss them entirely, or at the very least not consider them affordable housing.

Is live-work housing that different from the other types of housing mentioned in the Zoning Code? Does it really need a separate classification, or to be in a separate subdistrict? What prevents subsequent occupants from converting the work part of the housing into an ADU or STR?

It is helpful to remember that density may actually work against affordability.

Since there is an emphasis to build housing where the jobs are, does the Zoning Code keep large employers within UGAs? Allowing big employers to locate wherever they want could lead to more sprawl.

How would you handle a situation where infrastructure is created for the purpose of increasing the density of development in that area? If this is allowed to happen, the County would be ceding control to developers.

Does the infrastructure requirement take into account the roads to get to a proposed area or development?

On page 31, paragraph 6.appears to suggest that "sewer providers" includes septic systems. That can change perception of the meaning of the word "sewer" everywhere else in the document. I had been under the impression that “sewer” meant a municipal sewer, before I read paragraph 6. I hope I'm not misunderstanding your meaning.

I'm disappointed that you use the standard incentives for affordable housing. All incentives reduce the quality of life, and in some cases could compromise safety. What if you start with a requirement for affordable housing units, then allow reductions in the number of affordable units in exchange for parks, trails, other quality of life amenities, native vegetation only, etc.? Would that work?

I hope you do not follow the lead of Bozeman regarding parking. There ought to be at least one parking space per dwelling unit. Where multi-unit buildings are allowed, they should provide garages big enough to include storage, not just parking. Ground floor parking is also a nice option because it is easy to incorporate storage areas. Garages and storage areas are quality of life amenities that unfortunately are often overlooked.

On page 37, Parking, how will you determine, going forward, whether occupants in units with substandard parking are using alternative means of transportation? What will you do if you find that occupants have their own vehicles, and do not use alternative transportation? Why don't you just provide a reasonable amount of parking, so there is room for visitors or social gatherings. These are quality of life issues too.

The increase in building height, as an incentive, is unacceptable. The lower building height shown on the tables should be the maximum in all areas. A building taller than the trees is too tall. The view is also a quality of life issue, as is access to solar energy.

Native vegetation should be required for all landscape areas. Landscaping should be sculpted to prevent runoff onto pavement, especially in winter when melting snow drains onto sidewalks in the daytime, then freezes at night creating a walking hazard. Also, lawns that sag between sidewalks and curbs allow parkway trees to be planted below the sidewalk, which will reduce the possibility of tree roots pushing sidewalks up and cracking them.

The use of quarries and gravel pits is not sustainable. This valley is full of gravel, so the use of on-site rock, if it is really needed, should become the new normal.

Glad to see the effort to preserve dark skies. However, we must also preserve access to solar energy, to protect an owner's investment in a solar home, and to allow for future installations on existing housing.

The document starts by stating that no single approach can address affordability in a meaningful way. However, no one is addressing the demand side of the affordability problem. The effect of demand was abundantly clear during the pandemic. That was when housing prices increased most precipitously. There are too many dollars chasing after homes, many of them investors and hedge funds, etc. that want to turn housing, a basic human need, into a commodity. When they come here paying cash for homes, they make everything more expensive. The high cost of building materials reflects that. We are being taken advantage of.

Is there some way that we can stipulate that only families who will be full-time occupants can bid on a home, and only renters who work in the area can live in the local apartments? We need to make the global investment community go away. That single approach would address affordability in a very meaningful way.

One more point, this may not apply to all areas in the county, but the AMIs in this area are distorted because of gentrification. Residents are having to live far away from where they work, and so their contribution to the AMI where they work is missing. If gentrification continues, the AMIs will be even more distorted. So we may have to modify charts that have AMIs on them, to better reflect conditions here.

Thank you for your time and efforts,

Jerry DiMarco

Bozeman

P.S. On page 4, you refer to, "intent and purpose statements", but the only Purpose and Intent statement is on page 43 under Landscaping. Are there supposed to be other Purpose and Intent statements?

There appears to be a typo on page 39, 4.1.1, A, "...or conditional within..."

Outlook

Public Comment on Model Code for Affordable Housing

From Bridger Canyon PRC [redacted]
Date Mon 1/26/2026 6:26 PM
To envision <envision@gallatin.mt.gov>
Cc Brown, Zach <Zach.Brown@gallatin.mt.gov>; Boyer, Jennifer <Jennifer.Boyer@gallatin.mt.gov>; MacFarlane, Scott <Scott.MacFarlane@gallatin.mt.gov>

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Dear Commissioners.

Please delete Section 2.6 from the Model Code for Affordable Housing and keep zoning exclusively about land use, not *who uses land.*

Short-term rental regulation does not solve affordable housing. Outside city limits, single-family homes are larger, higher-value, and well above workforce affordability; restricting STRs does not convert them into below-market rentals. Most out-of-state owners purchased for intermittent **personal use**, not income, and cannot be rented long-term without eliminating owner use—so STR restrictions primarily create **more vacant homes**, not housing supply. At the same time, STR income helps local and middle-income owners afford to keep property in Gallatin County; removing that option increases displacement and accelerates consolidation of ownership by wealthier buyers.

Montana zoning authority is statutorily limited to regulating **land use**, not people, relationships, residency, or duration of occupancy (see MCA Title 76 and long-standing Montana precedent favoring free use of property unless expressly restricted). Model Code regulations based on residency, occupancy, or rental duration exceed that authority and conflict with the Gallatin County Growth Policy's directive to *"respect private property rights"* (Sections 1-3 and 7-5). These provisions also contradict the Model Code's own standards that regulations should *"not create barriers to affordability through arbitrary or overly restrictive standards"* and should *"support existing property owners."* Restricting lawful rental options reduces economic flexibility, undermines quality of life, and does not meaningfully reduce second-home demand.

Given that STR regulation does not advance affordability objectives, it is unclear why it is included in a housing affordability model code at all—particularly when it was not presented, for debate during public meetings prior to release of the draft. A more effective and legally grounded alternative is a **local management requirement.** Local management discourages speculative absentee investment through real operating costs, preserves property rights county-wide, keeps STR spending local, supports local wage and contract workers, improves

compliance, and allows both resident and non-resident owners to contribute economically without increasing vacancy. This approach aligns with affordability goals, Growth Policy principles, and the limits of zoning authority—without regulatory bans or unintended consequences.

Affordable housing is a worthy goal, but please rethink your strategy for real solutions.

Wendy Dickson



Outlook

Remove STRs from the Model Code

From Tonia Dyas [redacted]
Date Mon 1/26/2026 5:28 PM
To envision <envision@gallatin.mt.gov>

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

I'm writing to provide my opinion regarding the Model Code that's being put forward for Gallatin County. In my opinion, section 2.6 should be eliminated and all verbage that restricts short-term rentals should be removed. One of the largest factors in the high cost of housing in Gallatin County is property taxes. In order to remain viable, those taxes must be passed onto renters. Last year the MT legislature did a terrible job remedying the property tax issue in Montana - especially in Gallatin County. Instead of lowering taxes, they simply shifted them around.

Critics often claim that short-term rentals drive up housing costs by removing units from the long-term market, but this view oversimplifies the issue. In reality, short-term rentals (STRs) can coexist with and complement affordable housing objectives.

First, the share of housing stock used for STRs is typically small compared to the total housing supply. Studies in many U.S. cities show that even in popular tourist destinations, STRs usually make up less than 2–3% of the total units. The affordability crisis, by contrast, stems from decades of underbuilding, restrictive zoning, and rising construction costs — not the relatively minor portion of homes used for short-term stays.

Second, short-term rentals can strengthen local economies, helping homeowners and renters cover mortgages or rising living expenses. For many hosts, especially in rural and suburban areas, renting part of their home generates supplemental income that actually *preserves* affordability by keeping owners solvent and reducing foreclosure risks. This income also circulates back into the community through local spending and property maintenance.

Finally, short-term rentals can make housing investments more viable, encouraging the renovation of underused or vacant properties. Without the flexibility of STR income, many small landlords or property owners might not have the means to upgrade or repurpose unused housing, leaving properties empty or deteriorating — both of which harm housing supply and neighborhood vitality.

In sum, while housing affordability is a legitimate concern, short-term rentals are not its root cause. Instead they can support stable homeownership, spur property improvements, and contribute to community resilience without undermining the long-term housing market.

Thank you
Tonia Dyas

Planning staff have provided a response to these comments in red text below.

January 31, 2026

[redacted]
Bozeman, MT 59718
Four Corners

While I appreciate the time, effort, and resources invested in developing the proposed model code, the title for the prosed model zoning code “Draft Model Code For Affordable Housing” is somewhat disingenuous. This model code is a fairly standard zoning code which includes some provisions (“incentives”) which are stated to encourage affordable housing.

It is difficult to describe the nuances of a zoning project in a short title, though the Model Code cannot be considered a full zoning code as it does not include the full range of standards to protect/regulate/account for things like watercourses, wildlife, signage or agricultural, industrial, and commercial uses as a "regular" zoning code would, nor does it include an administrative section or a full definitions section. The project team has included a full description of the project, noting that it would address quality of life alongside affordability, in the request for proposals for the project as well as the project website, flyers, workshops, etc. in an effort to communicate the goals of the project beyond what can be conveyed in the title.

The Growth Policy and Housing Strategy both note that quality of life and well-being are important goals, this is a topic that came up numerous times during outreach. We heard that separating the housing standards from quality of life and livability standards (trails, open space, walkability, etc.) could result in low quality and potentially dangerous development, thus the Code includes standards that address multiple features of development. We have added some language to the introduction of the Model Code to clarify this.

The majority of the proposed incentives are not likely to be impactful, and in some instances will actually discourage affordable housing. For example:

1. The proposed model code allows short term rentals in certain areas. Short term rentals are known to remove housing opportunities while increasing home prices and rents in areas where they are allowed. This is contrary to the goal of encouraging more affordable housing.

   To inform the development of the Code, the project team conducted interviews with local housing and economics professionals who noted that STRs can both aid affordability when folks can rent out a bedroom in their home or rent their entire home while they are away and can also hinder affordability when units convert from housing locals to investment properties. With the Model Code, we attempt to strike a balance that addresses this nuance. In the final draft, owner-occupied STRs are permitted in all the example sub-districts to help with affordability and non-owner occupied STRs are allowed on a largely conditional basis. Conditional use permits give the Commission an opportunity to weigh the impacts of an STR on a specific site and implement conditions of approval and deny or approve applications as

necessary. The Code also includes a permitting process and standards, which are absent from the majority of our zoning regulations and will help us with tracking STRs to better gauge impacts.

2. The open space requirement is stated to apply only to developments with affordable housing. This requirement will discourage developers from including affordable housing.

For clarification, affordable housing developments are not the only type of development that must provide open space- this is a requirement for all developments, see Section 2.2.7. We made a slight adjustment here to make sure this is clear.

3. The incentive allowing reduced setbacks are not likely to be effective as the current subdivision codes require large utility setbacks on all sides of new lots in Gallatin County. These setbacks are typically 10' on all sides. Allowing a reduced setback will not likely be possible. Additionally, some of the building setback reductions would not be practical from a building code standpoint due to increased fire rating and fire suppression requirements when building are placed too close together. The 3' reduced distance between cottage buildings should be reconsidered.

Reduced or no setbacks in zoning does not mean that the property owner is exempt from complying with any setbacks set by state building code, covenants, subdivision regulations, etc. Generally, the strictest standard applies. We offer reduced or no setbacks in the Code so that, when appropriate for a specific site, developers may utilize the relaxed standards to take advantage of the total lot area but certainly will not be able to build to the property line in all instances due to the factors you mention.

Additionally, I offer the following specific comments for consideration:

Page 11, Residential Use Chart: Prohibiting single family homes on lots in Residential A and Residential B districts. It appears that single unit residential structures (homes) are allowed for lots that exist at the time of code adoption but according to the asterisk and footnote single family homes on individual lots would be prohibited in the Residential A and B subdistricts under this model code. This seems contrary to the goals of affordable housing because lots with a home and an ADU will have increased purchase price over lots with only a single family home. Not everyone can afford the added cost of purchasing a home with a second dwelling such as an ADU or duplex on the lot. We have seen this impact within Bozeman where homes with an ADU on the lot may sell for a significant premium due to the ‘potential income’ that may be generated by an ADU. Homebuyers that may be able to purchase a stand alone single home on a lot but may not have the resources to purchase a home with this increased purchase price. This asterisk should be removed to allow a single home on a single lot in the Residential A and B districts allowing developers the option to include ADUs if they so choose.

The purpose of this configuration in the use table is to prevent new single dwelling unit subdivisions in areas suitable for more intense development. It allows single dwelling units on “existing lots” but not “new lots.” This would not require developers to build an additional dwelling on the lots, but of course homeowners of existing lots could add one. The goal of this standard is to prevent sprawl and promote efficient use of land and infrastructure (in alignment

with the Growth Policy and many neighborhood plans), therefore aiding affordability, preserving taxpayer resources, and promoting walkability. Single unit only developments tend to include larger lots, are less likely to include sidewalks, and are a less efficient use of infrastructure and are therefore not conducive to the intent of Residential A and B. Attached townhomes or condominiums are more likely to be affordable than single units, more likely to trigger sidewalk requirements, and are a more efficient use of land and infrastructure. Under the code, single dwelling unit-only developments can be built in six of the fifteen example sub-district/FLUM categories, so there are still plenty of opportunities for a zoning map to include sub-districts that allow for single unit developments.

2.2.6 Page 17 Open space: It is stated that the open space requirements only apply to developments utilizing the affordable housing incentives. This would discourage affordable housing developments because developers would be required to dedicate more land to open space for projects with affordable housing than market rate developments. The logic for applying open space requirements only to developments with affordable housing is unclear. Consider removing this provision or applying to all multi-unit housing developments.

For clarification, affordable housing developments are not the only type of development that must provide open space- this is a requirement for all developments, see Section 2.2.7. We made a slight adjustment here to make sure this is clear.

Page 18 - **Lighting**: I am in support of the proposed lighting restrictions, however, it is not clear how these provisions will be enforced. It should be clarified how the amount of light trespass will be evaluated. This is typically done through the use of photometric plans for commercial projects. I would consider requiring photometric plans with reasonable quantitative maximum lighting levels for commercial projects. Also, 2.2.7 C appears to have a typo stating lights should be directed away from residences so as not to prevent light trespass. The word “not” should be removed.

For these types of standards, we typically allow property owners to self-certify that they are meeting the standards so as not to create expensive application hurdles. However, this is something we will keep in mind for updates to our application processes for commercial projects. We have corrected the typo in the lighting section, thank you.

Page 26 - Section 2.4.2: This section allows 3 foot separation between cottage homes. This is not a practical setback in instances with a property line between the homes as structures with walls closer than 5’ from property lines would be fire rated and window openings would be restricted. There are also provisions requiring fire rated construction for roof eaves in these areas which prevents venting of attics adding significant expense and complexity. Please consider increasing this setback to a more typical 5’ setback.

Reduced or no setbacks in zoning does not mean that the property owner is exempt from complying with any setbacks set by state building code, generally, the strictest standard applies. We offer reduced or no setbacks in the Code so that, when appropriate for a specific site, developers may utilize the relaxed standards to take advantage of the total lot area. Developers

will not be able to build structures within 6 feet of one another in all instances due to the factors you mention.

Page 29 - 2.5.4 Open space for courtyard projects is 25% of the parcel. I would reconsider this quantity as it does not seem connected to the number of occupants or dwelling units and may place an undue burden on developers. The 25% seems arbitrary. It may be more effective to tie the required amount of open space to the number of dwelling units on the parcel.

The Courtyard open space percentage is to ensure that every development gets the same ratio of open space. We could look at tying open space to number of units, but there are so many different ranges we could account for and also arbitrary cut offs (why should a development with 6 units have more open space than a development with 5 units? For example). Keeping this as a ratio helps to simplify the process for applicants and staff, thereby reducing the likelihood that this will increase review time.

Page 29 - **2.5.5 Parking**: The provisions for parking throughout this code should be evaluated for compliance with state HB 492 which goes into effect in October. Many of the parking provisions in this proposed model code appear to potentially conflict with HB 492.

Counties are not subject to HB 492; this only applies to municipalities.

Page 32 Townhomes: The diagram on page 33 shows townhomes with zero setbacks built on the lot line of a public sidewalk. While it is common for townhome structures to have zero setbacks at internal shared lot lines, these structures should not be exempt from setbacks on their exterior side yards. This would not be a practical or desirable arrangement. If townhomes are allowed to have zero setback on a side adjacent to another use the zero setback could cause conflicts and undesirable impacts. Consider a minimum side yard setback on the exterior or non-shared sides of townhomes.

See section 2.2.2, Townhomes have a 5-foot front and rear setback. We made an adjustment to Section 2.7 to make this clearer. In addition, screening and buffer provisions from the landscape section may apply for certain uses.

Page 35 -3.3.3: Setbacks for affordable housing projects are listed as “N/A”. Removing setback requirements from developments with affordable housing should be reconsidered. This is not practical and will likely result in undesirable impacts on adjacent properties. For example, a large multi-family building on the lot line could would not be allowed to have windows on the side with a zero setback. There would also be undesirable impacts on adjacent properties. Please carefully consider the impacts of this provision.

Reduced or no setbacks in zoning does not mean that the property owner is exempt from complying with any setbacks set by state building code, covenants, subdivision regulations, etc. Generally, the strictest standard applies. We offer reduced or no setbacks in the Code so that, when appropriate for a specific site, developers may utilize the relaxed standards to take advantage of the total lot area but certainly will not be able to build to the property line in all instances due to the factors you mention. Additionally, multi-dwelling unit proposals will need to provide a landscape buffer in some scenarios, see updated section 5.4.

Page 31 -2.6.4 C: STR signage Please consider prohibiting signage for STRs other than the building address. We see quite a lot of un-permitted signage at current STRs throughout the county. These STRs are located within residential neighborhoods where signage advertising businesses is not typically allowed and detracts from the residential neighborhood character. While signage at STRs may be subject to other signage regulations, as has been stated, the resources for enforcement are limited. Therefore, stating that signage for STRs is not allowed other than the address would clarify this requirement within the model code.

We initially included a signage section in the Model Code and removed it because it did not fit with the intent of a Model Code focused on housing and quality of life/safety. However, we will certainly keep this in mind for any future zoning updates.

Page 44 Landscape Requirements: It appears a single family home adjacent to a public street would require a licensed landscape architect. This will place an unusual and undue burden on single dwelling projects. Please consider clarifying that the requirement for a licensed landscape architect only applies to commercial and multi-unit development projects and not to lots containing a single dwelling home or home with ADU.

We reviewed this section and incorporated this adjustment.

Page 46 -5.1.4: Landscaping Some of the requirements in this section will place a larger burden and add expense on projects. For example requiring 5-gallon sized pots for shrubs will add significant expense unnecessarily. Please consider input from local landscape designers and/or suppliers on these provisions. It would seem adequate to simply eliminate minimum plant container sizes and focus only on the minimum size for trees in the public right of way and commercial/multi-family developments.

We reviewed minimum plant size requirements in several other jurisdictions in Montana, contacted wholesale nurseries to understand the potential savings for reducing minimum plant sizes, and considered vulnerability of plant material to damage due to snow removal and accidental damage. As a result, we made some adjustments to plant sizing and clarified that the minimum plant sizing applies in circumstances near the right-of-way or where a licensed landscape architect is required.

Page 47 -5.1.5.1: Irrigation Systems This section states “Irrigation systems, when included, shall be designed to minimize the long-term dependence on potable water.” While I am in support of reducing use of potable water for irrigation, it is not clear the intent of this provision and how it would apply in our arid climate. A more effective way to help reduce use of potable water would be to reduce the amount and density of live plantings required in other sections. Please consider removing this statement.

Given the infrastructure limitations and limited legal available water in the County, we maintained this statement. Use of water for irrigation can be reduced through proper plant selection, xeriscaping, site grading, and other practices.

Page 50 -5.2.2.C: The provision to require ‘landscaped’ areas to have 75% coverage by live vegetation is contrary to the water conservation efforts in this code. Other municipalities have

trended toward reducing or removing this minimum in an effort to allow more water conserving approaches in landscaped areas. Please consider removing or reducing this requirement. If this requirement is to remain, I would propose 25% or 50%.

The minimum required landscaped area is already a small percentage (10-20%) of the lot area (see section 5.2.2.A), and the 75% coverage is a percentage of that, so the effective percentage is aligned with this recommendation.

Page 52 -5.3.3.C: tree grate sizes – the required 32 square feet size for tree grates will result in larger tree grate sizes than typical. Consider reducing this to 25 S.F. allowing 4'-6" or 5' square tree grates which are commonly used in the boulevard areas within the city limits of Bozeman.

This section was adjusted to remove the tree grate requirements but instead allow for a variety of practices which are less expensive and require less maintenance than tree grates. This approach allows a sufficient opening for the tree to grow and for water to infiltrate into soil around the tree, while reducing cost, providing flexibility in streetscape design, and protect the soil from compaction in highly trafficked areas.

Page 48 5.1.5.2: Irrigation backflow valves are required to be in a box. This is not common in this area. Irrigation backflow valves are typically exposed on the exterior of the structure. Consider removing this requirement.

This requirement has been removed.

Page 49 -5.1.6.1.B: preservation of trees larger than 8" is encouraged. This provision would be difficult to enforce consistently and objectively. Consider removing this provision.

The language in this section was adjusted to require identifying trees to be preserved on the plan.

Page 54 -5.5.1: Buffers and Screening: While well-intentioned, this provision will discourage affordable housing by requiring larger setbacks and the expense of 6' tall barriers in front of commercial and multi-unit residential projects where adjacent to or across the street from single family structures. For example, if an multi-unit structure is located across the street from any single family home the multi-unit structure would require a 20' front setback and 6' high screening such as a wall or fence. This will add expense and negate the encouragement of affordable housing options through reduced setbacks. Please consider removing this requirement.

We modified the definition of adjacent to exclude across the street or natural buffer if greater than 20 feet, reduced the maximum width of the required buffer, and clarified it could be used for amenities. The screening fence is not a requirement, but an option en lieu of or in combination with landscaping or berms.

HazerAlvarez, Meghan

From: Planning
Sent: Friday, January 30, 2026 4:28 PM
To: HazerAlvarez, Meghan; Burke, Ashlie
Subject: FW: Model Zoning Ordinance

Elise S. Cranmer, MSc
Planning Technician
Gallatin County
Department of Planning & Community Development
311 W. Main St. Room 108

GALLATIN COUNTY

From: Commission <Commission@gallatin.mt.gov>
Sent: Friday, January 30, 2026 3:36 PM
To: Commissioners (Distribution Lists) <Commissioners@gallatin.mt.gov>
Cc: Planning <Planning@gallatin.mt.gov>
Subject: FW: Model Zoning Ordinance

Mindy Karl
Executive Assistant
Gallatin County Commissioners
311 West Main Street, Room 306
406-582-3027

From: Susan Kaiser [redacted]
Sent: Friday, January 30, 2026 3:31 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: Model Zoning Ordinance

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

As a homeowner, contractor, mulitple property owner and owner of long term rental property, I have not only worked my ass off to get where we are but we are keen on protecting property rights, limiting government infringement on ownership rights and special interest manipulation of planning and zoning in our communities.

Government should focus on removing unnecessary regulations across all housing types so that everyone can benefit from lower costs and increased supply, NOT picking winners and losers. The changes we have seen have destroyed the charm of our community and diminished the opportunities of locals to provide

value to long term renters. PLEASE ..stop following the lead of people who have never built anything, invested time and talent to build anything or provided housing solutions personally to people in the bozeman community. Your idealism is killing this town.

Kindest Regards,
Susan Kaiser

HazerAlvarez, Meghan

From: Planning
Sent: Friday, January 30, 2026 11:09 AM
To: Burke, Ashlie; HazerAlvarez, Meghan
Subject: FW: Model Zoning Ordinance for Gallatin County

Elise S. Cranmer, MSc
Planning Technician
Gallatin County
Department of Planning & Community Development
311 W. Main St. Room 108

GALLATIN COUNTY

From: Commission <Commission@gallatin.mt.gov>
Sent: Friday, January 30, 2026 8:49 AM
To: Commissioners (Distribution Lists) <Commissioners@gallatin.mt.gov>
Cc: Planning <Planning@gallatin.mt.gov>
Subject: FW: Model Zoning Ordinance for Gallatin County

Mindy Karl
Executive Assistant
Gallatin County Commissioners
311 West Main Street, Room 306
406-582-3027

From: Aaron Nelson [redacted]
Sent: Thursday, January 29, 2026 7:14 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: Model Zoning Ordinance for Gallatin County

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

I do not support the Model Zoning Ordinance for Gallatin County. Please do not make Gallatin County Bozeman. Let's retain the character and freedom that is Montana.

Sincerely,

Aaron

HazerAlvarez, Meghan

From: Michael Pruden [redacted]
Sent: Monday, January 26, 2026 7:38 PM
To: envision
Subject: Public Comment of Model Code draft

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

To whom it may concern,

I would like to submit public comment that I am opposed to the proposed Model Code for Affordable Housing, in particular language regarding short-term rentals in Section 2.6. Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them.

Thank you,
Michael Pruden
Gallatin County resident and home owner
[redacted] **Bozeman, MT**

HazerAlvarez, Meghan

From: amanda ricker [redacted]
Sent: Monday, January 26, 2026 7:20 PM
To: envision
Subject: Public comment of Model Code draft

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

To whom it may concern,

I would like to submit public comment that I am opposed to the proposed Model Code for Affordable Housing, in particular language regarding short-term rentals in Section 2.6. Please remove short-term rental restrictions from the Model Code for Affordable Housing. STRs help property owners afford to live in Gallatin County and do not create affordable housing when restricted. There is no evidence that STRs reduce affordable housing supply. These policies harm affordability and property rights rather than improve them.

Thank you,
Amanda Ricker
Gallatin County Property Owner
[redacted]**Bozeman, MT**

Comment #57

Outlook

Re: Draft Model Code Released for Public Comment

From Doug Rand [redacted]
Date Tue 12/16/2025 8:08 AM
To envision <envision@gallatin.mt.gov>

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Hello and thank you for sending the Gallatin County draft model zoning code. I read it all but do not know what areas the county will be concentrating on for zoning. We attended the planning board meeting at the courthouse a month or more ago and there was discussion of this to be forwarded to the County Commission for final determination. We were unable to attend the county commission meeting but watched the Chronical for news. No news. Our interest is relevant because the County Commission refused to enact a zoning district South of Gallatin Gateway that our neighborhood formed after telling us that that didn't want to bother with more small zoning districts and there would soon be county wide zoning. Some of the Planning Board discussion lauded small zoning districts as a good start toward county wide zoning because these district's indicated the residents goals for the future. Question....what are you planning for Gallatin Gateway and the surrounding area and what are your criteria for establishing specific zoning codes for the Gallatin Gateway area.
Thank you,
Doug Rand
[redacted] Gallatin Gateway, MT 59730

On Mon, Dec 15, 2025, 11:43 AM envision <envision@gallatin.mt.gov> wrote:

> Good morning,
>
> Gallatin County is **seeking public feedback** on the Draft Model Zoning Code for Affordable Housing, published here: Draft Model Code.
>
> **Understanding the Code**
> A video that explains background on the Model Code project, how to navigate it, and what the various sections are intended to accomplish is here: Video Tutorial. Additionally, background information about the project can be found on the project website and in the introduction of the Model Code.
>
> **How to Submit Feedback**
> To submit feedback on the Code, we suggest that you first watch the video, then review the draft code and input your feedback into this Feedback Form, which will close on **January 31st, 2026.**
>
> Thank you, please reply back with any questions or concerns.
>
> Best,

HazerAlvarez, Meghan

From: [redacted]
Sent: Tuesday, January 27, 2026 9:44 AM
To: envision
Subject: Model Code or Affordable Housing - comments

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Dear Gallatin County Planning Staff and Commissioners,

I am writing to respectfully request that all short-term rental (STR) language specifically Section 2.6 be removed from the proposed Model Code for Affordable Housing.

Including STR restrictions in an affordable housing model code is inappropriate, unsupported by evidence, and fails to account for the real people whose long-term life decisions have been made in reliance on existing law. There is no credible evidence that restricting STRs creates affordable housing, and in many cases, such restrictions actively make housing less affordable by removing lawful income options property owners depend on.

For my family, this issue is deeply personal. Over the past 14 years, we have invested in and operated two short-term rental properties in Gallatin County, one located in Bridger Canyon (burned in wildfire) and one located outside of zoning. These properties are not speculative investments; they are the foundation of our retirement plan, developed carefully and lawfully over more than a decade.

We purchased our properties years ago, when home prices in Gallatin County were far more attainable, and we are not large-scale or speculative investors. These homes represent long-term personal and financial planning, not excess wealth or short-term opportunity. Based on the legal right to operate STRs, my husband made the life decision to leave his job and begin his retirement, knowing that our STR business was in place to support us. I am scheduled to retire soon, and that plan is already underway. These were not casual decisions, they were responsible, long-term choices made in good faith reliance on County and State law.

If STR use is eliminated or restricted through this Model Code, these properties will not become long-term rentals. That is not our intended or practical use. Long-term rental would prevent us from personal use, increase wear and tear, and fundamentally change the nature of the property. Forcing this outcome does not serve affordability, housing supply, or community stability.

Our STR actively supports the local economy. Our guests spend money in Gallatin County businesses, restaurants, shops, gas, and services. We pay lodging and property taxes, maintain our homes, and promote the community we love. Removing STR income options penalizes responsible local owners while doing nothing to address the root causes of the housing crisis.

More broadly, the proposed owner-occupancy and STR restrictions raise serious policy concerns:

- **They regulate who uses property rather than how land is used, exceeding the proper scope of zoning authority.**
- **They are overly burdensome, vague, and difficult to enforce, creating privacy concerns and community conflict.**
- **They disproportionately harm middle-class and fixed-income owners while favoring wealthy buyers who do not rely on rental income.**
- **They are inconsistent with Montana law and legislative intent.**
- **They risk taking established property rights without compensation or demonstrated public benefit.**

Affordable housing is a serious issue that deserves serious solutions such as increasing housing supply, infrastructure, and workforce housing incentives. Restricting lawful property income is not an affordable housing strategy, and embedding these restrictions into a Model Code will make them far harder to undo later.

For these reasons, I strongly urge the County to remove Section 2.6 and all STR-related provisions from the Model Code for Affordable Housing before adoption.

Thank you for considering these comments and for your service to Gallatin County.

Sincerely,
Kathy and Wade Shafer

Bozeman, MT

Big Sky Fire Department
650 Rainbow Trout Run
PO Box 160382
Big Sky, MT 59716-0382

Nov 24, 2025

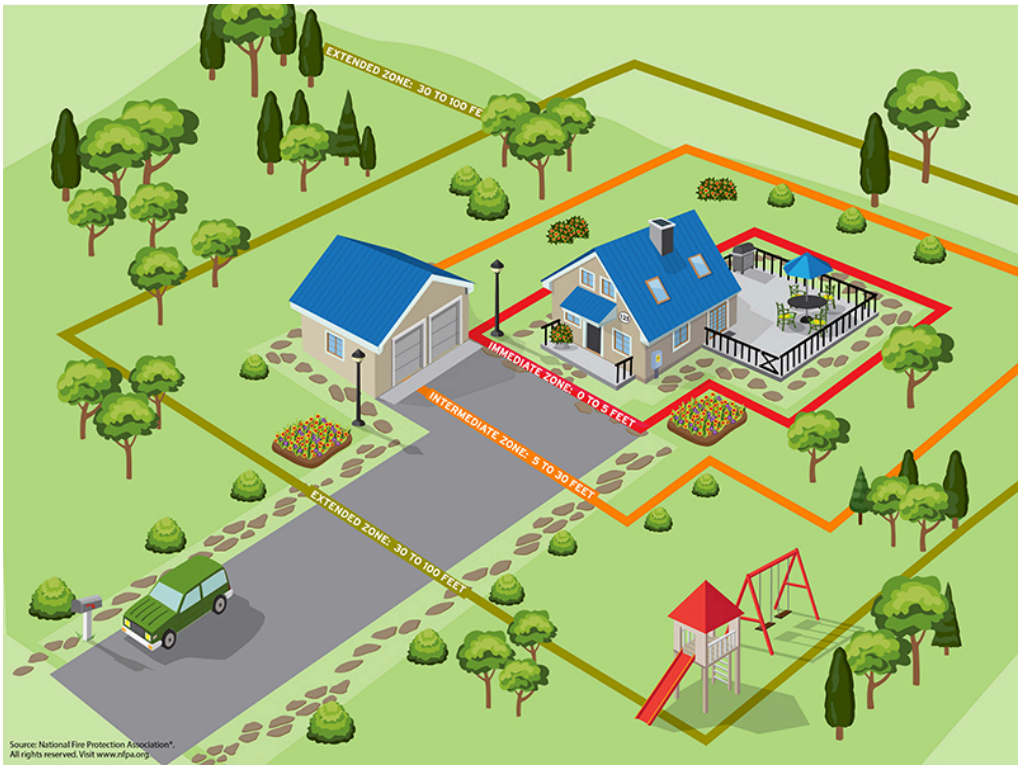
Fuel Mitigation Plan (FMP)

The FMP will accompany the Fire Protection Plan (FPP) and the Vegetation Management Plan (VMP). The following guidelines are intended to be in coordination with Gallatin County Subdivision Regulations (Appendix F), Gallatin County Community Wildfire Protection Plan, and NFPA Firewise guidelines.

Defensible Space Zones and Mitigation Actions

The plan focuses on creating and maintaining specific zones around the primary dwelling and other structures, extending a minimum of 100 feet where feasible, or to the property line.

The following graphic from NFPA shows the zones:



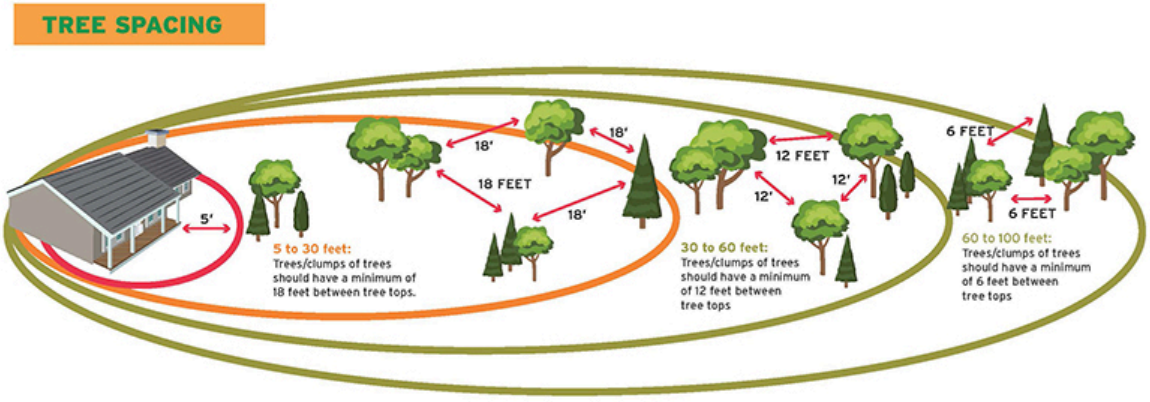
The Immediate Zone (0 to 5 feet from the structure, including decks and eaves)
Goal: Use non-combustible materials and eliminate all flammable vegetation to protect against ember entry and direct flame contact.
Actions:

- Structure Perimeter: Clear all flammable vegetation and materials (mulch, shrubs, firewood) a minimum of 5 feet from the home's foundation, decks, and attached structures.
- Roofs & Gutters: Ensure all roofs are of a Class A, non-combustible material (e.g., metal, asphalt shingles) and regularly remove all dead leaves and pine needles from gutters.
- Vents & Eaves: Screen all exposed vents with 1/8-inch non-combustible metal mesh to prevent embers from entering.
- Siding & Windows: Use ignition-resistant siding (e.g., Hardie board) and double-pane, tempered-glass windows.

The Intermediate Zone (5 to 30 feet from the structure)
Goal: Thin and space vegetation to reduce fire intensity and interrupt the fire's path.
Actions:

- Vegetation Spacing: Thin trees and large shrubs to create separation. NFPA Firewise guidance is to space trees with a minimum of 18 feet between tree canopies. Tree and shrub placement in this zone should be limited to small clusters of a few each to break up the continuity of vegetation.
- Ladder Fuels: Prune lower tree limbs to a height of at least 6 to 8 feet from the ground, to prevent a ground fire from transitioning to the canopy. For shorter trees, do not exceed 1/3 of the overall tree height.
- Ground Fuels: Remove dead/dying vegetation, fallen branches, and heavy accumulations of pine needles and leaves.
- Irrigation: Maintain existing landscaping with regular irrigation where possible to keep plants healthy and less flammable.

The following graphic from NFPA shows the tree spacing in the zones:



The Extended Zone (30 to 100 feet from the structure, or to the property line)
Goal: Reduce the continuity of fuel to slow a wildfire's progress and reduce flame length.
Actions:

- Thinning: Continue to thin vegetation, focusing on removing small, flammable trees and shrubs. Tree canopy spacing should be at least 12 feet (30-60 ft from structure), reducing to 6 ft beyond 60 feet from structure.
- Remove Debris: Continue to clear dead vegetation and debris from the forest floor.
- Driveway Access: Maintain a minimum of a four-foot zone of reduced vegetation on each side of the driveway to ensure access for emergency vehicles.
- This treatment in this zone can extend out 100-200 feet from the structure.

Maintenance Schedule

Fuel mitigation is an ongoing process, not a one-time project.

- Annual Maintenance (Spring/Early Summer):
    - Clean gutters and roof surfaces.
    - Inspect and clear the Immediate Zone completely of debris.
    - Remove any new dead or dying vegetation in all zones.
    - Mow grass and weeds to a low height.
- Seasonal Maintenance (As needed, especially during fire season):
    - Remove fresh accumulation of pine needles/leaves.
    - Ensure no combustible materials are stored under decks or near the home.
- Every 3-5 Years (or as vegetation regrows):
    - Re-evaluate tree and shrub spacing to ensure adequate separation, as described above.
    - Conduct selective thinning as needed to maintain plan objectives.

Responsible Parties & Approval

Implementation & Maintenance: The Property Owner(s) are responsible for implementing and maintaining this plan. A Homeowners' Association (HOA) may be responsible for common areas if applicable to the subdivision.

Shaded Fuel Breaks

Areas designed to create less flammable forest stands by thinning trees, reducing ladder fuels and minimizing ground fuels. Remove smaller trees and prune lower limbs to increase the crown base height. Tree canopy spacing should be at least 12 feet, increasing the distance with increasing slope.

Jon R. Trapp

Division Chief of Wildland Fire

Big Sky Fire Department

Comment #60

Outlook

Re: Request for Review: Gallatin County Model Code

From Christopher Vigness [redacted]
Date Mon 12/29/2025 1:10 PM
To Burke, Ashlie <Ashlie.Burke@gallatin.mt.gov>

2 attachments (621 KB)
STR REPORT_EXAMPLE.pdf; STR Self Check List 2024.docx.pdf;

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Ashlie,

I started reviewing the Draft Model Zoning Code and have some questions, which are highlighted below:
I am more than happy to schedule an in-person meeting to continue this discussion after you review this email. I understand there are several questions below.

1) Section 2.6.2 Permit Approval #A.

- *What type of permit is this, and which department issues it?*

- *What will be the process to confirm the GCCHD PAL exists and is current?*

- *Will this permit be subject to all existing STRs in Gallatin County? If so, what is the process to ensure compliance?*

2) Section 2.6.2 Permit Approval #B

- Currently, all STRs within the Big Sky Fire Department's (BSFD) district are required to have their PAL from either Gallatin or Madison County. Along with the PAL, BSFD conducts a Fire & Life Safety Inspection for all STRs and issues an Operational Permit once all identified and communicated deficiencies have been corrected. The BSFD Operational Permit is emailed to

the property owner or the designated representative, and the respective county Health or Sanitarian Department.

- Here is BSFD's inspection cycle for these STRs:
  - BSFD will conduct all Fire & Life Safety Inspections for properties within the district boundaries during the Initial Registration year.
  - Previously inspected STRs must complete the Self-Assessment form on the BSFD website.
  - BSFD will conduct an in-person Fire & Life Safety Inspection for the Biennial Registration year.
  - Previously inspected STRs must complete the Self-Assessment form on the BSFD website.
  - BSFD will conduct an in-person Fire & Life Safety Inspection for the Biennial Registration year.
  - ETC.....

- *Will BSFD need to provide an approval letter or the Operational Permit to both the GCCHD and the Planning Department?*

- *Do we need to provide all existing Operational Permits to the Planning Department?*

3) Section 2.6.3 Safety Requirements

- I have attached an example of our STR report for you to review, showing all the items we review during the Fire & Life Safety Inspection.
- I have attached the Self-Assessment Form that the Owner or their designated representative fills out on our website.

4) Section 2.6.4 Basic Standards

- The majority of the STRs within the BSFD district are Non-Owner Occupied. These STRS are located in single-family homes, duplexes, triplexes, and multifamily buildings.
  - *Will these Non-Owner Occupied STRs not be allowed to operate any longer?*
  - *Which Department has the authority to enforce a stop order for non-compliant STRs?*
  - *How would this impact the Big Sky area, as it is directly driven by tourism?*

5) Additional questions.

- *Which department (Planning or GCCHD) is the overall Authority for STRs in Gallatin County?*

- *What is the process to ensure compliance for new and existing STRs in Gallatin County?*
- *What are the enforcement measures in place, and which department has the authority?*

Respectfully,

Chris Vigness
DIVISION CHIEF COMMUNITY RISK REDUCTION
FIRE MARSHAL

DOWNLOAD CONTACT INFO

On Tue, Dec 16, 2025 at 12:24 PM Burke, Ashlie <Ashlie.Burke@gallatin.mt.gov> wrote:

> Good afternoon,
>
> Gallatin County is **seeking feedback** on the **Draft Model Zoning Code for Affordable Housing,** attached to this email.
>
> ### Request
> As a Fire Chief, Marshal, or professional, we kindly ask that you review the draft and provide us with any feedback about the example standards in the code. Specifically, we ask that you **take a look at the Short-term Rental standards in Section 2.6,** as there is some example standards related to fire protection that we are hoping you can comment on. There are also **defensible space standards in Section 5.1.3.C.1 and 5.7.** Importantly, this zoning code is not a proposal for a particular area, rather, it is a compilation of example standards the County can use when updating zoning/creating new zoning. We would solicit your feedback again when/if any of the standards are implemented, especially if they impact your service area.
>
> Feel free to forward this request to others in your workplace/field. Please submit feedback by **January 31st, 2026.**
>
> ### Ways to Give Feedback
> Please submit feedback in whatever format is easiest for you. You can use the track changes and comment feature in the word doc attached to mark it up and email back to me, reply to this email, or input your thoughts in the feedback form, which includes targeted questions you can respond to. If you'd like to **set up a meeting to understand the code and give your feedback in person or on Zoom**, we would be eager to set that up, just send me your availability and desired meeting location.
>
> ### Project Info. & Background
> Background information can be found in the introduction of the Model Code (attached), on the project website, and in this Video Tutorial; there are chapter links in the description of the video that let you skip around the content as desired.
>
> Thank you for your time, please reply back with any questions or concerns or call me at 406-582-3130.

HazerAlvarez, Meghan

From: Robert Webster [redacted]
Sent: Tuesday, January 27, 2026 7:52 AM
To: envision
Subject: Gallatin County's Draft Model Zoning Code for Affordable Housing Feedback Form

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

I guess I fit the last bullet item of the submission form instructions. I did not review the feedback submission form before reviewing the training video/documents. I do not think I would have been able to condense my responses into the questions asked anyway. I tried to quote reference sections where pertinent, but probably have a few dangling statements - that's on me.

"
It would be interesting to know how many residents have actually sat through the entire video and read the entire document, and associated material. But I did. And because of the long format I kept notes along the way - which when I tried condensing them became very problematic.
So these comments may seem a bit disjointed but know that the effort to try and understand the entire plan is not a few minutes here and there effort. I am up against the deadline for comments and so I have to finish up, leaving things a bit scattered.

It is interesting that the Model Zoning Code development process focused on Affordable Housing. It would seem the County Commission should be focused on all the residents of the county and not singling out one particular class. The exhaustive planning done here would have been better served in a complete planning model code that then included as a sub-set the affordability issue. By focusing all the work on affordability you have subjugated the rest of the county residents and concerns.

The amount of housing space available in GG is small unless you intend to overfill the community. Already the road cannot handle the current population and traffic. Is adding a dozen units really helping the county - I think not. Especially when you see all the land being developed along Jackrabbit which could easily support 'hundreds' of more housing units as it is currently developing.

The city has made the wrong decision within their boundaries to reduce parking requirements. If city residents listed affordable housing as their top concern, I guarantee the close second was parking.
Try driving the streets, try finding parking off Main. Expecting that residents will not need vehicles, or sufficient residential parking spaces is just fools folly. Thinking that exerting pain of residents - lack of parking - will convince them to voluntarily give up their vehicle is just

as ignorant (see California). In light of the City (which by the way is a part of the county and as those residents vote for county commissioners are still your responsibility, your constituents) mis-managing growth within the Bozeman City limits, that seems to have forced the issue into the county. Perhaps some effort by the county commission to assist the city in managing their growth better would have been better resource expenditure. But the document seems to indicate that the county commissioners want no part in cooperating with the cities - even as I state the residents their are your constituents.

I disagree with most of the commentary on why the county is in the business of affordable housing. It is a prime concern, but almost all of the concern is within the city limits. Is it really the county that should be concerned with affordable housing units - or is that really best left to the cities that have control over services/transportation and density? The county has plenty of land adjacent to the city that it could (maybe should) transfer to city control. Thinking that far flung (relatively) communities need to address these concerns does not make sense. There is no right to affordable housing in the nether regions of the county, especially as the distance from services, basic services, makes rural living more costly at its core.
It would seem perhaps the commission is engaging in doing something more out of political capital and less for reasoned growth planning. The level of detail would seem more appropriate for city development, is the planning guide really worth the expense and time spent on it? Is it more of an effort to appease the Bozeman city residents that do not want to grow denser and up. Their view is obviously at the expense of the rural residents - those the commission admits to not communicating well with (see zoning debate comments). Hmmm.

The current eyesore apartments/Inn in Gateway have already over stressed traffic, the school, the post office. All to allow Big Sky money to keep their employees at distance. More of the same fits nicely into that donor class as well, at the expense of the Gateway community. I wonder if any commissioner has ever driven the 191 at morning or evening 'rush' hour, or parked at the gas station and watched traffic? Or waited 10 minutes to pull out of Rabel Ln/Mill St onto the 191?

Interesting that the business partner mentioned was the Yellowstone Club - they certainly have an interest in housing their employees - as long as it's not in their neighborhood. Let's put them up 30 miles away through the Gallatin Canyon so we can keep our expensive land free for more of us and not sacrificed for those without means. Was the Big Sky area even considered for affordable housing?

"Affordable units should be high-quality and indistinguishable from market-rate homes." = this is entitlement 101, so who pays for this? Tax-payers ultimately. Ridiculous condition. I get the need for affordable units, but if those units have less quality fixtures and/or are smaller to make them affordable than so be it - that is financial reality. When you start out you start small and then work your way up. Too many these days want to start at the top.

It is telling that your stakeholder list included no general/unaffiliated residents:
"To kick off the project, stakeholder interviews were conducted with representatives from

schools,
non-profit housing professionals, large employers, lenders, developers, and more. "

If community workshops are held and the first response is 'not here', but it is understood that stance is probably not going to hold up (commission is going to move forward regardless) and so respondents provide additional input to perhaps influence the inevitable - those additional recommendations are technically not endorsements for those decisions. That is, the support for otherwise unwelcome developments in the face of complete disregard for their primary concerns are not to be presented with the terminology that "respondents favored ....".

MGA - seems counter to growth plan. Surrounding - prevent sprawl? but over 'grow rural communities
at a distance' that have to drive farther and through these areas to do anything?
PIHA - why is that being delayed?

Why are we against growing Bozeman around the city edges? Easy connection to infrastructure, close to
resources for residents. It does require detailed planning of roads and services, so may delay some development, but should not be just cast aside. Growing Bozeman stepwise outward keeps infrastructure development (roads, water, sewer) and service additions smaller, continuous and connected. No need to bridge empty spaces in-between which disrupts those intermediate areas.

Summary of resident outreach in community forum: "However, it is important to note that the proposed
zoning district did not include the community core of Gallatin Gateway, where the outreach for the model
zoning code was focused." Am I reading this correctly that you are trying to separate the Gallatin Gateway
'city' center from the surrounding Gateway community? Gateway is a small community and you cannot
parse it into 2 spaces and say they are different - all of Gateway affects all residents. It is disingenuous to split the community.

FLUM - Sections of Huffine and Jackrabbit labeled MGA areas makes little sense. Do you think growing
4-corners will not affect Huffine or Jackrabbit traffic? There is no grocery store in 4-corners, no churches, ... People are going to drive these 2 roads no matter and at all times. You should be planning on that and growing those corridors, not setting them aside. As well, the county should be working more with BZ and Belgrade to focus affordable housing and services on the perimeters of those
cities, instead of trying to force housing out into the less serviced areas of the county. Your current plan actually increases the amount of traffic and road time these residents you are concerned
about are required to do to live in the area.

One conclusion that can be drawn from all this is that the city resident voters want to support affordability
but the battle between internal growth (density in city 'tony' neighborhoods), grow up polarity, and

the virtual definition of 'sprawl' means any city solution is going to alienate some significant percentage of the population. So to fulfil the voter ideal of affordable housing it is expedient to punt on solving the city conflicts are just do something in the county that you can use as campaign fodder. We all know the city voters outnumber rural folks - we lose when your representative does not represent your interests. Trust me, I understand we are part of the whole county, but when you look around and see all the other spaces and big developments going on (S 19th, W Huffine, Jackrabbit) it's hard to square shoe-horning forced density where it is not supported - unless there is big money influence behind the decision.

It's like the commission has a grudge against rural residents.

"

Bob Webster

Outlook

Re: Draft Model Code Released for Public Comment

From Steve White [redacted]
Date Mon 12/15/2025 3:07 PM
To envision <envision@gallatin.mt.gov>

CAUTION: This email came from outside Gallatin County. Exercise diligence with any attachments or links.

Good Afternoon,

I would respectfully suggest that you turn ON the comments on the posted Envision video to provide additional opportunity for the public to participate in their government and this important issue.

Thank you,

Steve White

> On Dec 15, 2025, at 11:44 AM, envision <envision@gallatin.mt.gov> wrote:
>
> Good morning,
>
> Gallatin County is **seeking public feedback** on the Draft Model Zoning Code for Affordable Housing, published here: Draft Model Code.
>
> **Understanding the Code**
> A video that explains background on the Model Code project, how to navigate it, and what the various sections are intended to accomplish is here: Video Tutorial. Additionally, background information about the project can be found on the project website and in the introduction of the Model Code.
>
> **How to Submit Feedback**
> To submit feedback on the Code, we suggest that you first watch the video, then review the draft code and input your feedback into this Feedback Form, which will close on **January 31st, 2026.**
>
> Thank you, please reply back with any questions or concerns.
>
> Best,
>
> Gallatin County's Long-Range Team
> Department of Planning & Community Development
> 311 W. Main St. Room 108