



Envision Gallatin

**Resolution of Intent to Adopt:
Rescind the Belgrade City-County Growth Policy in
Former Belgrade ETJ, Adopt Amended County Growth
Policy in its Place**

County Commission, September 15, 2026

Purpose of Hearing

- **For the Commission to consider a proposal to:**
 - Rescind the parts of Belgrade's Growth Policy that apply to the former shared jurisdictional area: Belgrade's ETJ (Belgrade has already rescinded)
 - Extend the County Growth Policy spatially to include the former Belgrade ETJ so that its recommendations and policies apply to the land newly under the County's jurisdiction
 - Amend the County Growth Policy to incorporate the former Belgrade ETJ and accomplish limited-scope updates



Presentation Outline

- **Background**
 - About the Growth Policy
 - Why Update the Growth Policy
- **Summary of proposed changes:**
 - Text Updates to reflect Local Planning Efforts
 - 2026 Data Updates to Future Land Use Map
 - General Text Updates
 - Change for consideration
- **Questions/Next Steps**

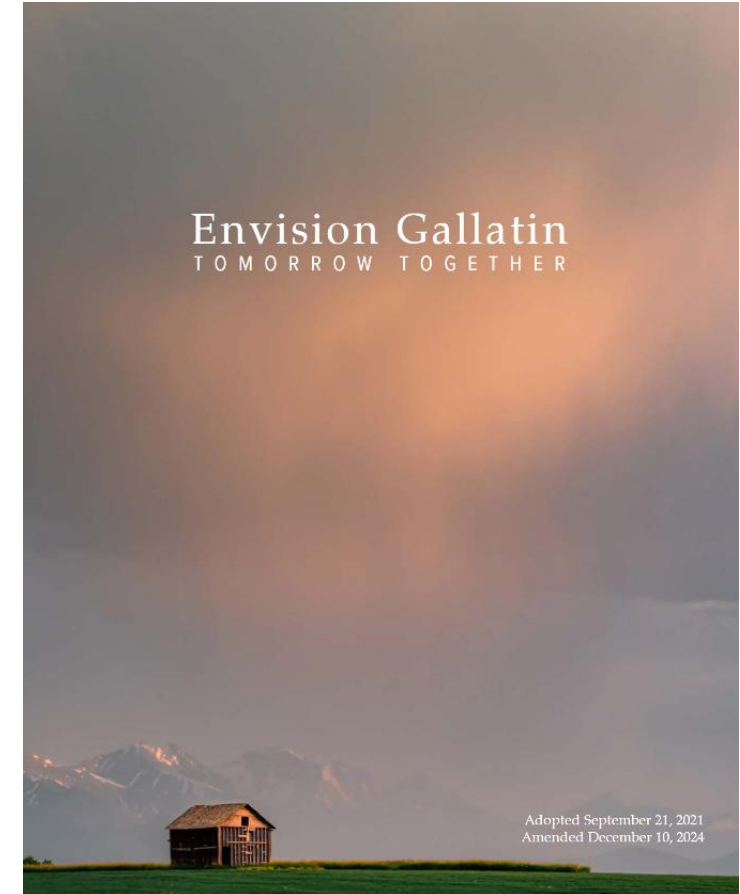




What is the Growth Policy?

Gallatin County Growth Policy

- A “compass” that guides the County’s land use decisions.
- Counties must consider it in decisions regarding development patterns, public structures, utilities, water/sewer facilities, and adoption or amendment of zoning.
- Establishes policies, written as general land use goals, organized by 3 themes: **Heritage**, **Open Space**, and **Opportunity**.
- Includes a Future Land Use Map (FLUM) which depicts the goals and policies of the Growth Policy in a map with density and land use recommendations.
- State law prohibits it from being used as a regulatory document, development proposals cannot be denied based solely on compliance with the Growth Policy.



Gallatin County Growth Policy

Contents

1. INTRODUCTION

includes foundation of and context for the plan.

2. VISION, THEMES, AND VALUES

sets the stage with overarching guidance.

3. OUTREACH PROCESS AND COMMUNITY PARTICIPATION

includes a description of outreach by phase.

4. EXISTING CONDITIONS AND FUTURE PROJECTIONS

illustrate the current conditions in the County and identify trends.

5. GROWTH POLICY INFLUENCE MAP AND MATRIX

describes category designations and includes the Growth Policy Influence Map and matrix.

6. PRIMARY CRITERIA AND SUBDIVISION REVIEW

gives an overview of the topics and review and evaluation process.

7. GOALS AND POLICIES

lists goals and policies, organized by vision and theme

8. FUTURE LAND USE MAP

includes the Future Land Use Map, associated category descriptions, and policy recommendations.

9. IMPLEMENTATION, ACTION PLAN, AND AMENDMENTS

identifies actions that support Growth Policy goals and policies and specifies the responsible parties and timeframe for completion, and amendment procedures.

GLOSSARY



What the Growth Policy Is and Is Not

The Growth Policy IS

- A guide for land use decisions
- A **tool** illustrating the community's **vision for growth**
- Meant to establish **goals, intent, and general guidance**
- Developed with extensive **public input and collaboration**

The Growth Policy IS NOT

- A regulatory document
- **Zoning** (although it informs zoning)
- **Specific**, detailed standards
- Used or developed “**behind the scenes**”



What are the main points?

- Development should be **connected to existing infrastructure**, water and sewer districts
- Development should be proximal to existing communities and services to **reduce commute times and traffic**
- Impacts on **water use and water quality** should be minimized
- The right to **farm and ranch** should be protected and agricultural heritage preserved
- **Wildlife** habitat and corridors should be preserved for intrinsic value and public enjoyment
- **Open space, trails, and recreational** opportunities are highly desired
- The County should allow for a variety of **housing options** and **affordability** should be prioritized

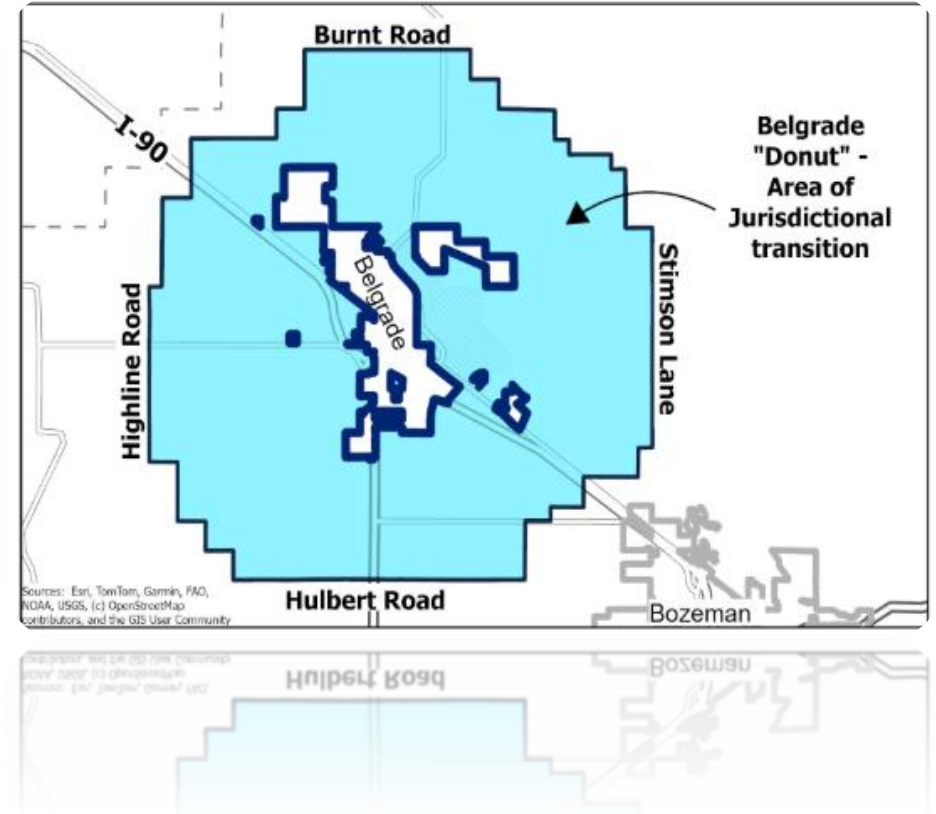




Why Update the Growth Policy?

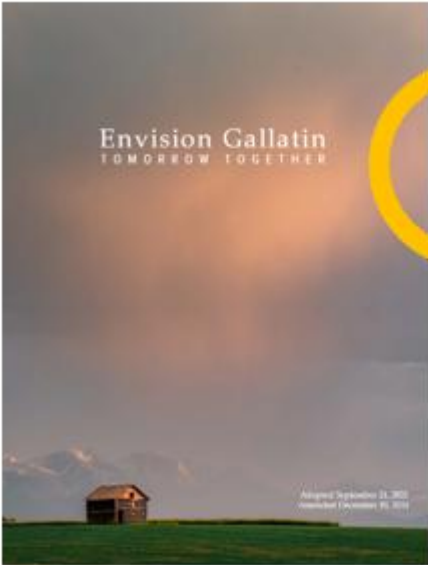
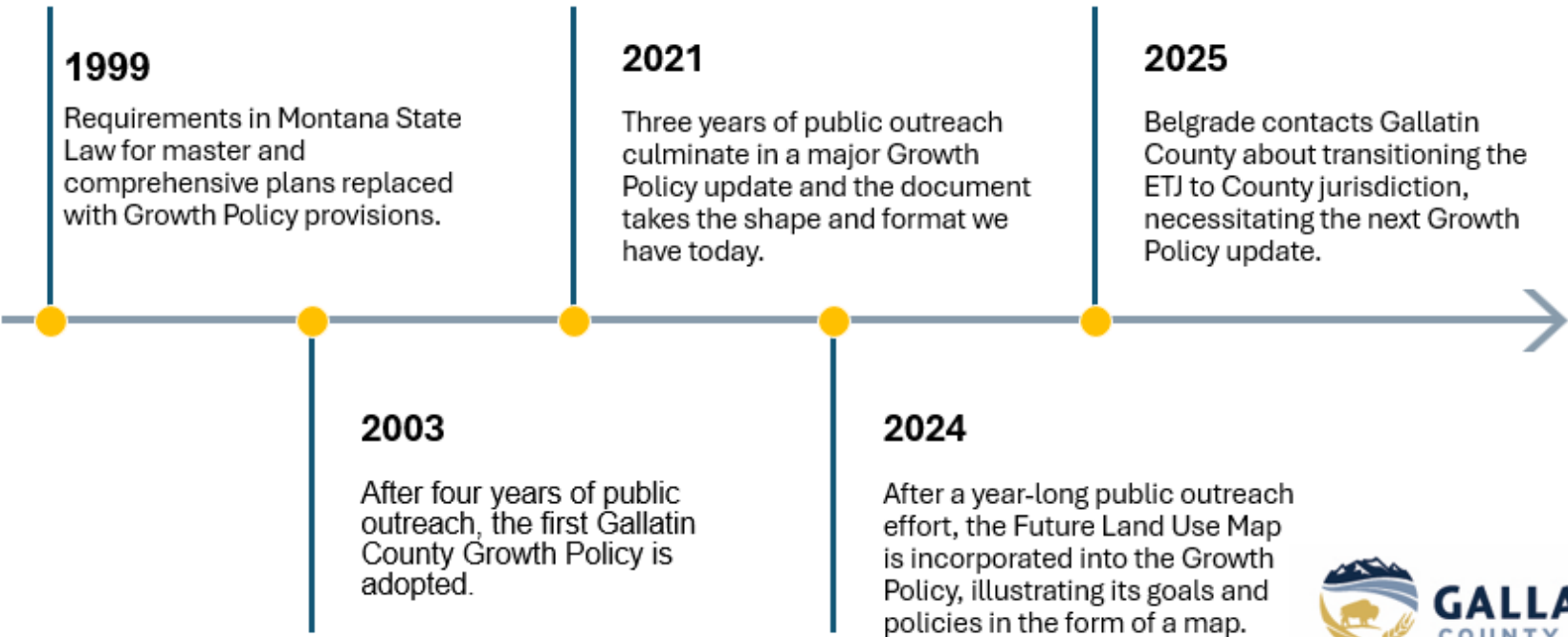
Belgrade Extraterritorial Planning Jurisdiction (ETJ) Transition

- City of Belgrade requested to transition planning and development review responsibilities in their ETJ to Gallatin County, effective July 1st, 2026
- County's Growth Policy must be updated to include the former ETJ to ensure a consistent approach to planning across the County.
- City of Belgrade depicts how property in this area will be zoned once annexed into the City. County's Growth Policy will only apply until land in the former ETJ is annexed into Belgrade.
- Due to limited infrastructure and services, the Growth Policy recommends lower level of development than would be allowed in the City of Belgrade. Once annexed, development can be connected to important City services like water and sewer.



State Law Review Mandates

Montana state law requires County Growth policies to be reviewed to determine if updates are needed at minimum of every 5 years.



The Scope of the 2026 Growth Policy Update is Limited to:



Changes
necessary to show
that the Belgrade
ETJ is now in the
County's
jurisdiction



Clarification of
ambiguous
passages and
correction of
typos



Updating of
outdated
information





Public Process and Input

Public Process and Input

- **April 17th** - Joint Press Release – Belgrade ETJ Transition
- **May 4th** – Belgrade City Council rescinds their City-County Growth Policy and Future Land Use Map and adopts their new City of Belgrade Land Use Plan and Future Land Use Map in its place.
- **May 12th** – Belgrade ETJ and Growth Policy Update presented at Gallatin County Commission meeting.
- **June 1st** – Belgrade withdraws participation in the City County Planning Board
- **June 16th** - County Commission dissolved the Belgrade City-County Planning Board and extending the Gallatin County Planning Board's jurisdiction to cover the former ETJ, effective July 1, 2026
- **July 6th and 7th** – Open houses sharing draft updates to the Gallatin County Growth Policy, which includes the County's Future Land Use Map (FLUM)
- **September 8th** – Gallatin County Planning board passes a resolution recommending adoption



July Open Houses

- Promoted via email, social media, flyers, Envision website
- Informational boards & sticky note feedback activity
- Participants shared concerns about broader themes/issues in community:
 - Airport noise/impacts
 - Irrigation infrastructure/water rights
 - Zoning enforcement
 - Zoning reform
- Three comments received after posting of updated materials on August 28th



July 6th, 4 – 7 PM
Bozeman Library



July 7th, 4 – 7 PM
**Central Valley Fire
Station 1, Belgrade**

July 7th, 12 – 1 PM
**Zoom, recording
available on
[envisiongallatin.com](https://www.envisiongallatin.com)**

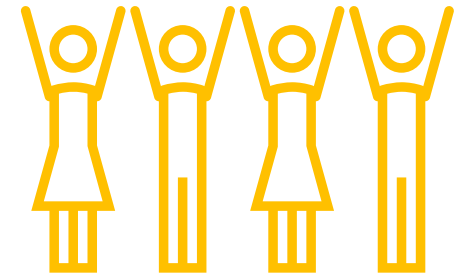




Summary of Proposed Changes

Text Updates to Reflect Local Planning Efforts

- **Metropolitan Planning Organization (MPO)** incorporated
- **Safe Streets for All Action Plan** recognized as providing safety analysis/recommendations
- **Urban Transportation District** operating Streamline/coordinating transit services
- **Model Zoning Code for Affordable Housing** accepted as a reference document
- **Health Needs Assessment and Improvement Plan** tied to health, safety, housing goals
- **Updates to Municipal ETJ's** moved from administrative update to requiring a public hearing.



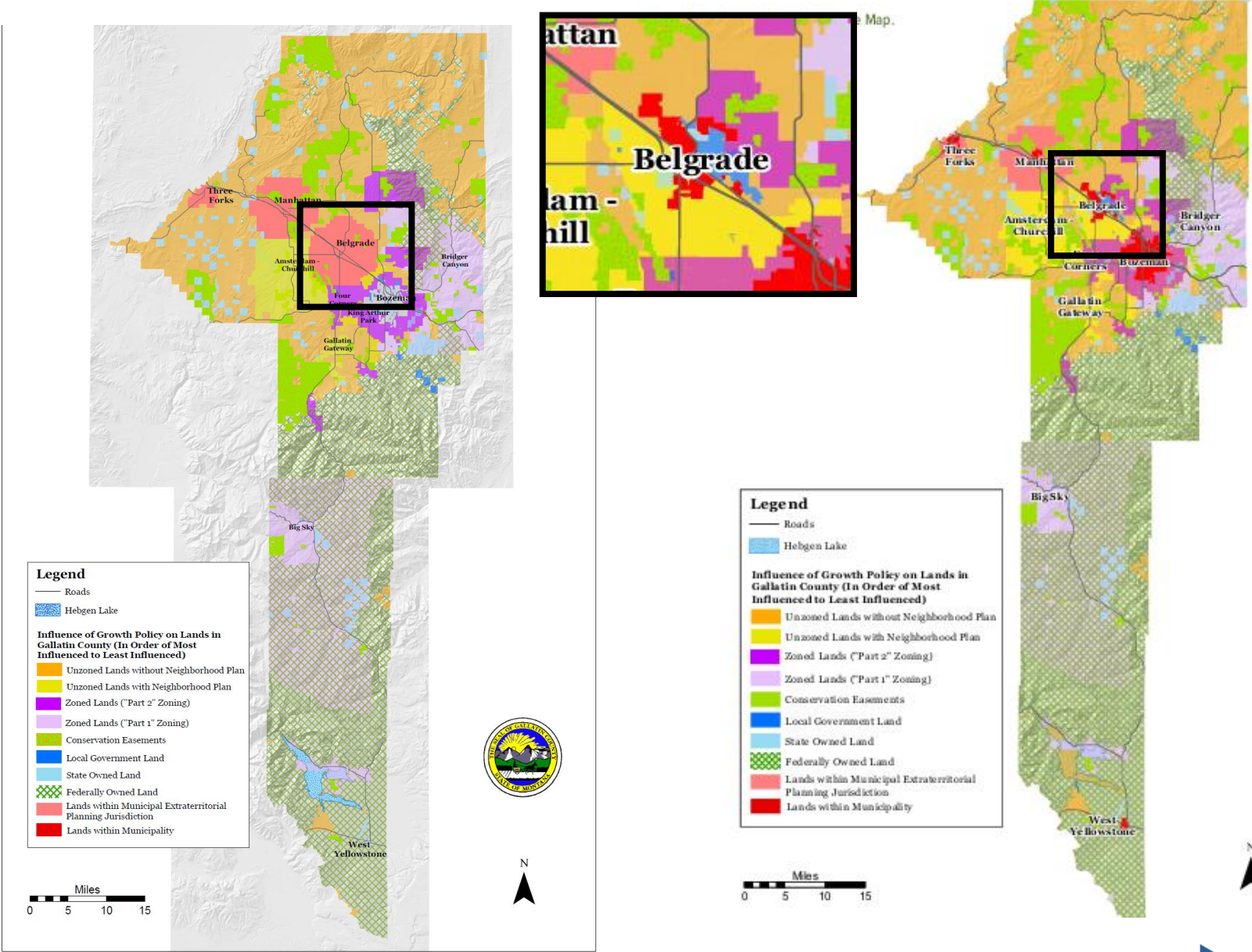
Growth Policy Influence Map

Legend

- Roads
- Hebgen Lake

Influence of Growth Policy on Lands in Gallatin County (In Order of Most Influenced to Least Influenced)

- Unzoned Lands without Neighborhood Plan
- Unzoned Lands with Neighborhood Plan
- Zoned Lands ("Part 2" Zoning)
- Zoned Lands ("Part 1" Zoning)
- Conservation Easements
- Local Government Land
- State Owned Land
- Federally Owned Land
- Lands within Municipal Extraterritorial Planning Jurisdiction
- Lands within Municipality



Future Land Use Map (FLUM) Updates

The 2026 draft FLUM was created using the same process followed in 2024, with updated data:

- Former Belgrade ETJ removed to reveal FLUM categories
- New/updated data that impacts annexation holding areas and public infrastructure holding area boundaries:
 - Canyon Water and Sewer boundary (updated)
 - Bozeman's Wastewater Facilities planning area (updated)
 - Belgrade's water and sewer infrastructure planning area from the Utilities Master Plan (added)
 - Updated municipal boundaries
- Canyon Water and Sewer District boundary re-classified as planning area
 - To reflect status as not yet operational
- Updated parklands, open space, conservation easements, fire, public lands
- **New:** Airport Overlay

[2026 Draft Future Land Use Model \(FLUM\)](#)



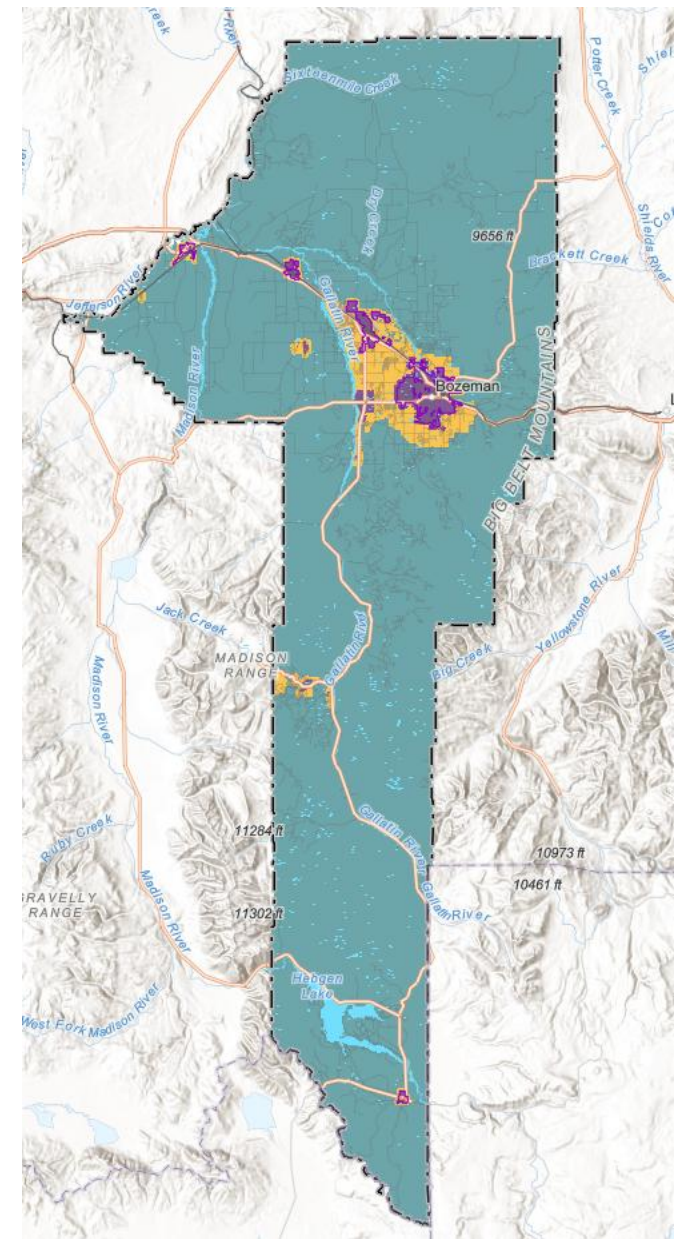
Development Suitability Model

Development Suitability Model Criteria/Ranking

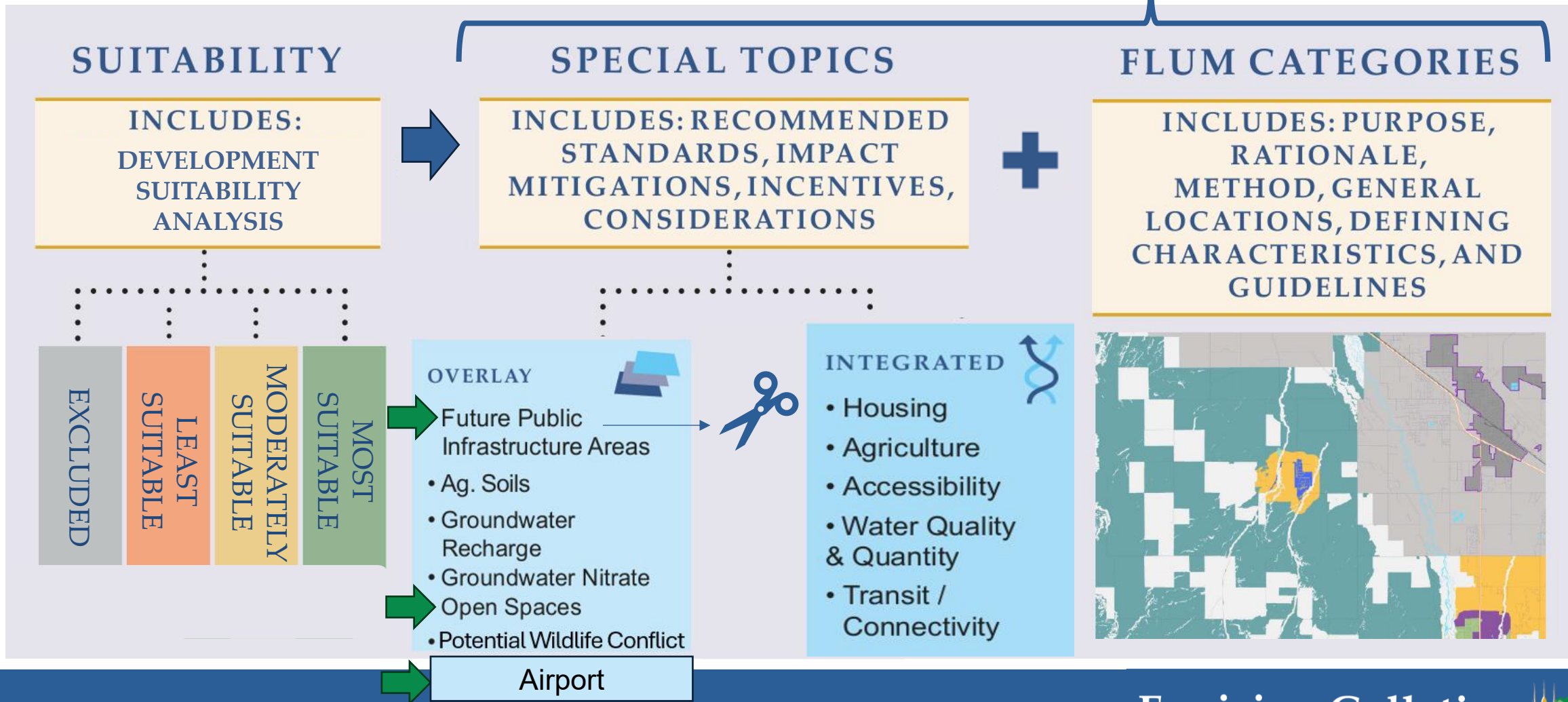
Category/Criterion - with weight %		Suitable	Moderately Suitable	Less suitable
40%	Proximity to Community Cores and Municipalities	Within Community Core/municipal boundary	≤1/4 mile from Community boundary	>1/4 mile from Community boundary
30%	Within Established Water/Sewer District Service Area (including municipal)	Within service or planning area	Within, but only one service	Out of service or planning area
15%	Wildlife Resource Value on Private Land	Urban/Urbanizing Areas	Lower Value	Core Habitat & Higher Value
10%	Within Wildfire Risk Area	Very Low	Low	Moderate/High
5%	Slope (%)	<5%	>5% to ≤15%	>15% to ≤25%

Prohibitive Areas : Floodplain & Watercourse Commons, steep slopes, other jurisdictions, public lands, conservation easements

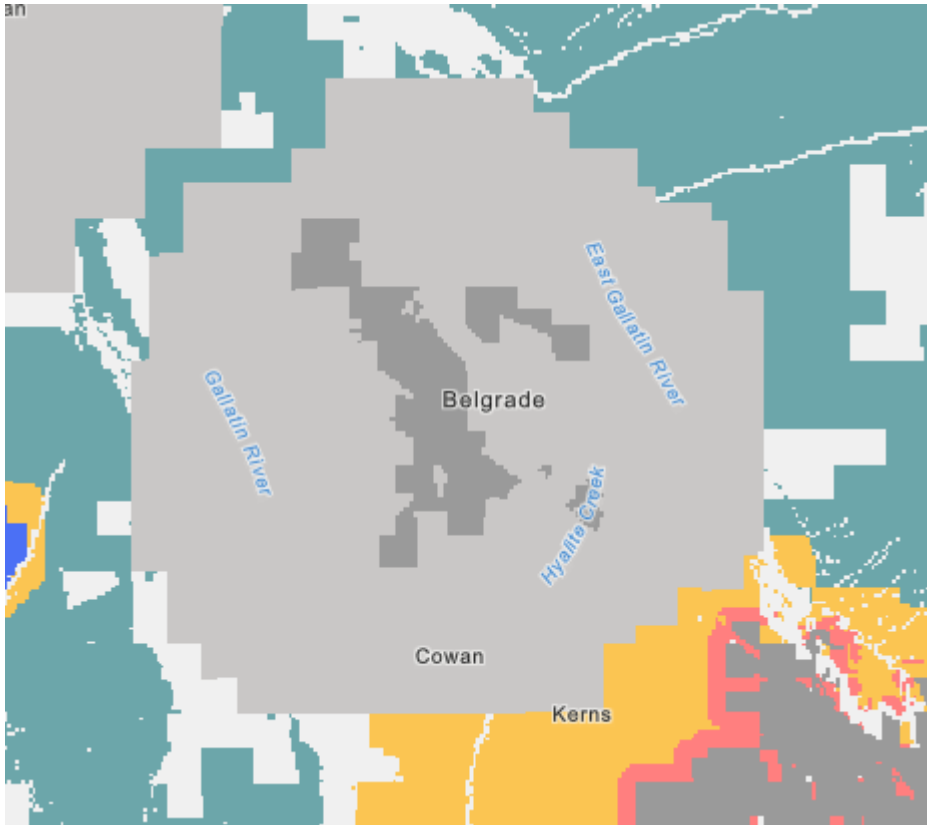
Not Shown due to data limitations: Small streams and irrigation ditches



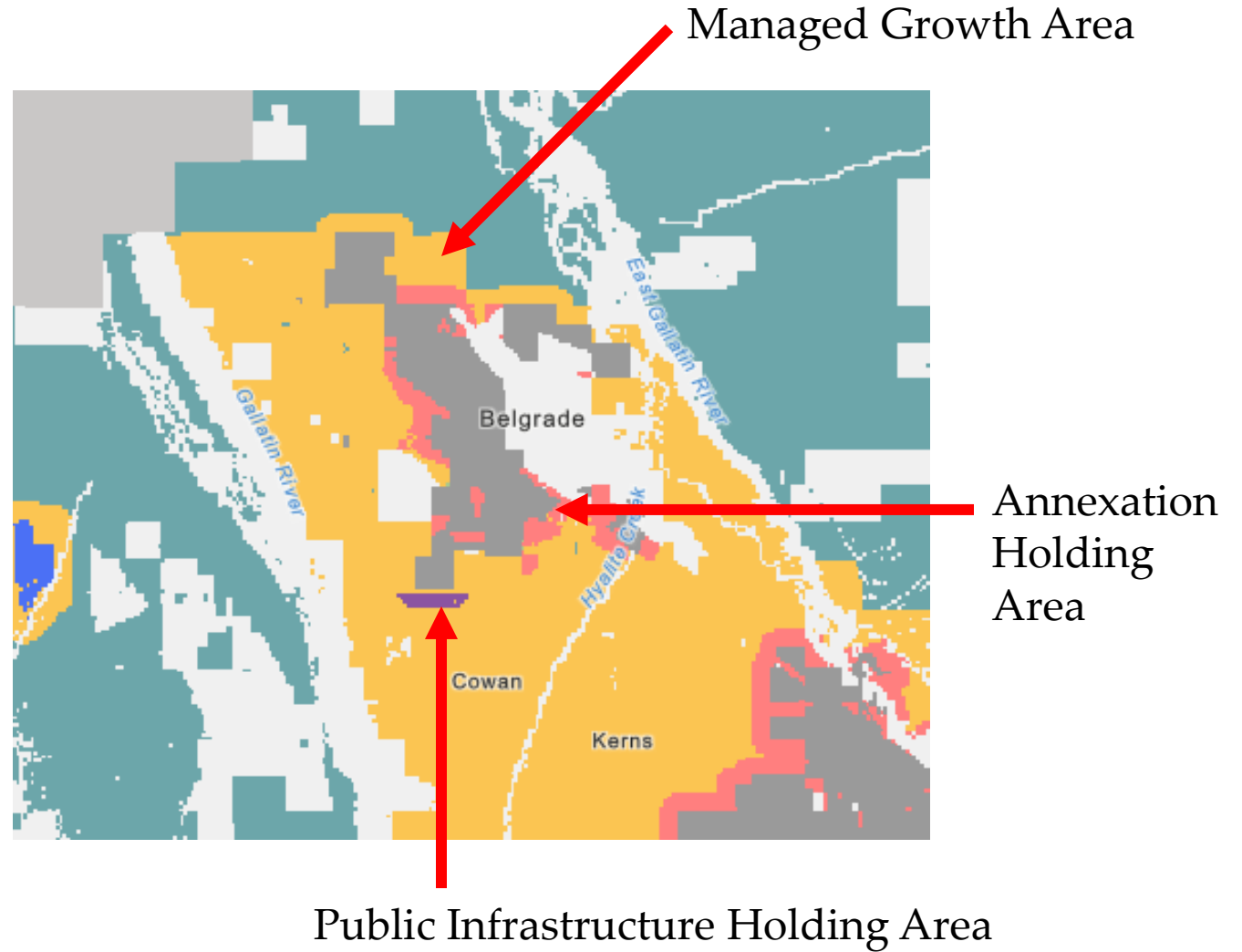
Development Suitability Model to FLUM



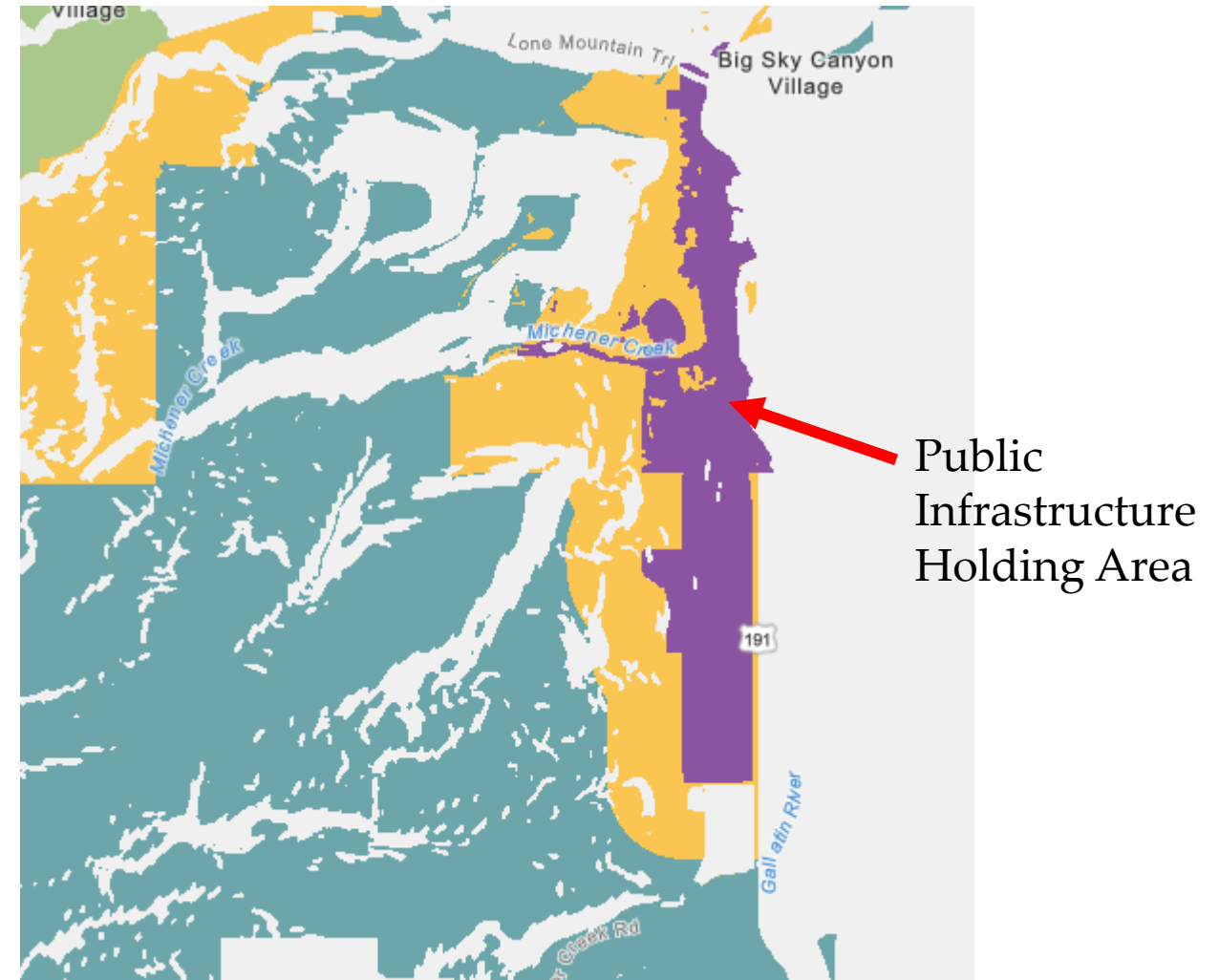
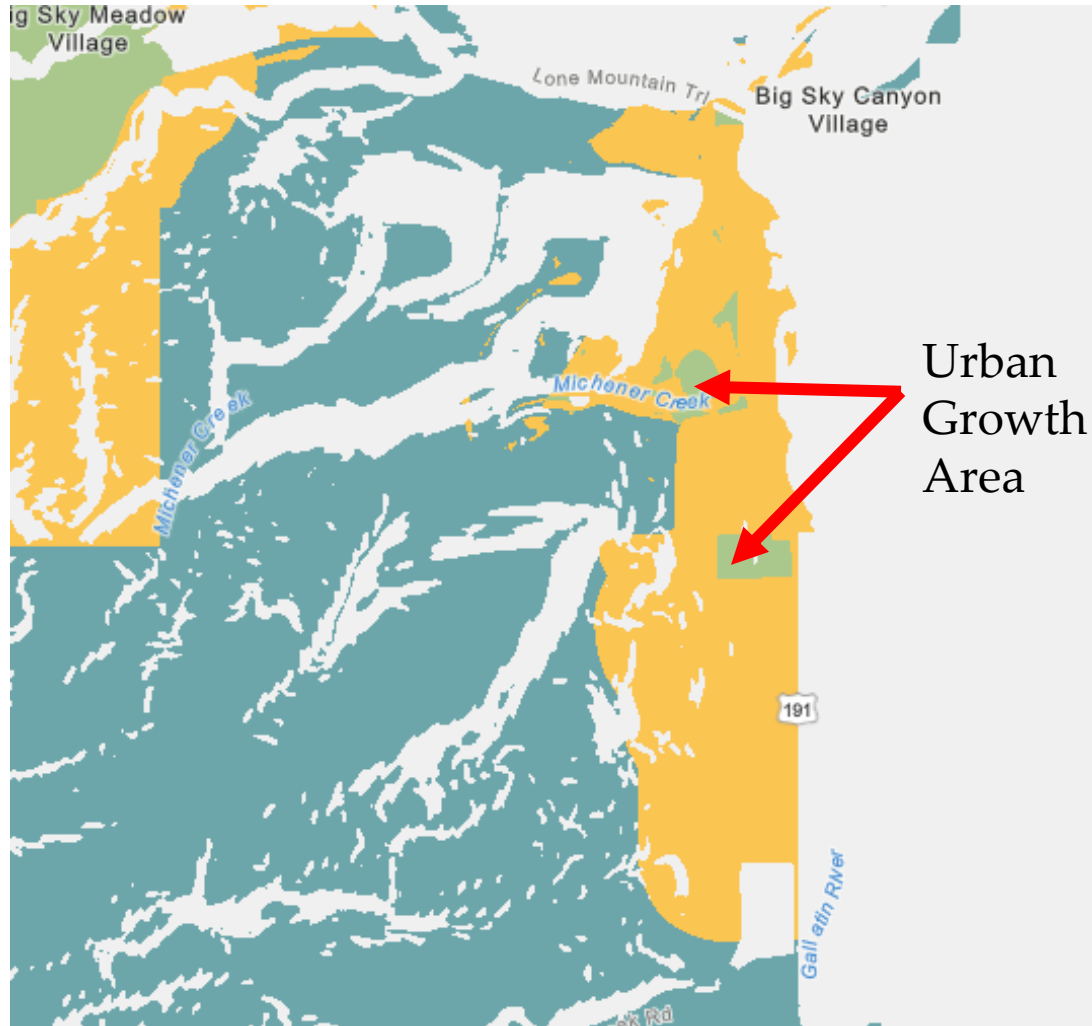
2024 & 2026 FLUM – Belgrade ETJ



[2026 Draft FLUM](#)

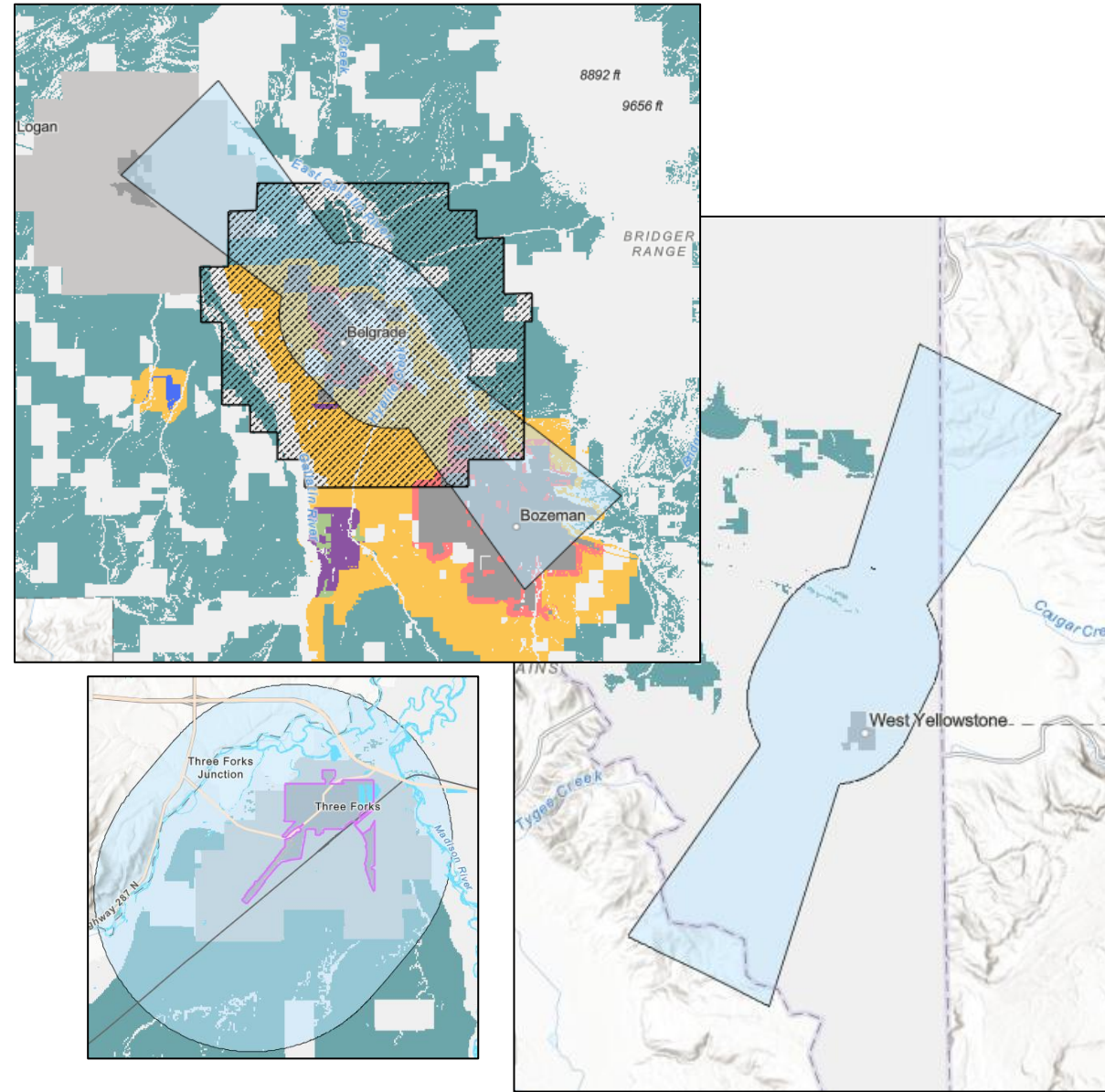


2024 & 2026 FLUM – Gallatin Rd. near Big Sky



Airport Overlay

- “Traditional Overlay” to show areas where properties can both impact and be impacted by airports
- Includes information about:
 - Areas where airport avigation easements are typically placed on new development
 - Areas where permitting or coordination with airports is necessary due to federal or local regulations
- Does not create any new development regulations



Other General Text Updates

- Updates made to reflect **changes in state law**
- Some policies edited to **apply recommendations broadly** rather than to specific zoning districts
- Certain passages edited for **specificity and clarity**
- **Typos and formatting** issues resolved
- 2026 Growth Policy **outreach** described





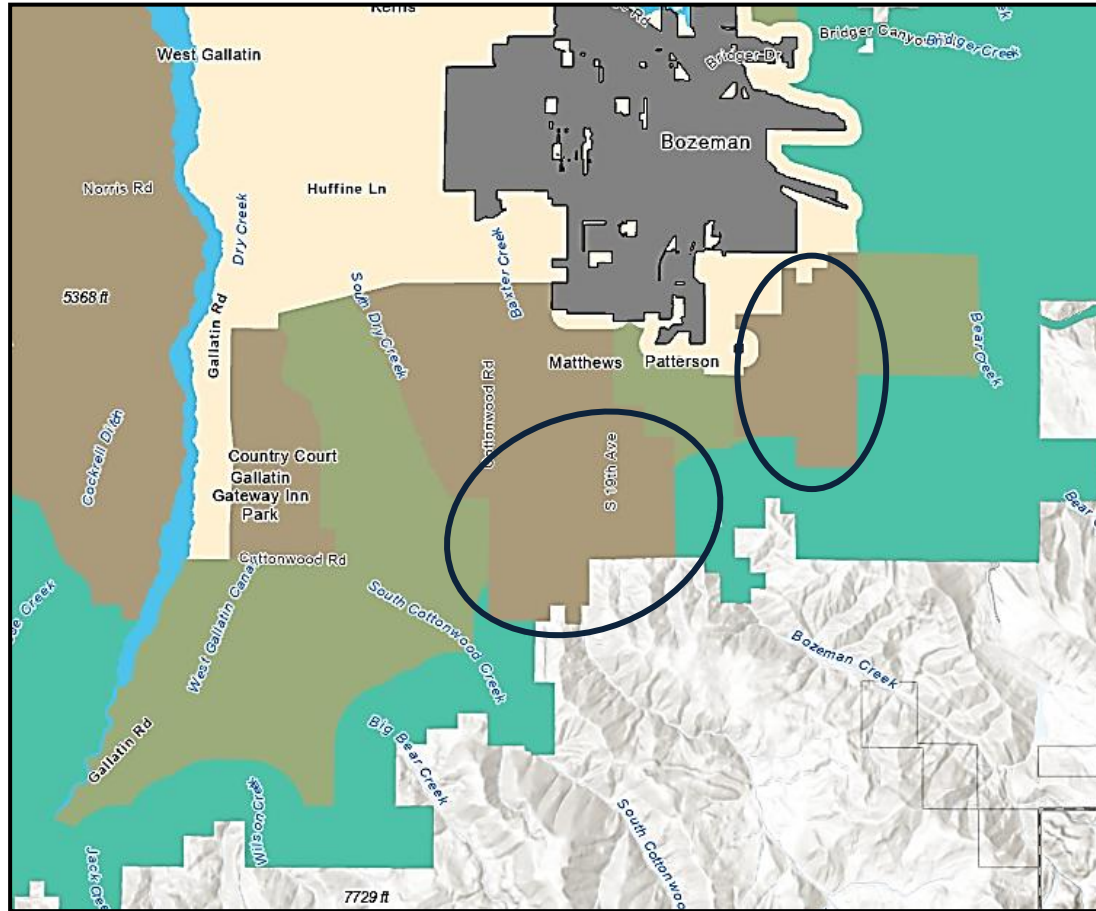
Additional Change for Consideration

Wildlife Resource Value Map

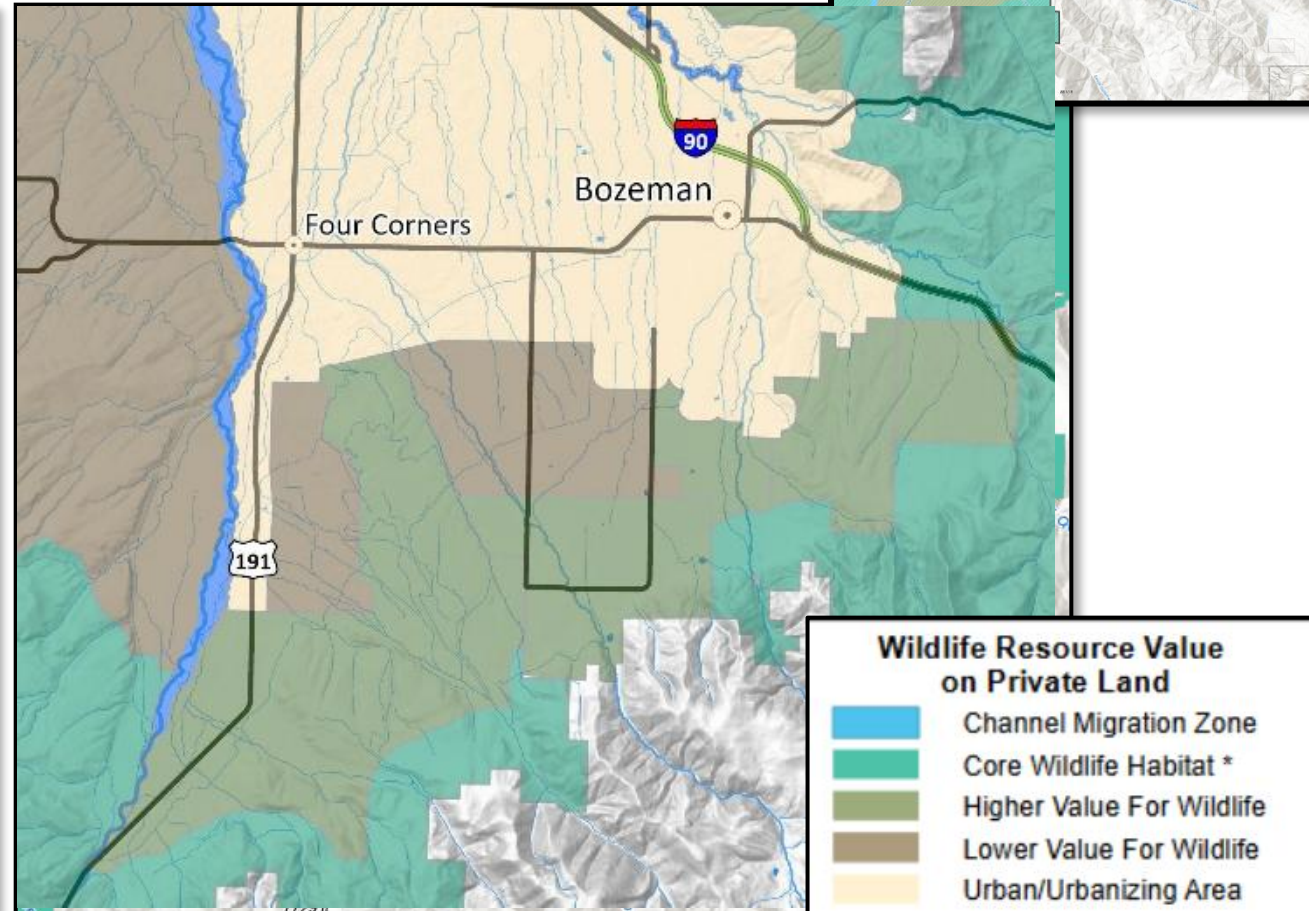
- Wildlife Safe Movement Overlay added in 2024 FLUM amendment, but Wildlife Resource Value Map in Chapter 6 not updated
- Overlay for Elk Range and Elk Critical Migration Corridor currently overlap with “Low Value for Wildlife”
- Additional elk collar data from Fish, Wildlife and Parks (FWP) affirms overlay and now supports changing two areas from Low to High Wildlife Value
 - **Low Value for Wildlife:** Areas that are mostly agricultural land or subdivisions and where there is lower wildlife use.
 - **High Value for Wildlife:** Areas that may have some native habitat and where there is higher wildlife use



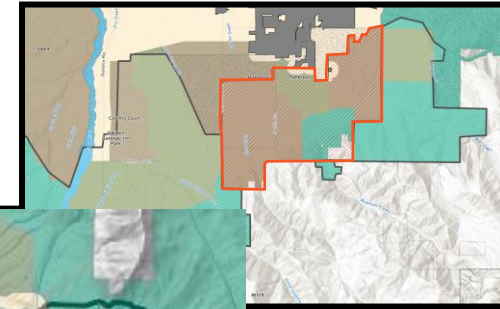
Wildlife Resource Value Map



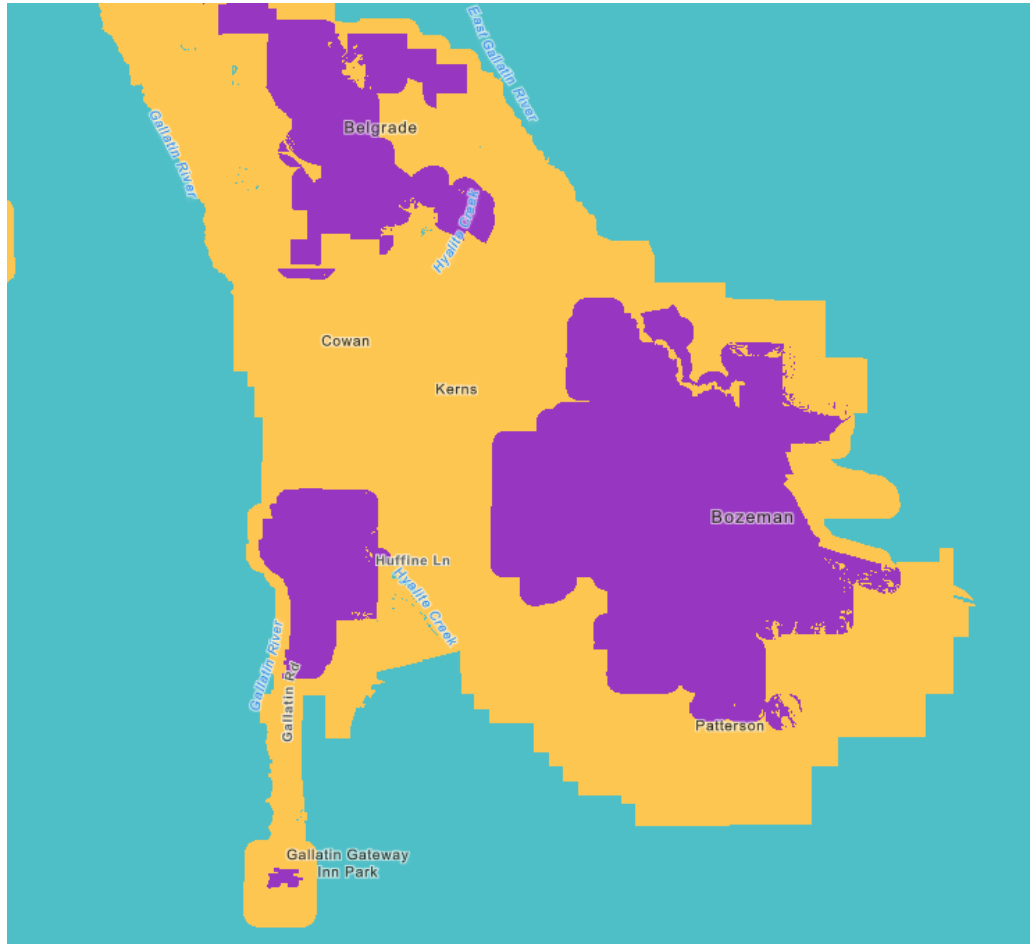
As currently shown



Potential Change



Test Run - Impact on FLUM Suitability Model



As currently shown



No change expected



Potential Impact of Change

- Update to Wildlife Resource Value Map in Chapter 6
- Accurate representation of wildlife resource value based on latest FWP data for map in chapter 6
- Resolves discrepancy between important wildlife habitat between Chapter 6 Map and FLUM map
- FLUM will be re-run for process integrity, but no changes to FLUM expected
- Responsive to public comment and agency feedback
- Delay of adoption hearing by 2 weeks from September 22nd to October 6th



Amendment Criteria

The public necessity, convenience, and general welfare require such amendment;

- Required to ensure consistency in wake of ETJ transition, airport overlay & routine updates enhance general welfare

...amendment will benefit the surrounding neighborhood, community, and the general public and not just benefit a small area and only one or a few landowners;

- Entire County benefits from updated planning documents, public and partner organization input sought to account for different perspectives & experiences



Amendment Criteria

...consistent with the growth policy... adopted plans...not a targeted amendment designed to benefit only one or a few landowners...; and

- Consistent with GP & other plans, core theme not altered, public & partners consulted

The procedural requirements of §76-1-601 et seq., MCA have been followed.

- Required elements unchanged, noticed in *Bozeman Daily Chronicle* 8/22 & 8/29, Planning Board recommended approval 5:0, resolution of adoption hearing prior to approval



Questions and Next Steps

- ~~Tonight:~~ Planning Board considers a Resolution to Recommend proposal
- **September 15** – Commission considers Resolution of Intent to Adopt proposal
- ~~September 22~~ **October 6th**– Commission considers Resolution of Adoption proposal

Stay Informed & Engaged! Multiple Long-Range Planning Projects



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BOZEMAN DAILY
CHRONICLE

Legal Notices



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