Envision Gallatin
LAND USE & HOUSING STRATEGY

Exhibit C – Outreach Summaries and Public Comment

The documents included provide a summary of public feedback received throughout the development process of the Future Land Use Map (FLUM).

The following should be used to interpret the included documents and their role in the project:

1) **Round 1 Outreach Summary:** The first round of outreach (Round 1) served to introduce the project and solicit feedback from the public that was used to inform the overall approach in developing the FLUM. Extensive feedback was received and used to develop core themes which are addressed and referenced throughout the FLUM document.
2) **Round 2 Outreach Summary:** The second round of outreach (Round 2) served to solicit targeted feedback on the draft FLUM. A summary of the general nature of feedback is provided, along with a response to individual comments and how they were considered or addressed in updates to the draft FLUM.
3) **Post Round 2 to November 26th Intent to Adopt Hearing:** These comments were received after the public hearings for the FLUM were noticed up until public comments were closed for the November 26th hearing.
4) **Post November 26th Hearing:** These comments were received after the public comment period was closed for the November 26th hearing.

Note: Outreach for the FLUM was conducted concurrently with outreach for the Housing Strategy (HS), which is a separate plan. Some items included in the summaries may reference that separate plan.

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Executive Summary

Round 1 of Outreach for the Gallatin County Future Land Use Map (FLUM) and Housing Strategy (HS) involved a series of public meetings and both online and in person public engagement opportunities, which took place from March 19, 2024 to April 22, 2024.

Outreach is ongoing. If you would like information for a newsletter or meeting or have an event you would like a planner to attend, please reach out to **envision@gallatin.mt.gov or call 406-582-3130** to discuss scheduling.

Details for how public comment was gathered and summarized, and the next steps for the FLUM/HS, are described in additional detail in this document.

Main Points and Next Steps:

- The public shared various **concerns relative to both the process of creating the FLUM/HS and to unmanaged growth**.
  - Concerns will be considered and addressed in both the strategies proposed and communications going forward.

- Public consensus on where future development should occur centers on a need to **focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl**. This was consistent across those who focused their comments on both the housing and growth aspects of this engagement process, and across all public engagement tools.

- While some respondents are opposed to any restrictions on property rights, most are **concerned with the speed of growth** and want **effective, balanced solutions** to limit development to **protect the quality of life for existing residents** of the county and the resources people value and depend on. **These results were consistent with what was shared during the 2021 Growth Policy update.**
  - Next steps for the FLUM include a "suitability analysis". Based on public feedback, the suitability analysis will consider future growth to be most suitable:
    - Within or near existing population centers
    - In areas served (or servable) by public water and sewer systems
    - Outside of areas of high value for wildlife, or on steep slopes
    - Outside of the floodplain, riparian areas, or stream buffers
  - The suitability analysis will be followed by a series of "overlays" to shape what "suitable" would mean in different areas of the county, considering diverse local conditions, to protect natural resources, wildlife, and agriculture.

- The format and future land use designations of the FLUM, to be shared in Round 2 of outreach in late summer/early fall, is yet to be determined. The FLUM developed will be unique to Gallatin County, and will be informed by the suitability analysis, overlays, and public comment

- Limited availability of housing attainable to the workforce, has **impacts on the local economy, residents, and communities.** Desired outcomes include an increase in general availability of attainable housing, inclusive of housing appropriate for a **diverse range of ages and incomes with options for ownership**.
  - Potential strategies for the County to adopt are currently being identified, and will be evaluated based on the barriers, impacts, policy sentiments, and desired outcomes shared.

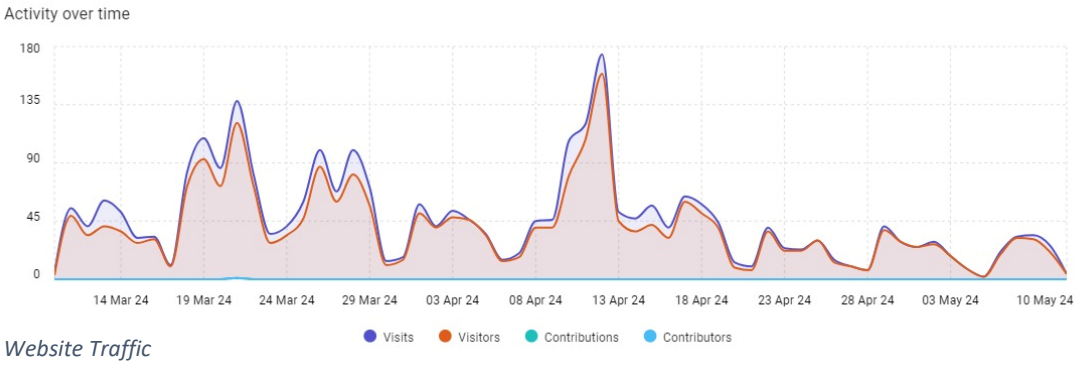
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Public Engagement Overview

What has been done:

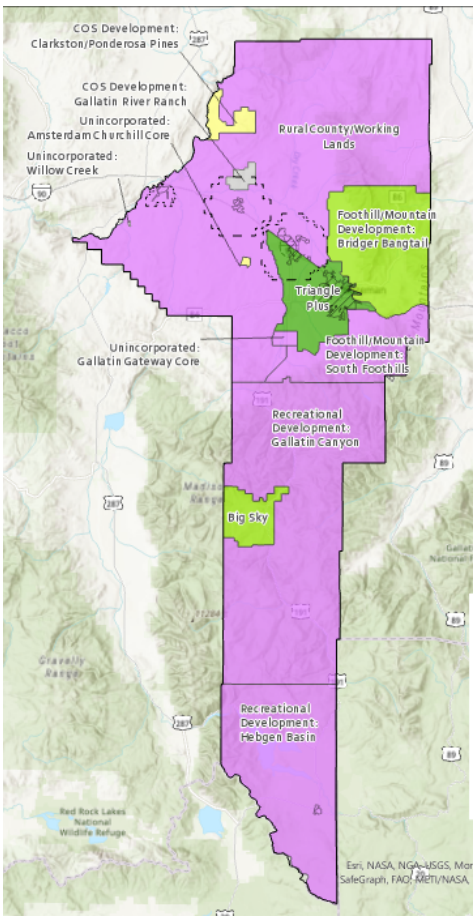
- Dedicated project website with up to **159 visitors per day,** spikes following public meetings
- Feedback collected via Survey, Story Map, email and in person
- Video tutorial and Spanish language survey in response to feedback received
- Email list with **943** participants actively receiving project updates



1 Website Traffic

Who we have heard from:

- **5** Public Meetings with **145** Participants
- **8** Practitioner meetings with **66** participants
- Responded to **61** email/phone comments and questions
- Story map with **265** comments
- Survey with **316** responses (including 6 in Spanish), from all sub areas except Gallatin River Ranch or Willow Creek.
- Most survey responses came from the more densely populated Triangle Plus, followed by the Bridger Bangtail, Big Sky, and Rural County/Working Lands subareas.



How Public Feedback received will be used to inform decisions

The FLUM and HS serve critical roles in shaping the careful management of growth pressures in Gallatin County to protect community identified priorities shared during public engagement for the 2021 Growth Policy.

The **meaningful use** of public feedback shared in development of the FLUM and HS is essential. The below describes how both quantitative and qualitative feedback will be used to inform decision making.

Quantitative Analysis (Numbers)

The survey included a mix of categorical and free form responses and was designed to gather feedback on people's lived experiences relative to the drivers and impact of the housing challenges in the county, and their priorities related to how the county should manage development. Categorical responses will be summarized as quantitative information and used as stated in the below table. Free form responses (Q3,5, 10-13) will be included in the qualitative analysis.

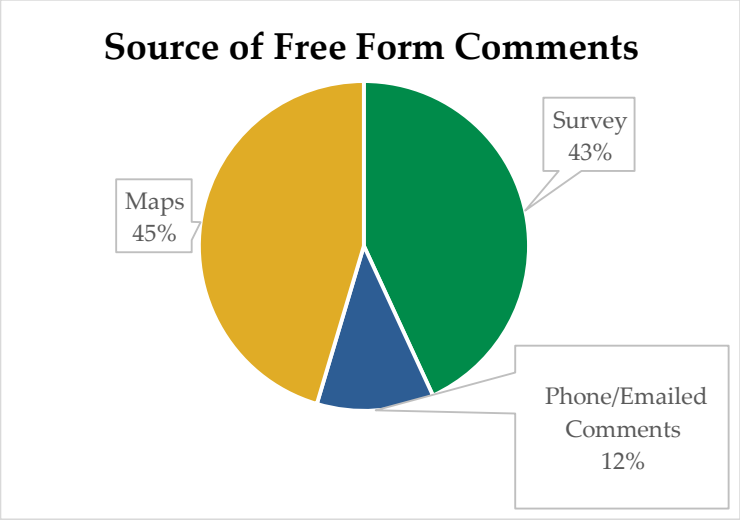
Question	Will be used to:
Question 1 – Subarea residency	Understand representation of respondents
Question 2 – Current and desired housing	Understand representation and housing preference
Question 4 - What types of housing are most needed? (Check all that apply)	Assess housing gaps and potential housing strategies to improve access to the range of options identified.
Question 6 & 7 - Employees - housing availability affecting your ability to work in Gallatin County? Managers – is housing affecting your ability to find employees?	Inform communications surrounding impact of economic and workforce impacts of housing challenge
Question 8 - What types of services or community features are most important to you when considering where to live?	Inform recommendations for where housing should go in terms of available amenities, what amenities are important to incentivize, and resources important to preserve if and where new housing is built.
Question 9 – Rank suitability criteria	Inform criteria selection and weighting for the suitability analysis step of the FLUM.

Qualitative Analysis (Free Form Responses)

Free form responses in the survey, text from emails, notes from phone calls, and comments on the maps (both online and from public meetings) were analyzed using a process called 'coding'.

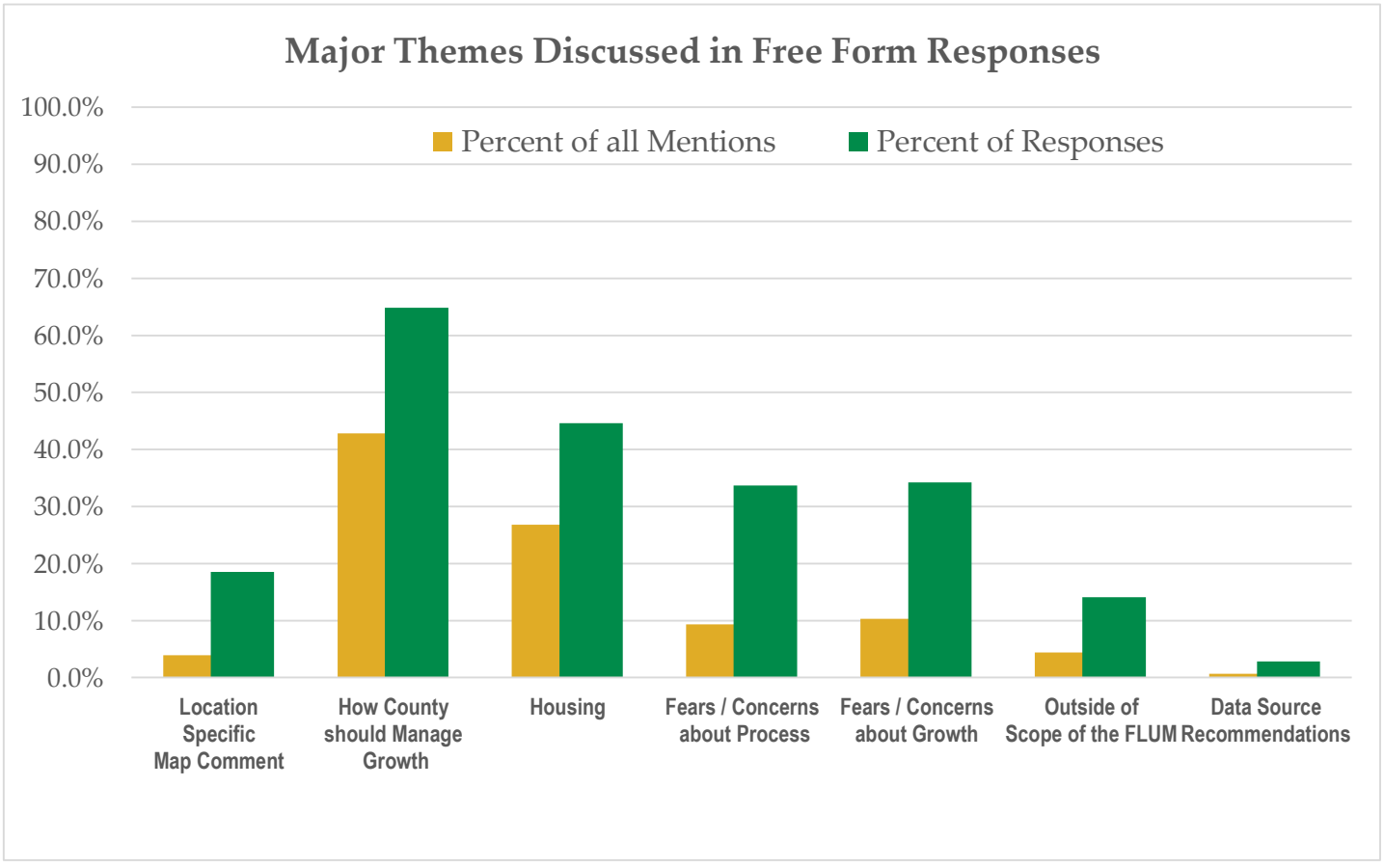
Coding is a process where each individual statement is read, then statements that express similar ideas are grouped together into themes. The Gallatin County Planning Department's staff went through each comment to identify and define themes from these free form responses, group comments together, and review each other's work using a program called "Dedoose".

This method allows for all thoughts and ideas that people felt were important enough to share to be captured, regardless of whether it was specifically asked.



The results yield both quantitative data (a count of how often a certain theme or perspective was mentioned), and qualitative data (a list of quotes representing each statement and how it was coded).

The major topics discussed in free form responses are shown below. Quantities are shown as both as a percent of all "mentions" (since some individuals mentioned the same theme multiple times) and as a percent of all responses (a response could be a survey response/email/phone call from an individual or a comment on the map). The public was specifically asked to comment on how the county should manage growth, housing and to comment on the Land Use Profile Maps and data recommendations. Other major themes shown below emerged from the data.



Each theme identified from the information shared is then tied directly to how the information shared will be used to inform decisions, as summarized below.

Theme Identified	**Will be used to:**
Fears/Concerns related to Growth	Inform development of FLUM to mitigate concerns regarding growth – and communicate how concerns are addressed by proposal in Round 2 of outreach.
Specific Data Source Recommendation	Evaluate for inclusion in suitability analysis, overlay, or future effort, and document outcome.
Fears/Concerns related to Process - General	Develop specific responses to how these concerns will be mitigated and adapt Round 2 of outreach as needed.
Fears/Concerns related to Process – Data corrections or clarifications shared	Evaluate and respond to how each concern will be mitigated (data not used but addressed in another way, data corrected, etc.)
Location Specific Map Comment (generally information sharing, data correction, desired outcome)	Evaluate against existing data and proposed FLUM and summarize responses.
How the County should manage growth (be flexible / restrictive)	Inform the criteria used in suitability analysis for the FLUM
How the County should manage growth (policies, strategies, outcomes)	Strategies and outcomes will be evaluated in terms of the County Planning Department's ability to implement and effectiveness for outcomes the public noted as positive. FLUM will be evaluated (and communicated) against desired outcomes expressed.
How the County should manage growth (Future development regulations)	The FLUM is not regulatory. However, feedback regarding recommendations for future development regulations will be saved to inform future updates to zoning.
Housing – Barriers, Policies, & Desired outcomes	Inform and evaluate strategies proposed as part of the HS. Strategies be matched to barriers and outcomes described, and then evaluated in terms of efficacy, feasibility, and jurisdiction.
Housing – Impact Personal/Community, Impact – Workforce/Economy	Inform communications related to why addressing housing challenges are important.
Housing – Where Housing is needed	Use to evaluate the housing strategies related to locations for attainable housing. Link to what is ultimately proposed and address any related "fears/concerns related to growth".
Outside of the Scope of the FLUM/HS	Acknowledge this feedback received, why it is outside of the scope and how it could be addressed.

Transparency

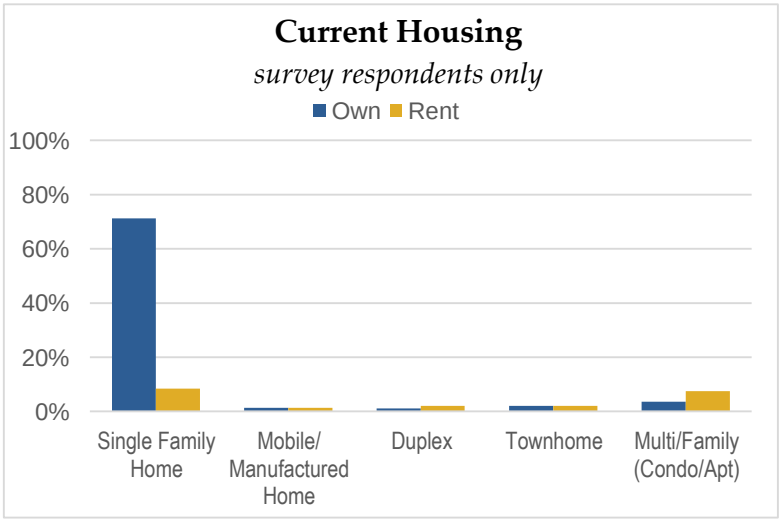
Review of public comment revealed many questions and concerns about the process, including concerns about the loss of public comments. Questions or concerns repeatedly expressed were used to inform an FAQ list on the website. Additionally, responses to comments received, a summary of the survey results, an explanation of how free form responses were distilled into themes and how the themes that emerged will be used to inform the FLUM/HS and related outreach going forward, will be posted on the Envision webpage.

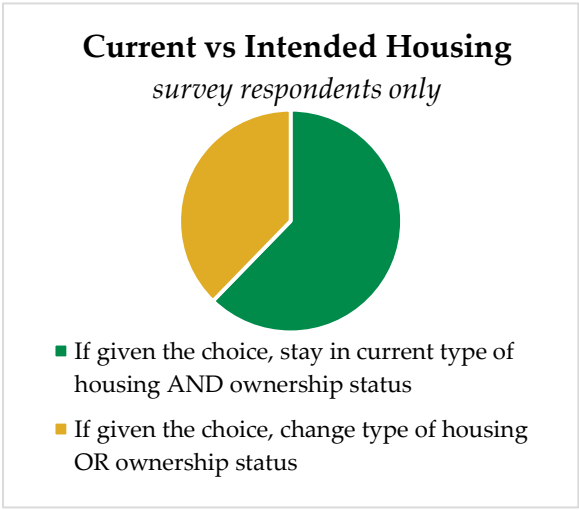
Results[1]

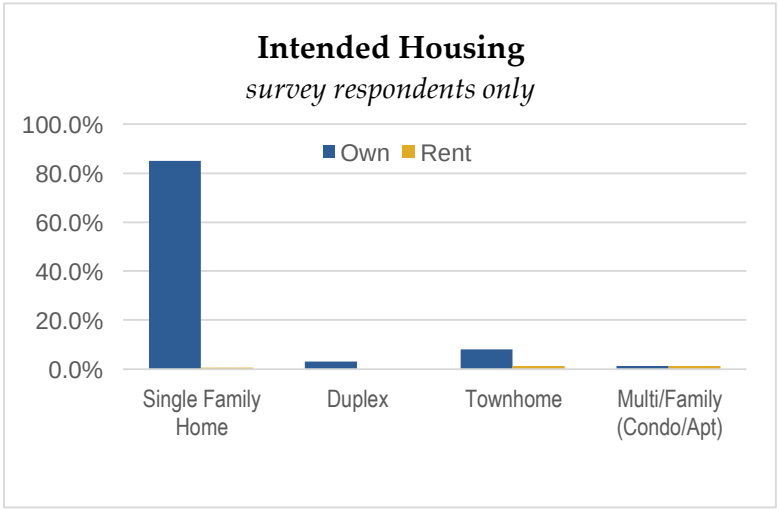
Perspectives

Most survey respondents were single family homeowners and preferred to remain as such, so represent that perspective.

If given the choice, most survey respondents who intend to change housing status would move from renter to owner, with a preference for single family homes.







[1] Results summarize responses from the survey and comment received via map, phone, and email. Some information was only asked of those who responded to the survey, and some people shared themes on topics that were not specifically asked. When graphs refer to only survey respondents – or summarize free form responses where a subset of the public shared information on that topic, this is noted in text or in the chart/graph.

Fears or Concerns about the Process

In all free form responses received, many shared concerns about the overall process and outcomes of the FLUM and Housing study. This information can inform improvements in communication and specific issues to address going forward.

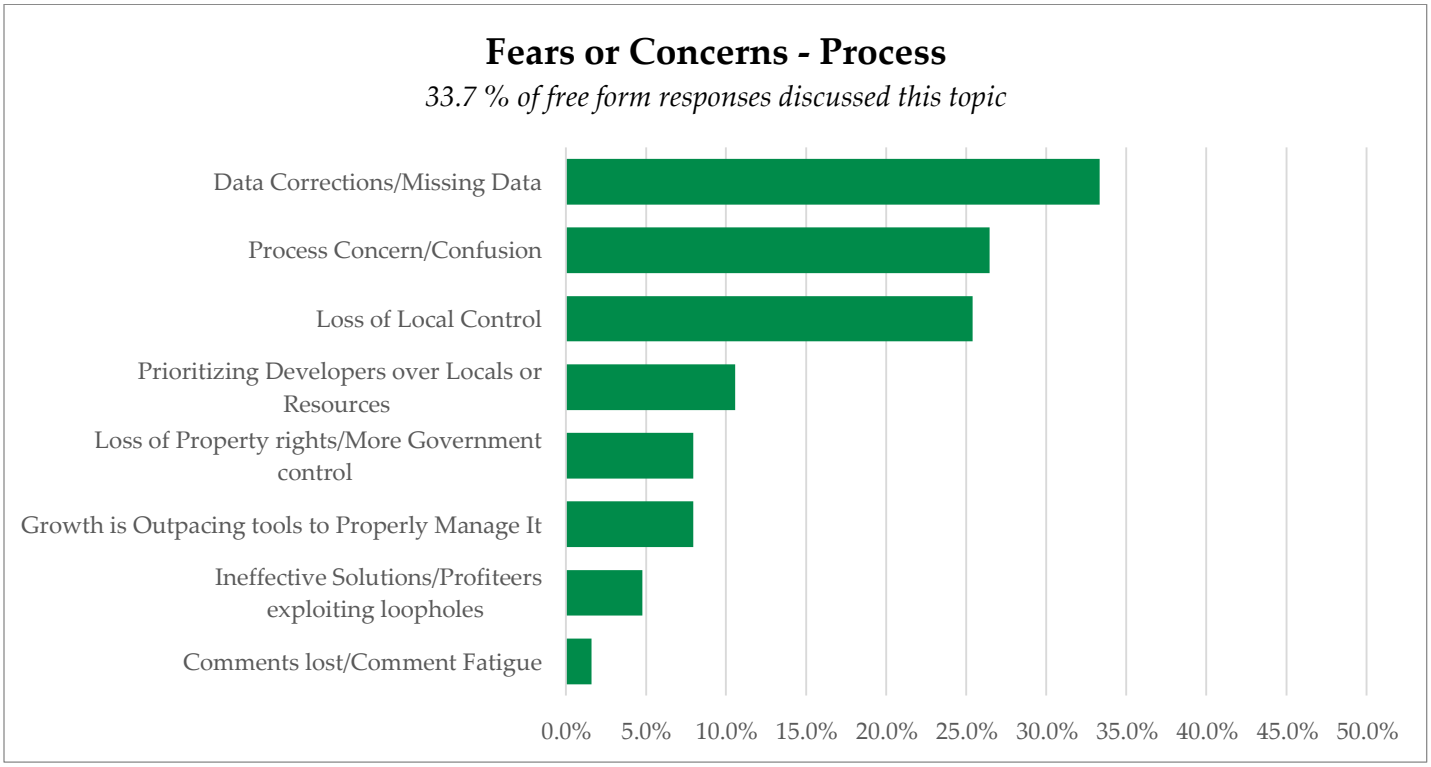
Data Corrections/Missing data shows strong participation in reviewing the Land Use Profiles, as many comments were received sharing local knowledge about different areas. The Process Concern/Confusion shows the volume of clarifying questions received.

A major theme emerged as many were concerned that the FLUM would erase work by residents in previous planning efforts, especially related to Part 1 zoning districts. Clarification for how this would be handled in the FLUM was added to the FAQ page on the webpage.

Some voiced concerns about a loss of property rights.

Many voiced concerns that the current effort may be too little too late, including statements indicating:

- Growth is happening too fast,
- Needed tools to mitigate impacts are being implemented too slowly,
- Attempts to address housing/manage growth will not be effective /will leave loopholes, and
- Concern that existing residents will bear impacts of growth while developers benefit.



Fears or Concerns related to Growth

In all free form responses received, many shared concerns related to the impacts of growth, or poorly managed growth.

Fears related to growth were mostly consistent with a desire to protect priorities articulated in the 2021 Growth Policy, and centered on the risk of losing open space, wildlife habitat, natural resources, agricultural lands, and impacts to quality of life.

Concerns about the **permanent damage to public lands and natural resources** associated with growth, included:

- Threats to water availability and water quality, and
- Threats to wildlife.

Quality of life concerns tied to growth included:

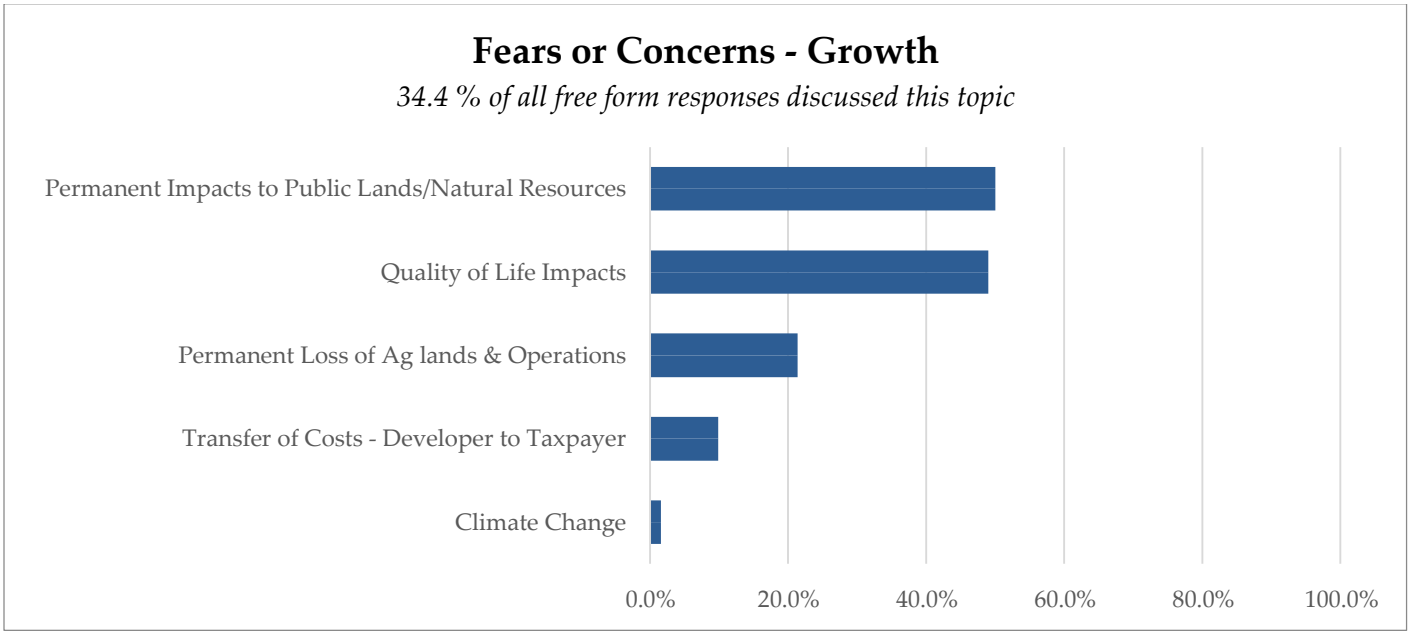
- Permanent loss of the **reason people chose to live in or choose to visit** Gallatin County,
- Loss of rural character and local way of life,
- Negative impacts from new development on existing / long term residents,
- Risks to health and safety (from sensitive lands/fire hazard areas), and
- Increased traffic, difficultly parking, crime, and noise/light pollution.

Many were concerned about **permanent loss of agricultural lands and operations,** specifically through:

- Impacts to agricultural business operations
- Loss of food security, and
- Loss of agricultural lands to development.

Furthermore, many were worried about **developers transferring long term costs in terms of the impacts of their development to existing and long-term residents**, while realizing short term profits.

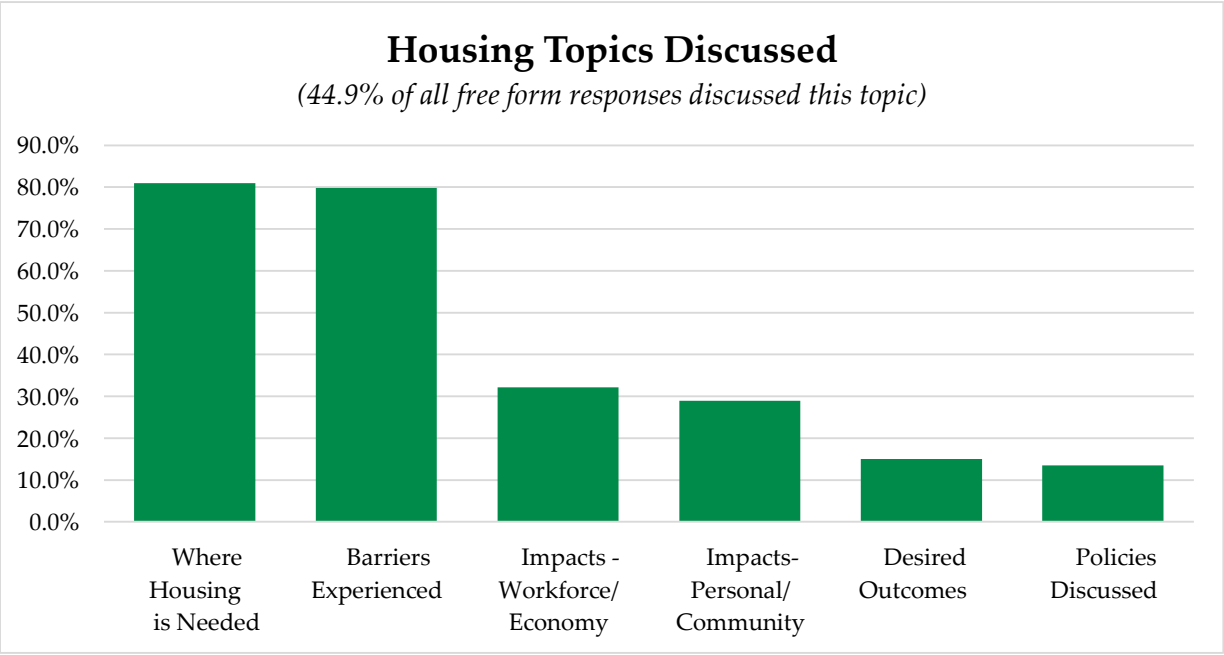
Additionally, those who discussed desired outcomes related to housing highlighted the importance of ensuring that locals can benefit from, rather than be expected to bear the impacts of, growth (see Desired Outcomes of Housing Strategy Section).



Housing Themes Discussed

The survey explicitly asked about barriers to housing that people have experienced, and where attainable housing is needed, so most free form responses discussed these themes. Comments on housing were received not just in the survey, but across multiple engagement tools.

However, without prompting, people readily shared information on how the current situation with housing was affecting them, their communities, and the economy in addition to specific policies and desired outcomes of any housing strategy.

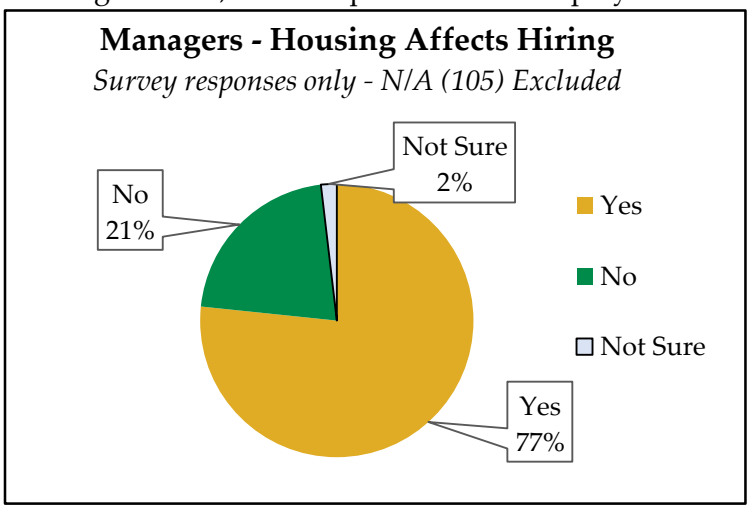


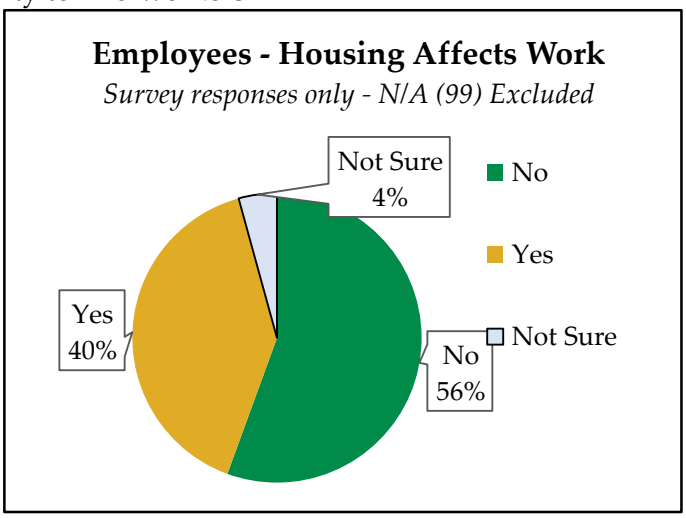
Experiences Related to Housing[2]

The current housing crisis is affecting **employers, employees, individuals, the economy, and communities**.

For those who own or manage businesses, a large majority (77%) indicated housing affected their ability to hire. For employees working in Gallatin County, slightly less than half (40%) said that housing affected their ability to work.

Note, this survey is unable to capture employees that did not accept work in Gallatin County due to the cost of housing. Instead, that is captured under employer's inability to find workers





Employers discussed how the cost and availability of housing affected their bottom line and ability to operate generally, including:

- being generally understaffed,
- inability to afford cost of hiring needed staff at attractive rates given the cost of housing,
- inability to attract and retain talented workers,
- being pushed to hire remotely, and
- in some cases, even closing businesses.

Employees described how the availability of attainable housing affected their work, including effects on:

- decisions on where to accept work and how to work (i.e. remotely vs in person),
- where they chose to live, and
- choosing to live farther from work to afford housing, resulting in difficult and sometimes dangerous commutes.

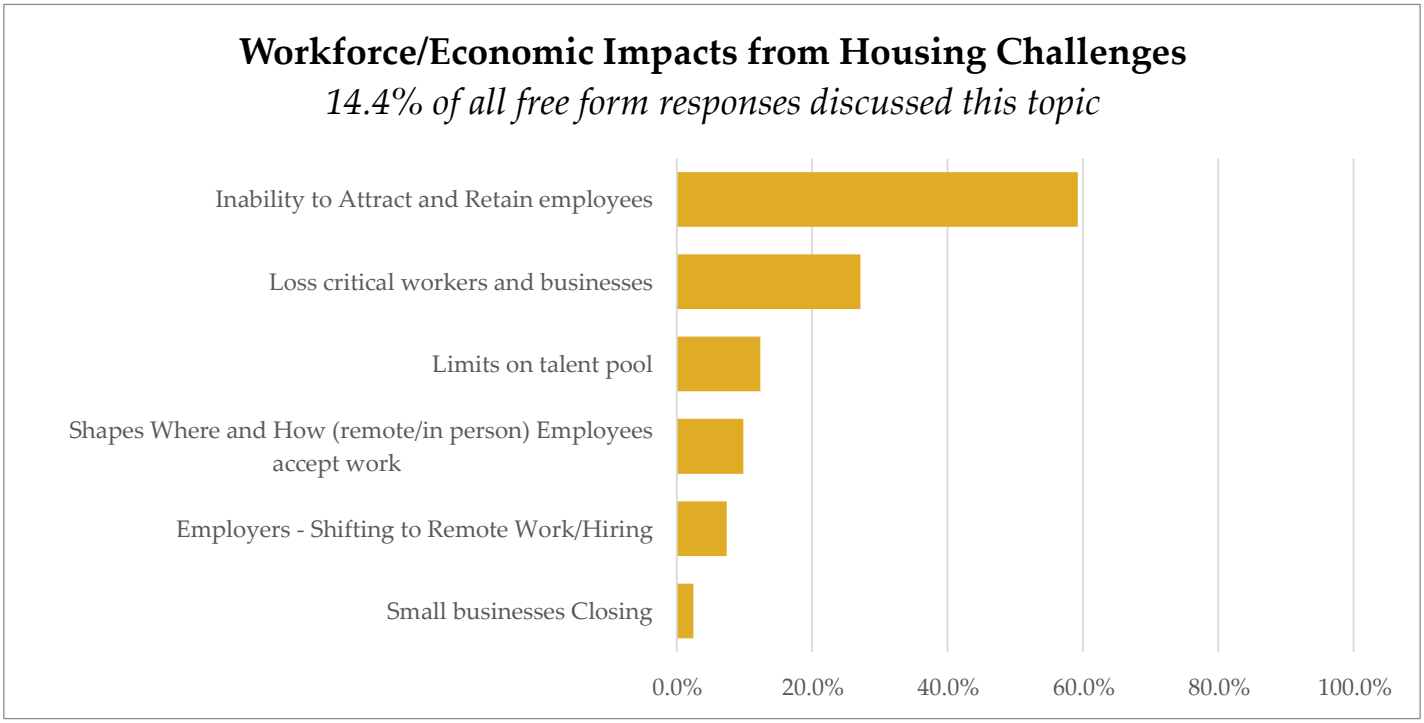
[2] Note when evaluating the percentage of free form responses discussing any given topic related to housing, that free form responses include all map comments, emailed comments, and survey responses. Housing was only explicitly asked about in the survey.

Other Workforce and Economic Impacts from Housing

In addition to impacts described by employers and employees, economic impacts were described across many free form responses even when not asked directly.

Many expressed a concern about the **loss of critical workers and small businesses** that create communities with strong ties between neighbors, which demonstrate a connection between workforce effects and personal community impacts shared.

Those sharing comments related to impacts on the workforce also **shared how these impacts intersect with community social ties**. For example, some commenters shared the loss of valued friends and colleagues as students and employees chose to leave the area due to housing costs, and also the loss of social connection resulting from relying on a remote workforce.



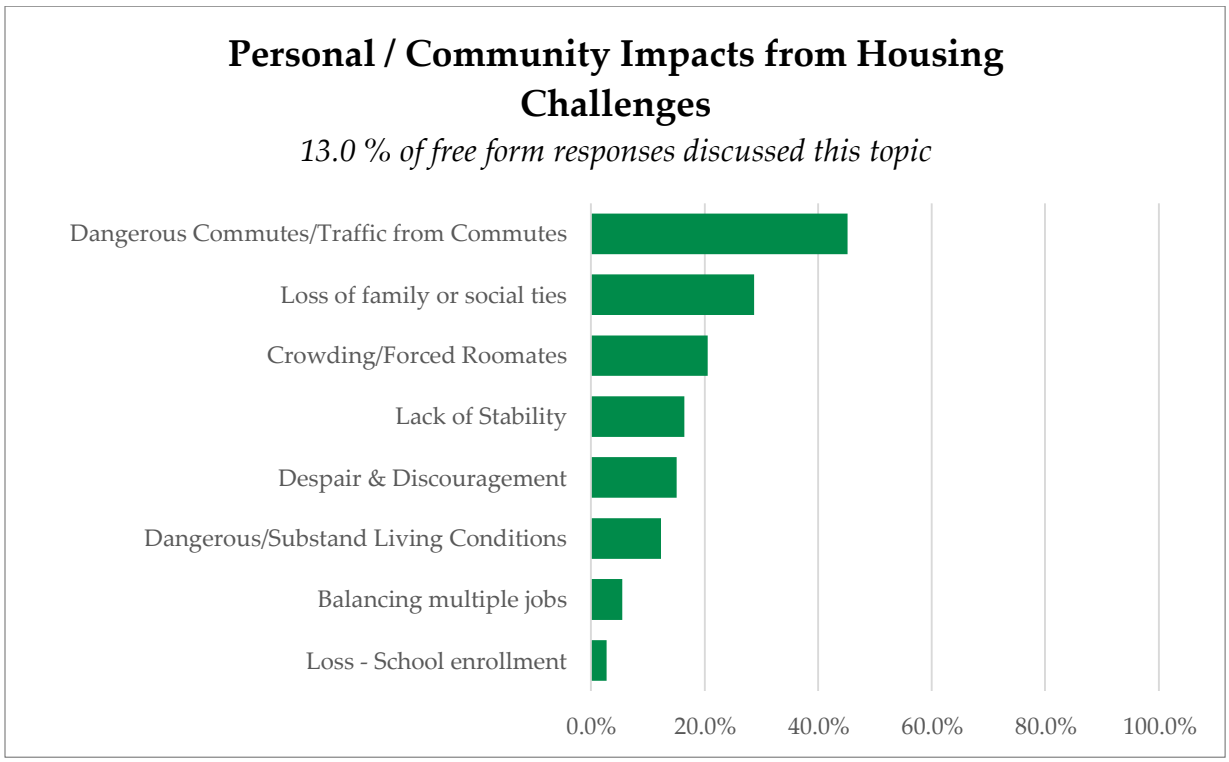
Personal and Community Impacts from Housing

Despite no questions directly asking about personal and community impacts of the housing crisis, many respondents openly shared. Impacts described included health and safety concerns for individuals such as:

- Dangerous commutes / increased traffic from commuters
- Crowded, dangerous, or substandard living conditions including deferring maintenance requests
- Lack of stability and a sense of despair/hopelessness
- Stress from balancing multiple jobs
- Loss of important family and social ties in communities.

Notably, **lack of social connection and chronic stress are both known risk** factors for poor mental and physical health[3], and the latest (2019) Montana State Health Improvement Plan and the Healthy Gallatin Community Health Assessment both document **mental health as the top priority area** based on 2017 Community Health Needs Assessment. [4]

The connection between impacts reported here and community health priorities will be important to track, and this information will be shared with the Gallatin City-County Health Department, which is currently updating its Community Health Assessment.



[3] Centers for Disease Control and Prevention. How does Social Connectedness Affect Health: How Does Social Connectedness Affect Health? | CDC

[4] Montana State Health Improvement Plan: 2019-2023. Montana Department of Health and Human Services. Updated February 2021.
Gallatin County Community Health Improvement Plan 2019-2021. Gallatin City-County Health Department. Published October 2019. PLN-CHIP-2019-2021.pdf (healthygallatin.org)

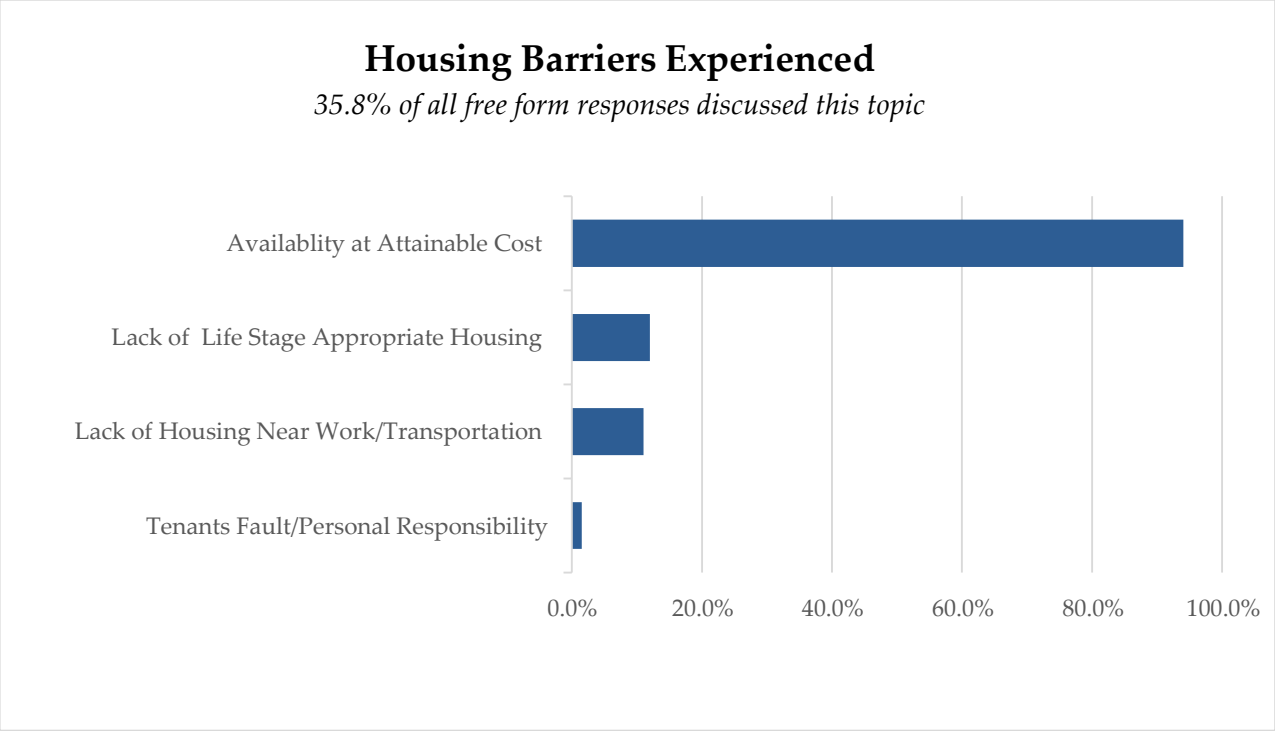
Barriers to Housing

The survey asked the public to share the barriers to finding housing that they have experienced. Overwhelmingly, most (188) responded that there simply weren't units available at a cost they could afford.

In addition, the limited units at attainable prices often were not appropriate for a variety of reasons including:

- Those needing ADA accessible units or seeking to age in place
- Adults or families seeking housing without roommates
- Small apartments with insufficient space for belongings
- Restrictions for pet owners
- Lack of options near work/transit options

A few (3) indicated that barriers to housing were the fault of the tenant or could be explained by lack of personal responsibility.



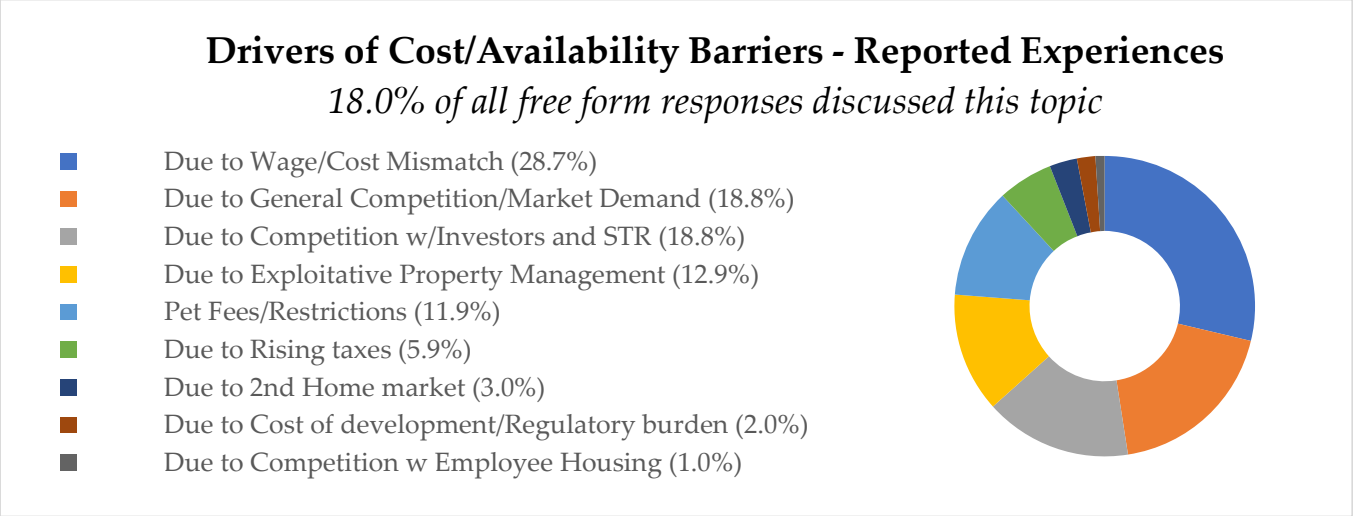
Drivers of High Cost and Low Availability of Housing

Some shared additional detail on what is driving the high cost/low availability of housing based on their experience.

The gap between wages and cost of living was the most commonly identified factor, followed by general competition for limited units and specifically competition with investors purchasing short term rentals.

Next most common were responses reporting increased restrictions and rising fees charged by property management companies, followed by concerns about taxes and development costs.

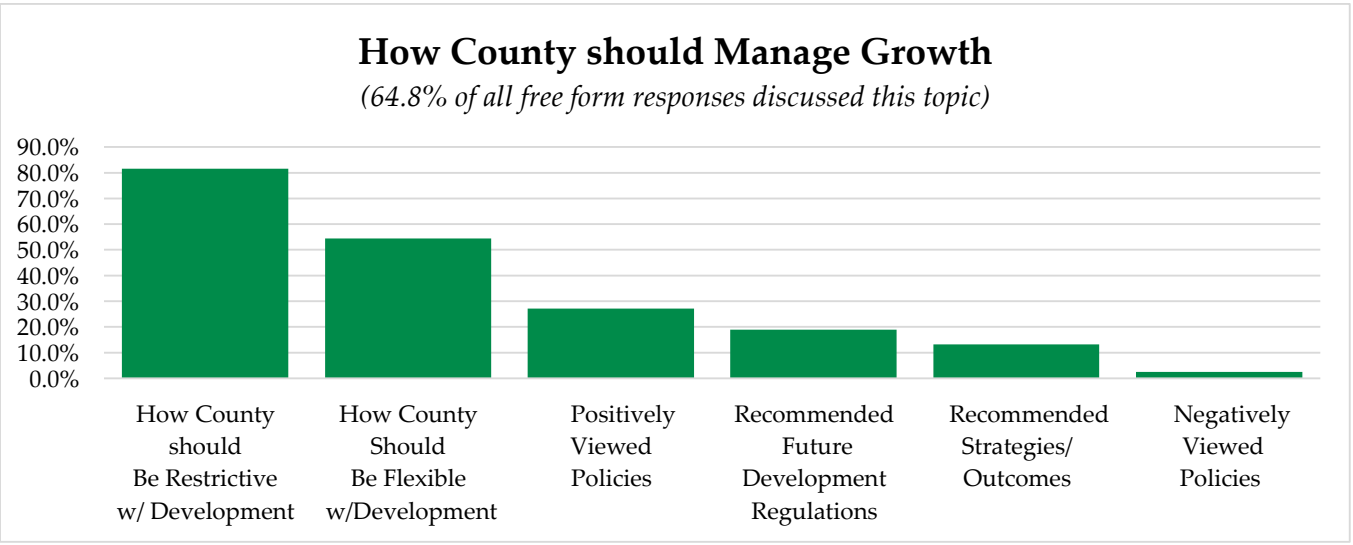
These reported barriers are critical to informing which strategies may be most appropriate to address the specific housing challenges faced by Gallatin County residents.



How the County Should Manage Growth

Nearly 1,200 statements were received describing how the County should manage growth across all public engagement tools from 364 individuals or individual map comments. Comments received addressed the major themes shown below.

Interestingly, although specific policies and development regulations are not a part of the FLUM effort and were not specifically asked about, the public shared what they would like to see without being prompted. This input can be used to inform future efforts.



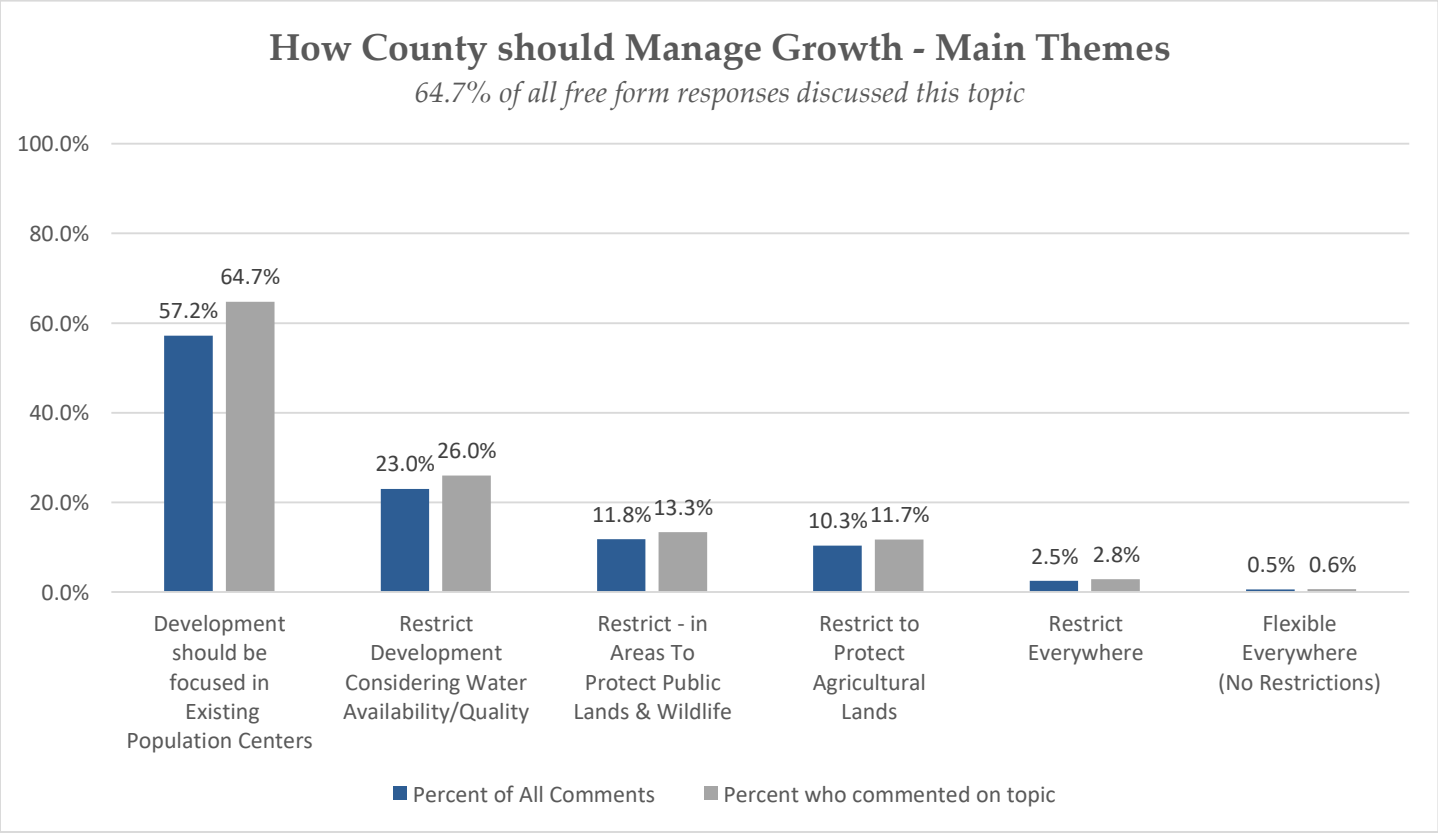
Where The County should be Flexible with or Restrict Development

Once the statements were grouped by themes, clear patterns began to emerge indicating a strong consensus for ensuring growth happens near existing population centers in order to preserve natural resources, spaces for wildlife, and agricultural land.

A few responses called for either restricting development everywhere, and even fewer called for no restrictions whatsoever on development.

Notably, the main points of public consensus are aligned and center on an over-arching guiding strategy to avoid sprawl, including:

- Centering future development around existing population centers
- Restricting development based on water availability/water quality
- Restricting development to protect public lands, wildlife, and agriculture

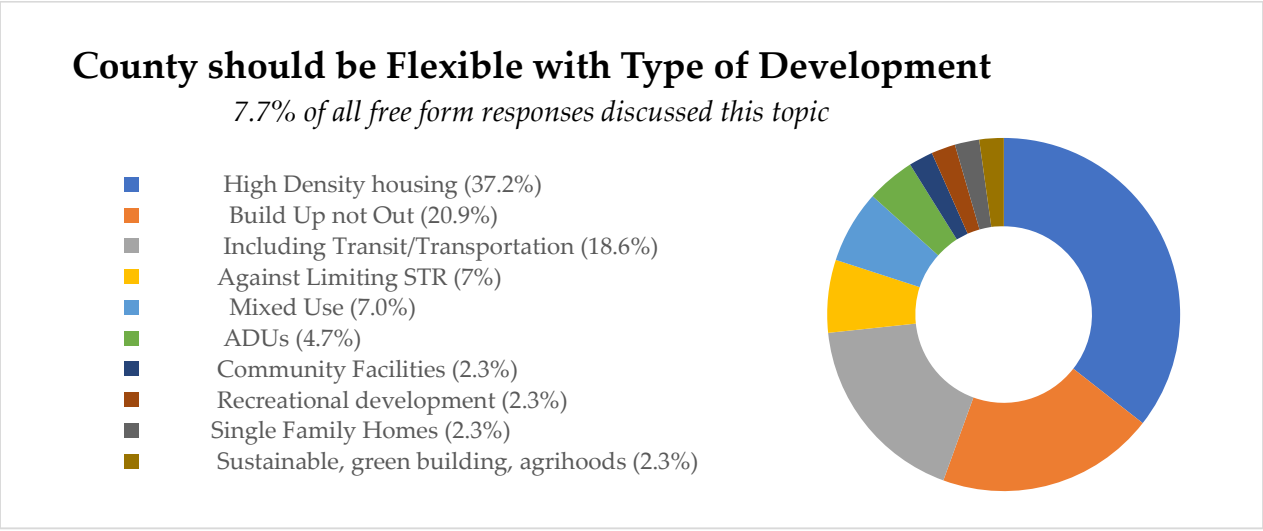


What types of Development should the County Be Flexible with or Restrict

The survey asked people about the types of development they would support in addition to the locations where they would support development. Fewer people commented on the types of development. While some differences of opinion on density of housing and short-term rentals were shared, responses clearly reinforced support for an overall strategy to avoid sprawl.

Preferred types of future development included:

- High density housing & building up rather than sprawling,
- Accessory Dwelling Units,
- Mixed use, transit-oriented development with amenities, and
- Some single-family homes, recreational developments, and green buildings.
- Some were against limitations on short term rentals.

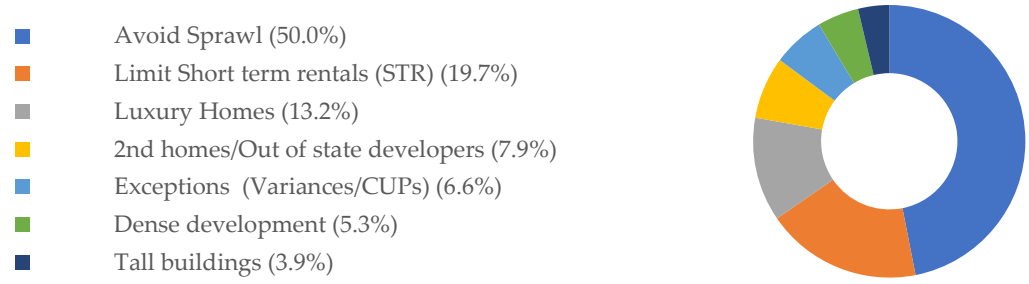


In terms of **types of development the County should restrict,** most people spoke up about the need to:

- Generally avoid sprawl,
- Place restrictions on short term rentals,
- Limit luxury or 2nd home development,
- Limit exceptions to existing development regulations, and
- Restrictions on dense development or tall buildings.

County should Restrict Type of Development

13.4% of all free form responses discussed this topic



Specific policies and Future Development Standards

Despite not asking about either, many shared a desire to see improvements that could inform future development regulations or mentioned specific policies.

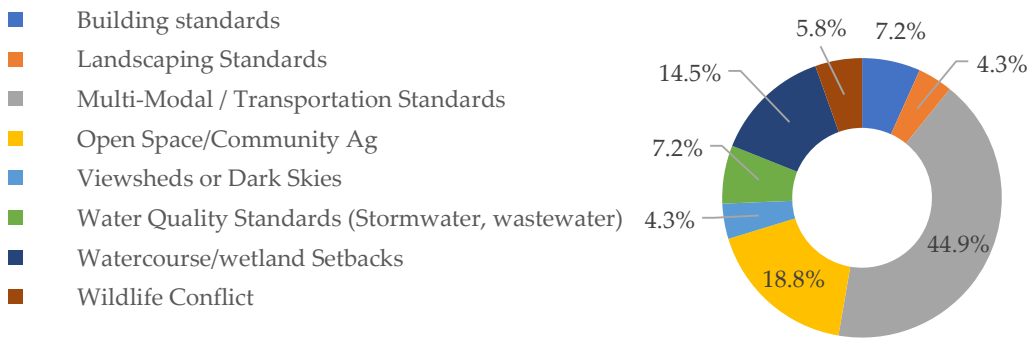
The strategies mentioned align with statements made about fears associated with growth including a desire to plan to protect water quality and availability, concerns about impacts to quality of life, and statements about the challenges of finding housing near work or transportation.

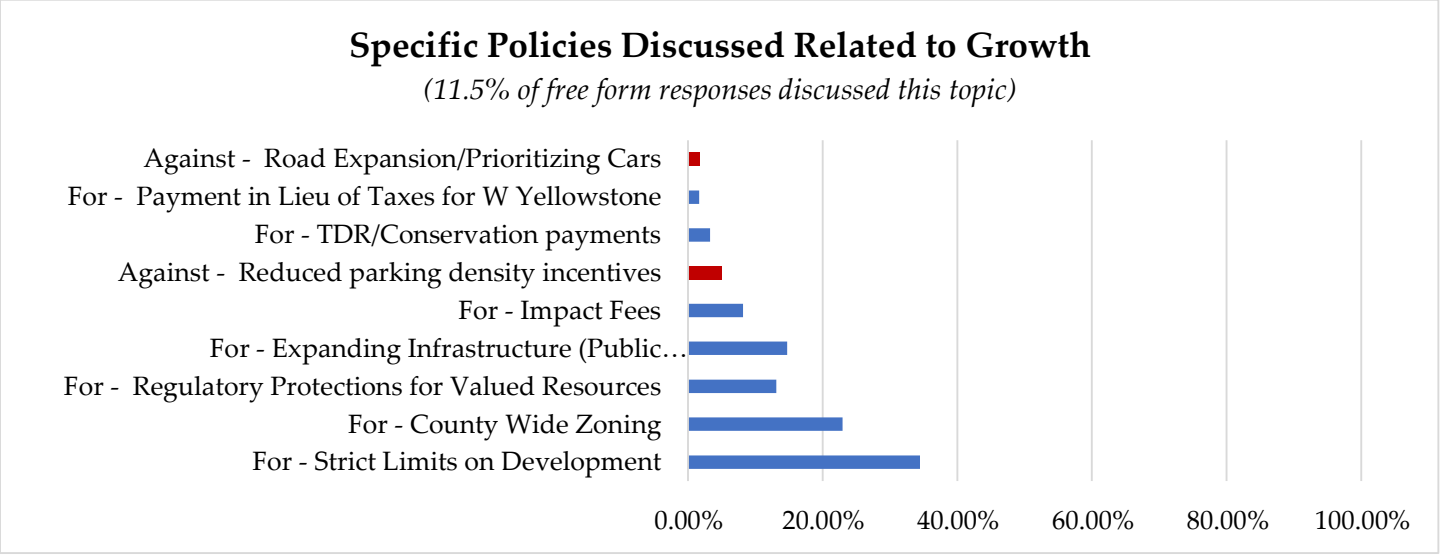
Most frequently mentioned were development standards that relate to multi-modal transportation or transit-oriented development, followed by standards for open space and community agriculture, and finally a variety of standards aimed at protecting natural resources. Strict limits placed on development and infrastructure expansion were most frequently mentioned related to policies.

While the FLUM does not itself address updates to zoning or development standards, given their alignment with sentiments shared throughout this process, these could be useful for informing future updates to zoning.

Recommended Future Development Standards

12.2% of all free form responses discussed this topic

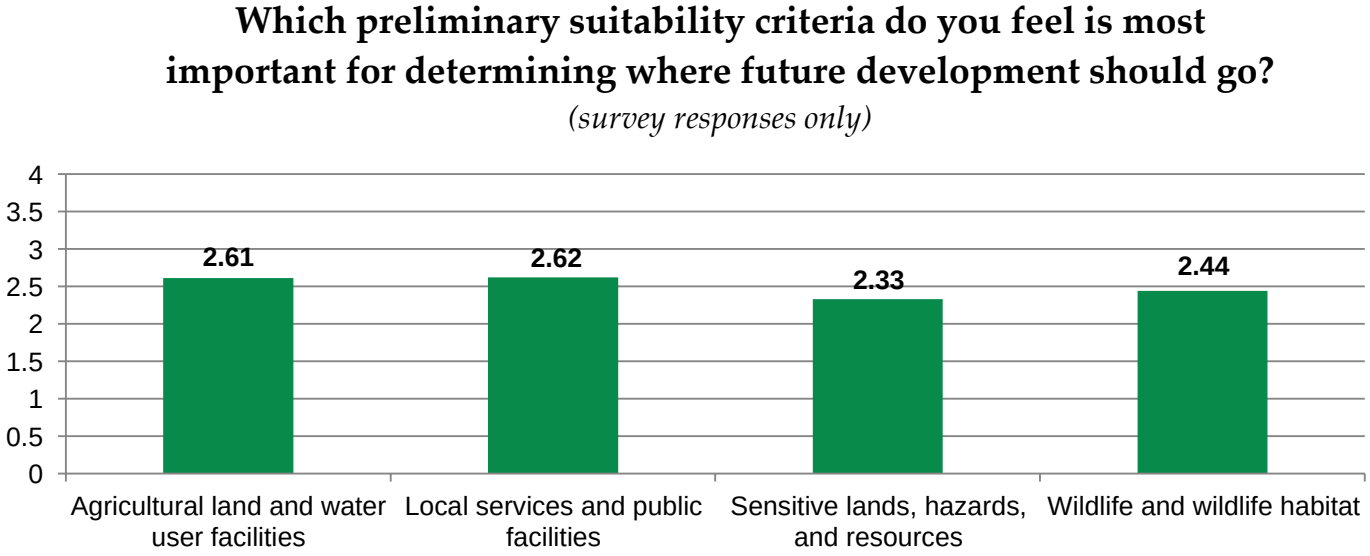




Suitability Criteria

Those who responded to the survey were asked to rank the proposed criteria for the suitability analysis step of the FLUM in terms of their relative importance.

All 4 categories scored nearly equivalent in terms of importance. However, each suitability criterion expressed a similar concept (prioritize future development near existing local services and facilities, preserve agricultural land/sensitive land/wildlife habitat) all **centered around avoiding sprawl**. This result therefore gives further support to the consensus to avoid sprawl identified in the free response comments.



How the County should Address Housing

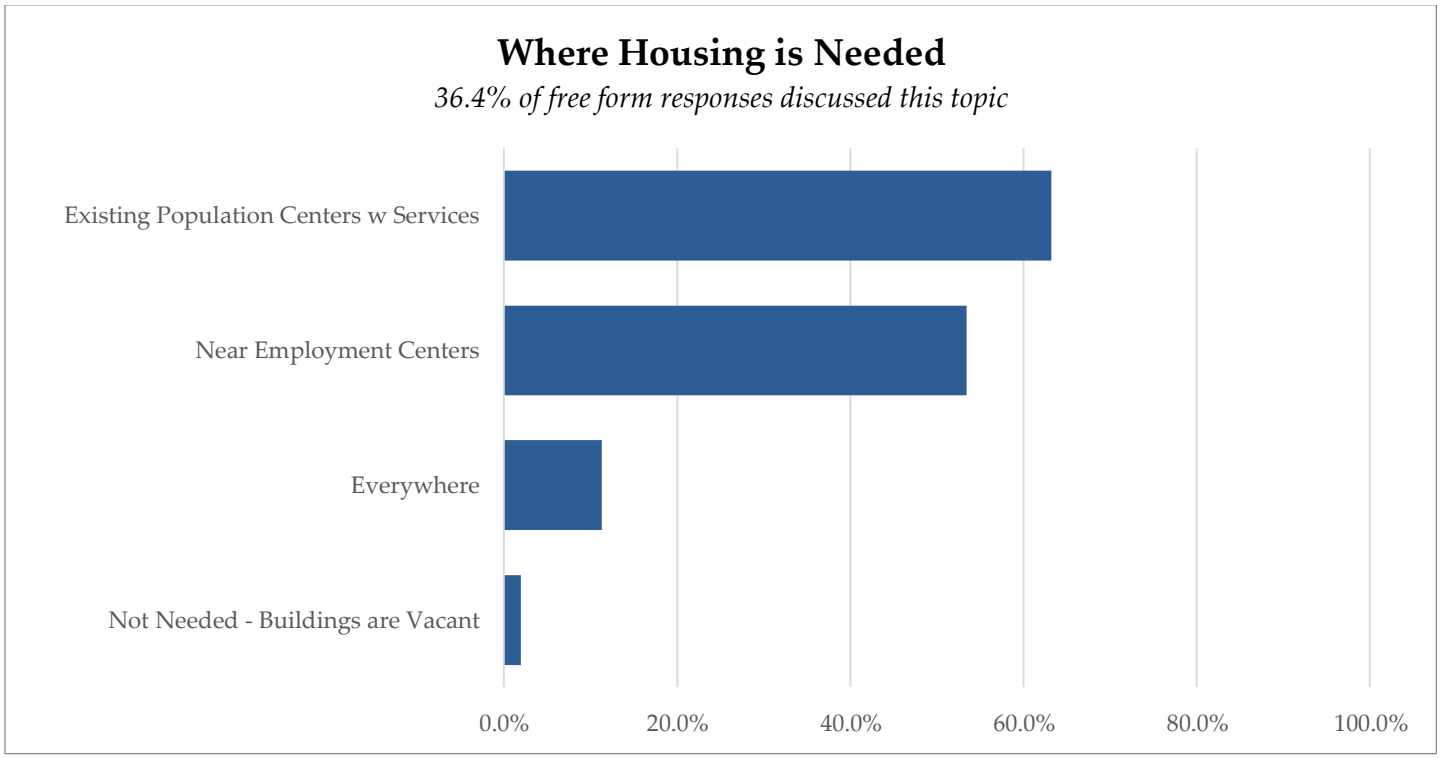
Two major themes emerged related to where housing is needed, which both indicate an overwhelming preference the same outcome, which is consistent with the guiding principles which emerged from free form responses describing where growth should occur.

Overwhelmingly, the public feels that **housing is needed in existing developed population centers** either because:

1) that is where services and amenities are available, and development in these locations would not further impact sensitive lands, natural resources, or agricultural lands, or
2) housing is needed near employment centers to reduce costs, stress, and risk related to commuting faced by the employee or impacts of traffic on existing residents and wildlife.

Some additionally voiced:

- frustration with large employers providing housing in communities far from the work site,
- an interest in seeing large employers contribute more to providing housing for employees,
- the impact of employees living far from work (for employee – stress and risk associated with the commute and for communities/wildlife in terms of traffic), or
- skepticism that additional housing is needed due to a belief that existing buildings are vacant



Amenities valued in determining a place to live

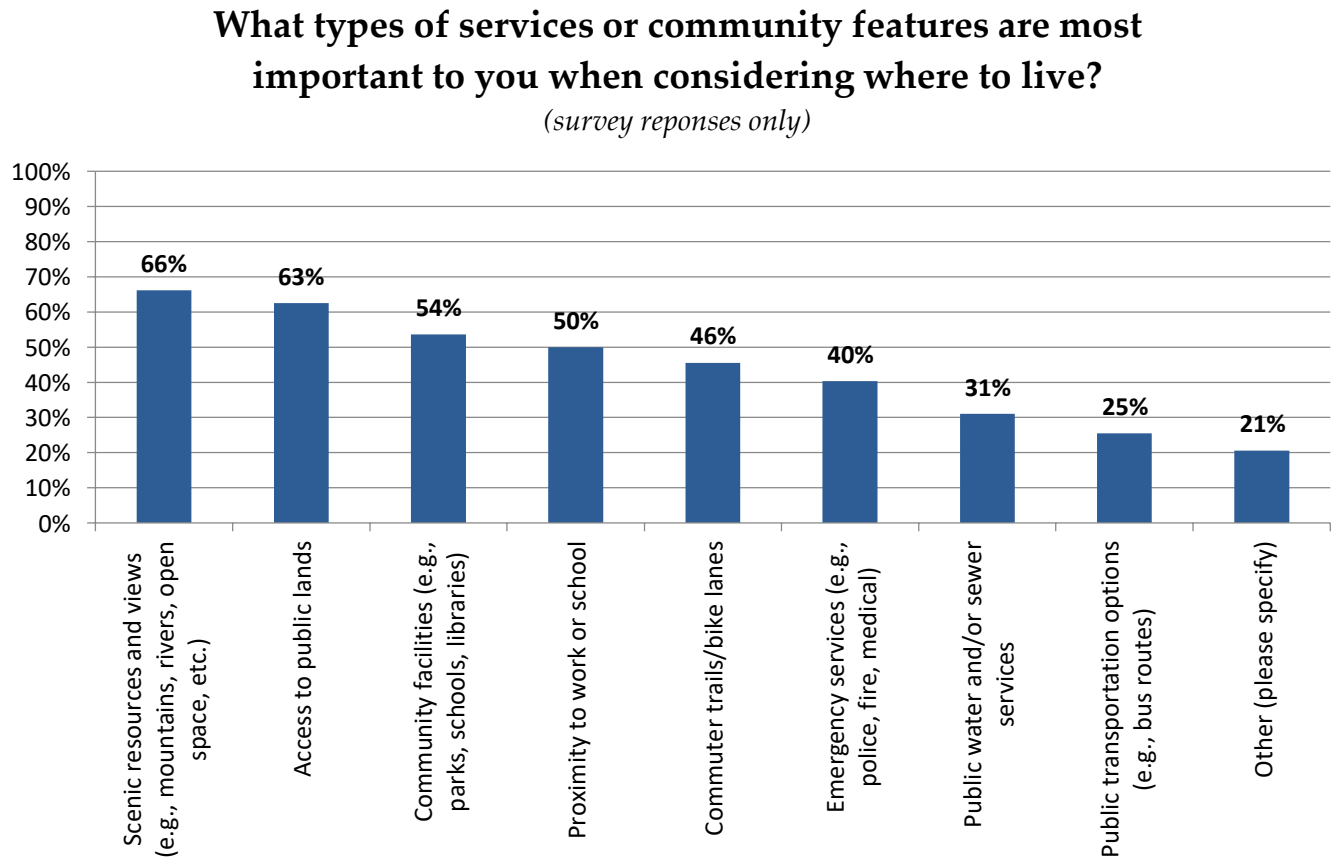
In the survey, people were asked what amenities are most important when choosing a place to live.

Most indicated access to scenic resources and public lands, which (since most survey respondents were homeowners) may represent a desire to protect these natural resources that exist around them, or the overall importance of what draws people to Gallatin County in terms of selecting a place to live.

Proximity to work, school, and commuter trails/bike lanes were next highest in importance, followed by public services (emergency, water, and sewer) and public transportation.

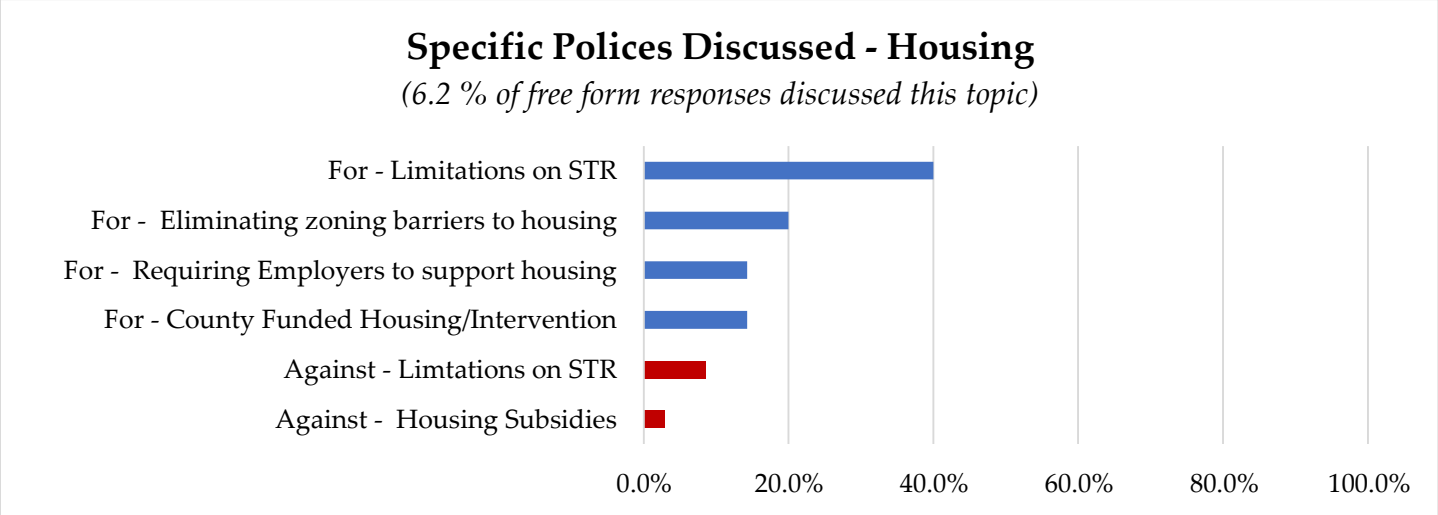
"Other" responses mostly provided additional detail or context to each selection, and in many cases referred to the importance of being able to access resources by foot or bike to reduce costs tied to transportation given the burden of the cost of housing.

Overall, residents value ability to access public lands and amenities close to where they live. **Ensuring new housing provides access to these resources will be essential for delivering the type of housing that residents will value and support.**



Specific Policies related to housing

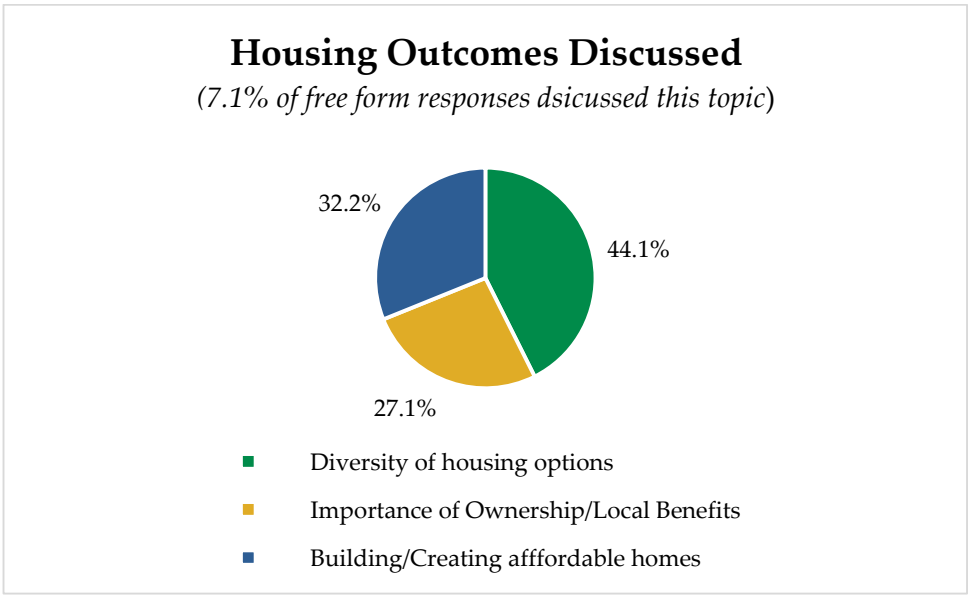
The survey did not explicitly ask about recommendations for or against specific housing policies, but people chose to share perspectives on this. Included were varying perspectives on short term rentals (STR) and support for eliminating zoning barriers to housing and support for employer supported housing.



Desired Outcomes of Housing Strategy

While not explicitly asked, many shared insights of what should be considered in addition to addressing the general availability of units attainable to the workforce. Many voiced concerns that, to be truly effective, any solution proposed needs to address attainable housing with options that also provide:

- A **diversity of housing for all life stages** (as the range of incomes and life stages affected is diverse)
- Includes **options for ownership** and/or mechanisms for full time residents to benefit from to the growth (rather than simply absorb the impacts of the growth)



Summary of Main Points

- Public consensus on where development should occur centers on a need to **focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl**. This was consistent across those who focused their comments on both the housing and growth aspects of this engagement process, and across all public engagement tools.
- Motivations given for this approach include a desire to **protect the natural resources that are the reasons people choose to call Gallatin County home, reduce the cost of living for workers, protect agricultural lands and businesses, and protect the quality of life for existing county residents**. These results were consistent with what was shared in the 2021 Growth Policy Update.
- While some respondents are opposed to any restrictions on property rights, most are **concerned with the speed of growth and want effective, balanced solutions to limit development in order to protect the resources people value and depend on.** Some even favor strict limits on development, especially limiting development based on water quality and availability.
- Limited availability of housing attainable to the workforce, has **impacts on the local economy, residents, and communities.** Desired outcomes include an increase in general availability of attainable housing, inclusive of housing appropriate for a **diverse range of ages and incomes with options for ownership**.
- The public shared various **concerns relative to both the process of creating the FLUM/HS and to unmanaged growth**. Each of these concerns needs to be considered and addressed in both the strategies proposed and communications going forward.

Detailed Next Steps

Development of the FLUM will involve a three-step process. The first involves creating a suitability map, which will identify areas most suitable for future growth, based on the following criteria:

Future growth is most suitable:

- Within or near existing population centers[5]
- In areas served (or servable) by public water and sewer systems
- Outside of areas of high value for wildlife, or on steep slopes
- Outside of the floodplain, riparian areas, or stream buffers

The second step will involve a series of overlays, which will be used to shape what "suitable" looks like, considering local conditions and any special considerations necessary to protect natural resources, wildlife, and agriculture. The County Planning Department is continuing to assess the detailed, location specific feedback received and meeting with stakeholder groups to inform the development of these overlays.

[5] Note, the County does not have jurisdiction for planning within municipalities or their extraterritorial planning jurisdictions. However, coordination with municipalities is a critical part of this process.

The third step will be the development of the FLUM itself. The final format of the FLUM, including the level of detail and characteristics of the land use designations to be shared, is yet to be determined and is being designed with careful consideration of the detailed feedback shared to date, inclusive of the fears and concerns associated with the FLUM process and with unmanaged growth.

The need to adapt guidance for future growth to on the ground, local conditions in a County with diverse ecosystems and communities, is a critical part of this process, and a point that was strongly supported by public comment.

Development of the Housing Strategy will now move from the data gathering phase to strategy identification and evaluation. Feedback shared in the survey will directly shape the prioritization of strategies identified.

Information on the barriers, impacts, policy sentiments, and desired outcomes are being used as a compass to identify and evaluate potential strategies for the County to adopt, and to be considered as part of the Regional Housing Coalition, which includes multiple partners.

Finally, outreach and engagement is ongoing. The Gallatin County Planning Department is eager to share information about the FLUM/HS with the public, and continue to engage in conversations.

If you would like information for a newsletter or meeting or have an event you would like a planner to attend, please reach out to **envision@gallatin.mt.gov or call 406-582-3130** to discuss scheduling!

Envision Gallatin
LAND USE & HOUSING STRATEGY

Round Two Public Outreach Report:
Public Feedback and Survey Results

EXECUTIVE SUMMARY

The feedback collected in round one of public outreach for the Gallatin County Future Land Use Map (FLUM) and Housing Strategy (HS) informed the outreach process used in round two. During round one of public outreach, we sought general feedback about how and where the County should limit development and how residents are experiencing the housing crisis. During round two of public outreach, the Planning Department shared drafts of the FLUM and HS with the public, stakeholders, and agency representatives to solicit direct feedback on project documents. The feedback shared during both rounds of outreach informed the finalization of both the FLUM and HS prior to the adoption hearings. This report summarizes where and how round two outreach occurred and how feedback was incorporated into the final drafts of the FLUM and HS. Additionally, we include survey data collected during the outreach period and a staff response to each written comment provided in the survey or via email. Finally, we include a summary of how public feedback, and the survey results influenced the final drafts of the FLUM and HS.

The round two public outreach period took place from September 5th to September 30th, 2024, and included seven in-person public meetings in various locations throughout the County, one virtual meeting, and four stakeholder coordination meetings. The core project materials, which include the FLUM story map, draft FLUM Development and Category Descriptions document, and draft Housing Strategy document, were posted online on September 5th, 2024, along with an online survey that remained open for responses until September 30th, 2024. During the public outreach period, staff received feedback on the project materials via verbal communication, email, telephone, and survey.

Important acronyms: Future Land Use Map: FLUM, Future Land Use Map Development and Category Descriptions: FLUM D&C, Housing Strategy: HS.

Key Findings: The information below summarizes key findings from round two of public outreach. To view the exact language used in the survey questions, participant responses to open-ended questions, and survey limitations can be found in the survey results section.

- One survey question described the methodology used to create the FLUM and asked respondents if they thought the approach was "Too strict," "Appropriate," or "Not strict enough." A "Don't know/unsure" option was also provided. Results show that about half of respondents selected appropriate, about one-third selected not strict enough, and about one-tenth indicated they thought the approach was too strict.

- In a question about which housing strategies the County should prioritize, participants selected accessory dwelling unit incentive program, voluntary inclusionary housing ordinance, and County employee housing assistance program as their top choices, but all strategies listed were selected by at least some participants.

- Most respondents indicated a preference for receiving outreach and engagement opportunity notifications via email. Similarly, when asked what format they would like to provide feedback about future projects, most respondents selected survey and email.

- One open-ended survey question asked respondents to provide feedback about the overlays and special topic sections in the FLUM. Most respondents reiterated the importance of the topics which include water quality and quantity, open space, wildlife, agriculture, housing, accessibility, and transit and trails. Some respondents responded to the question with overall feedback about the FLUM while others wrote about topics specific to zoning or development standards.

- Another open-ended survey question asked respondents to provide any feedback they had about the FLUM and/or HS. Responses varied from specific questions about the project to concerns about the process used to develop the FLUM/HS. Some respondents expressed general support or praise of the project. Many respondents left comments regarding support or objection to specific standards typically included in zoning. A handful of respondents suggested specific changes to the FLUM D&C document or boundaries.

- Many of the open-ended survey responses and emailed comments resulted in changes to the draft FLUM and HS. Key modifications, inspired by public feedback, include: Incorporation of a FLUM amendment process to account for new data or changes in existing data, language added to the Agriculture special topic section to acknowledge ditch easements recognized in State Law, an acknowledgement that nothing in the FLUM precludes creation of a Transfer of Development Rights program, roads in the Amsterdam/Churchill area of the FLUM map corrected to match the surrounding FLUM category, renaming/structuring of the Wildlife Friendly Fencing overlay to Wildlife Safe Movement overlay account for critical elk migration corridor, and general review of the FLUM and HS for grammar, consistency, and clarity.

HOW ROUND TWO PUBLIC FEEDBACK WAS USED

The round two public outreach process allowed us to collect both quantitative and qualitative data that was used to inform changes to project documents. Project feedback received through the survey, verbal communication, and email were reviewed and assessed to determine whether changes to the draft FLUM and HS were appropriate or required. The change determination table below shows how written public feedback was categorized to determine if a change to the FLUM or HS were needed. This table informed the type of response indicated in the "staff response" column shown in response to open-ended survey questions 3, 4 and 8 and the email comments, all of which are shown in tables later in this report. Public feedback played an integral role in development of the final draft of the FLUM and HS.

Table 1 Change determination table

Response Category	Definition	Outcome
No changes suggested	Respondent did not suggest any specific changes to the FLUM or HS or expressed a sentiment that does not correspond to an identifiable change request.	No changes made to FLUM or HS. Staff response provides contextual information for why the comment did not result in a change to the project documents.
Outside the scope of the FLUM or HS	Respondent suggested a change to something that is outside of the purview of County government or outside the scope of the FLUM or HS.	No changes made to FLUM or HS. Staff response provides contextual information for why the comment did not result in a change to the project documents.
Comment already addressed in the FLUM or HS	Respondent expressed a concern or sentiment that had already been considered and addressed in the FLUM or HS.	No changes made to FLUM or HS. Staff response provides contextual information for why the comment did not result in a change to the project documents.
Changes made	Comment was consistent with the goals and policies stated in adopted plans, within the scope of the FLUM or HS, appropriate, and specific enough to result in a targeted change to the project documents.	Changes suggested were incorporated into the project documents. Staff response identifies how comments were addressed in FLUM/HS or if the changes suggested were partially incorporated and why.

EVENTS & PARTICIPATION

The following in-person and online public outreach meetings were advertised on the County's website, social media, and email bulletin. Information about the project and public meetings were distributed through a press release, posted flyers around the County, and emailed to a list serve of nearly 1,500 individuals. The email list included residents who signed up to receive project updates through the project website, communicated project interest with Planning staff, attended a previous public meeting, participated in outreach for the Growth Policy, or had applied for a permit with the Planning Department using MyGov. Several non-profit and media organizations shared outreach details on their own social media platforms, newsletters, and list serves.

Locations throughout the County were selected for in-person public engagement events to provide residents multiple opportunities to participate in dispersed geographic areas. Table 2 below describes each public engagement event and the number of attendees. Importantly, the intent of the outreach meetings was to provide a detailed overview of project materials and an opportunity for the public to interact with Planning staff and ask questions. Attending a public meeting was not a prerequisite for providing feedback on the project via survey or another format. Residents were encouraged during project meetings, and when contacting the Planning Department directly, to ask any and all questions about the project.

Table 2: Public Engagement Events

Meeting Location	Date & Time	Number of Attendees
Bozeman Public Library	September 9th 6:00- 7:30 PM	34
West Yellowstone Visitor's Center	September 10th 6:00 – 7:30 PM	3
Manhattan Conservation District	September 11th 6:00 – 7:30PM	5
Amsterdam/Churchill, Manhattan Bank Meeting Room	September 13th 6:00 – 7:30 PM	6
Big Sky Water & Sewer District	September 16th 6:00 – 7:30 PM	10
Belgrade Community Library	September 17th 6:00- 7:30 PM	6
Gallatin Gateway Community Center	September 19th 6:00 – 7:30 PM	24
Online – Zoom	September 25th 6:00 – 7:30 PM	6
	TOTAL:	94

In addition to the public engagement events above, we met with agricultural producers, partner agencies, planning practitioners, water resource experts, and other stakeholders to get feedback on the draft FLUM and HS. Each of these meetings and number of attendees at the meetings are shown in Table 3 below. Several of these meetings led to follow up conversations with relevant partners to address their concerns and suggestions, and those meetings are not depicted in the table below.

Table 3: Stakeholder Meetings

Meeting Type	Date & Time	Number of Attendees
Partner Agencies, Infrastructure & Water Resource Experts/Stakeholders	September 11th 1:00 – 2:30 PM	12
Agricultural Producers - Triangle area	September 13th 10:00 -11:30 AM	12
Planning Practitioners	September 17th 10:00-11:30 AM	3
Agricultural Producers – Manhattan area	September 18th 6:00 – 7:30 PM	6
	TOTAL:	33

SURVEY OVERVIEW

During public outreach events, attendees were encouraged to direct their feedback about the project to an eight-question online survey administered through the Microsoft Teams Forms App. The survey was open for responses from September 5th through 30th, was linked in several places on the project website and FLUM story map, and was distributed through email, social media, and via public meetings. The survey introduction included a paragraph stating that the survey was anonymous and that questions would be asked about the draft FLUM and HS materials located on the Envision Gallatin website. Additionally, the survey introductory paragraph included a note stating that the project is about the unincorporated areas of Gallatin County and the municipalities of Bozeman, Belgrade, Manhattan, Three Forks, and West Yellowstone, and their associated planning jurisdictions, are outside the scope of the project.

Collecting feedback on the project through a survey platform allowed the project team to ask specific questions to the respondents and, in turn, allowed the respondents to provide open-ended feedback about the project. Survey questions about respondent's residency status and housing situation also allows staff to better understand who is engaging with the project materials. Apart from staff time spent developing the survey and the analyzing the results, utilization of the survey platform and analysis came at no additional costs to the County.

SURVEY DATA LIMITATIONS & CONTEXT

While online surveys are a time and cost-effective way to collect public feedback, they do have limitations in scope and quality of feedback. For this reason, feedback was accepted in a variety of formats including verbal and email. Although staff encouraged folks with limited technological capabilities to reach out for paper copies of the survey or for help finding and taking the survey, it is possible that some of our constituents felt overwhelmed or discouraged from taking the survey due to lack of comfort with the online platform. Additionally, without requiring a password protected online system to pre-screen respondents prior to participation or in-person completion of the survey, it is impossible for staff to develop a survey that allows us to distinguish responses that are from the same individual. Any measures staff could take to prevent multiple responses would also create barriers that could and likely would prevent constituents from taking the survey altogether. Thus, it is possible that the survey results shown below contain multiple responses from the same person or people. To mitigate the potential for bad actors submitting multiple responses to exert undue influence, responses were reviewed for patterns of abuse. Feedback received via any one tool was not and is not used unilaterally to inform Planning decisions. Instead, survey responses are considered in context of foundations established in previous outreach efforts, policies enshrined in County adopted plans, and frameworks for decision making established in state statute.

Two questions in the survey asked respondents to provide open-ended feedback, within a 1,500-character limit, about the overlays/special topics and general feedback (see results below). The nature of the responses indicates that at least some respondents did not understand that the project did not include incorporated municipalities in the scope. Therefore, some respondents may have taken the survey with the perception that the project applies to cities like Bozeman or Belgrade when making their choice selections for the other questions.

The survey data reveals that most respondents are homeowners and, therefore, perspectives from renters and houseless residents are not well represented. The results also show that most respondents live in the County full-time, which indicates that most respondents' perspectives are informed by year around residency in the area. While most respondents indicated that they prefer to give feedback on future projects in digital formats such as email and surveys, it is important to note that the survey itself was administered in a digital format and members of the public that do not have ready access to technology must be considered and assisted in any future outreach efforts. Similarly, although most respondents indicated that they prefer to hear about County engagement events through email, it is important that Planning staff continue to utilize other formats of communication such as flyer postings, press releases, etc. to ensure that engagement information is communicated in a variety of ways.

It is important to keep these data limitations in mind when reviewing the survey results shown below. Responses to the survey do not represent a vote, where the County acts on the option solely because it was selected most often. Rather, the survey results are an informative tool to help Planning staff, the public, and the County Commission gauge how respondents are reacting to the FLUM and HS and guide future engagement efforts. The survey is just one engagement tool that the project team used to collect information about the FLUM and HS and should be considered in conjunction with the Round One Engagement summary and other project materials.

SURVEY RESULTS

In total, we received **134 responses** to the survey. Every respondent did not answer every question, therefore, not all response percentages add up to 100%. The number of respondents who did not select a choice in response to a question is indicated below each table showing the question data. Questions 1, 2, 3, 5, 6, and 7 were fixed choice questions and the results are shown in the tables below. Questions 4 and 8 were open-ended and are shown after the fixed choice responses late on in this section. We are deeply grateful to everyone who took the time to take the survey and provide feedback about the project, through the survey or otherwise.

Question 1: Which of the following best describes your housing situation in Gallatin County:

Housing situation	Percent of respondents who selected the situation	Number of respondents who selected the situation
Homeowner	79%	105
Renter	18%	24
Urban camper/houseless	0%	0
Visitor/non-resident	>1%	1
None of the above	>1%	1
Unsure/prefer not to say	>1%	1
TOTAL:	98%	132

**Two participants did not select a response to this question*

Question 2: Which of the following best describes your residency status in the County:

Residency status	Percent of respondents who selected the status	Number of respondents who selected the status
Full-time resident, you reside in Gallatin County year-round	89%	118
Part-time resident, you reside outside of Gallatin County for part of the year	7%	10
Visitor/non-resident	1%	2
None of the above	>1%	1
Unsure/prefer not to say	>1%	1
TOTAL:	98%	132

**Two respondents did not select a response to this question.*

Question 3: The draft Future Land Use Map (FLUM) encourages development in areas that are close to **essential services** and have access to centralized **water and sewer utilities.**

The FLUM discourages development in areas with **steep slopes**, that have a higher **wildfire risk,** or that are critical for **wildlife habitat.** This results in a relatively small percentage of land area where growth is encouraged in the County. This approach is: (select one to finish the sentence)

Option	Percent of respondents who selected the option	Number of respondents who selected the option
Appropriate, the proportion of the County where growth is encouraged is more or less acceptable	46%	62
Not strict enough, growth should be restricted in more areas	31%	42
Too strict, growth should be encouraged in more areas	11%	15
Other*	7%	10
Don't know/unsure	2%	3
TOTAL	97%	132

**Respondents that selected "other" in question 3 above were given the opportunity to write in their response. These write-in responses are shown in the table below along with staff's response and how the response resulted in changes to the FLUM, if at all. Two participants did not select an answer to question 3 above.*

Response to "Other" shown in Question 3 above	Staff Response	Changes made to FLUM:
Fine, but do not prescribe what private landowners can do with their land, whether to develop or preserve open space	The authority to regulate land and resources, with the requirement to balance individual property rights with public health & safety, wildlife, agriculture, and the environment, is granted with clearly outlined guardrails in state statutes.	Outside the scope of the FLUM.
where will additional water resources come from?	Water rights are regulated at the state level (DNRC). Generally, water can be accessed through some combination of legal exemptions, repurposing existing water rights, and mitigation.	Outside the scope of the FLUM.
consider no growth. Look at Boulder CO.	The County does not have the legal authority to stop all growth.	Outside the scope of the FLUM.
Unless you can discover a water source that no one currently knows about, I would suggest a moratorium on future growth. Lack of water, lack of room for infrastructure (street) development, and soaring costs initiated by incomes will destroy the "Last Best Place", and make it impossible for locals to live here.	Water rights are regulated at the state level (DNRC), and the County has no legal authority to implement a moratorium on growth. However, the FLUM recommends limiting growth based on several factors, and availability of public (and regulated) water and sewer infrastructure is a key factor driving the suitability analysis, overlays, and special topics.	Comment already addressed in the FLUM, or outside the scope of the FLUM.
Fine with fire hazards but wildlife habitat is too vague and how is it proven? I saw a bald eagle in a tree last spring...or what? needs to be completely defined	The Wildlife overlays and wildlife resource value data was developed in partnership with Montana Fish Wildlife and Parks. Additional details are provided in the FLUM D&C.	No changes suggested.
Development is the same word as "growth" needs to be restricted in urban areas as well. The stack and pack in cities and towns (high density) needs to be restricted. Stacking people in cities is unhealthy in so many ways.	Areas where higher density development is recommended are limited in the FLUM.	Comment already addressed in the FLUM,
There shouldn't be any growth. The valley is too overpopulated already and any growth is guaranteed to make things worse.	The County does not have the legal authority to stop all growth.	Outside the scope of the FLUM.
Gallatin County should not have the right to restrict use on private land	The authority to regulate land and resources, with the requirement to balance individual property rights with public health & safety, wildlife, agriculture, and the environment, is granted with clearly outlined guardrails in state statutes.	Outside the scope of the FLUM.
Agricultural areas need to be preserved, slopes greater than 10% should not be developed, all waterways including intermittent should be protected, flat areas inside steep slope areas should be protected.	The FLUM includes several recommendations to protect the viability of agricultural production, which stakeholder meetings revealed was the most effective way to preserve agricultural land. Steep slopes are considered less suitable for development in the suitability model, which formed the foundation of the FLUM. Waterways and associated buffers, floodplain, channel migration zones, and riparian areas along with slopes over 25% are recommended for protection via the Public Lands, Protected and Constrained Areas in the FLUM.	Comment already addressed in the FLUM,

We believe it is appropriate to encourage growth in areas with water and sewer utilities with the caveat that the utilities need to have mechanisms and appropriate plans in place to be certain that there is adequate water supply for growth now and into the future with a more predicted periods of drought.	Public water and sewer suppliers are regulated and monitored at the state and federal level, in terms of their impacts to water quality and availability.	Comment already addressed in the FLUM or outside of the scope of the FLUM.

Question 5: Below is a list of housing strategies that could help increase or maintain the existing supply of affordable housing in the County. Of the following strategies, please choose the **top three** that you think the County should **prioritize.**

See a full description of each housing strategy at envisiongallatin.com **Please select at most 3 options.**

Housing Strategy	Percent of respondents who selected the strategy	Number of respondents who selected the strategy
Accessory dwelling unit incentive program: Grants for homeowners who rent out an accessory dwelling unit on their property at an affordable rate	18%	58
Voluntary inclusionary housing ordinance: A zoning tool that requires a percentage of a new development to be permanently affordable in exchange for relaxed development standards	16%	50
County employee housing assistance program: Helps County employees working in law enforcement, health department, rest home, etc. with security deposits, down payment assistance	15%	49
Housing fund: A fund that the County can allocate money to, earmarked to support housing projects	12%	37
Land banking strategy: Inventory of County land/facilities that may be suitable for housing, could partner with other entities	12%	37
Buy-down program: Grants for homeowners who may be struggling with their mortgage/are in need of major repairs, in exchange for a deed restriction on their property	11%	34
Explore Targeted Economic Development District: A tax increment financing district that uses revenues to support housing and economic development	9%	30
Don't know/unsure	3%	12

**Because this question asked respondents to select their top three choices, sums of respondent percentage and number of respondents who selected the strategy are not meaningful and therefore not shown here.*

Question 6: This project provides guidance for updates to County regulations such as zoning and subdivision. In which of the following **formats would you prefer to give feedback** on any proposed regulations in the future?

Choose your top 3.

Feedback format	Percent of respondents who selected the format	Number of times the format was selected
Survey	29%	90
Email	28%	87
During an in-person, informal public meeting	12%	39
During an online, informal public meeting	12%	37
In a small focus group (4-8 people, in-person)	9%	28
During an in-person, informal public meeting with small group activities	6%	19
None of the above	>1%	3

**Because this question asked respondents to select their top three choices, sums of respondent percentage and number of respondents who selected the strategy are not meaningful and therefore not shown here.*

Question 7: Which of the following are the best ways to let you know about future public engagement opportunities?

Choose your top 3.

Engagement outlet	Percent of respondents who selected the format	Number of times the format was selected
Email (you must be signed up for email updates via envisiongallatin.com)	39%	108
Posts on County webpage	16%	45
Flyers posted in public areas	16%	45
Posts on County social media	16%	44
Bozeman Daily Chronicle Legal Notice	10%	29
None of the above	1%	3

**Because this question asked respondents to select their top three choices, sums of respondent percentage and number of respondents who selected the strategy are not meaningful and therefore not shown here.*

Question 4: There are many important components of the draft FLUM that are more about how to grow rather than where to grow; these are addressed as overlays or special topics and include: **water quality and quantity**, **open space**, **bear & wildlife conflict areas**, **agriculture, housing, accessibility, transit and trails.**

The policy recommendations addressing each of these topics in the FLUM have been informed by public feedback and experts. See a full description of these overlays, special topics, and recommendations in the FLUM Development and Category Descriptions document at envisiongallatin.com.

Use the space below to provide any feedback you may have related to the **special topics/overlays** and their respective **policy recommendations**.

Note: A 1,500-character limit was placed on this open-ended question. Each response to the question is shown in the table below and is categorized by general topic, respondent comment, staff's response to that comment, and lastly, a description of whether a change was made to the FLUM or HS based on the comment or how that comment is addressed in existing documents.

General Theme	Comment	Staff Response	Changes made
Concerns about the process	*So this is guidance that has not regulatory effect, does not actually change what can or cannot be currently done, but made sure to pay a consult for lots of fluff and boilerplate policy recommendations*	While the FLUM and HS are not regulatory documents, they will inform the content of the County's regulations and influence land use decisions. Proposed amendments to existing zoning or expanded/new zoning that do not align with the adopted FLUM are unlikely to be approved by the County Commission. Additionally, the recommendations within the FLUM and HS will be integrated into subdivision regulations and other County regulations where appropriate. Further, the Growth Policy and FLUM have a high influence on areas that are not zoned, subdivision proposals in unzoned areas that do not align with the FLUM are less likely to be approved by the County Commission. Each policy recommendation in the FLUM and HS are specifically tailored to Gallatin County's unique areas based on public feedback, existing planning documents, and State Law.	No changes suggested.
Concerns about the process	*Each area of the county is different. I was born and raised here. Belgrade isn't like Bozeman or 3 Forks. Your current map is a computer generated model and doesn't take into account growth areas or undevelopable land. You don't have anything that is encouraged where the growth needs to happen. There is land that is taken out that has water for domestic use for larger lots right next to existing subdivisions. There is zoning for a reason and this is an over reach by the county at a minimum and this FLUM needs to have more planning and discussions with affected property owners that it is limiting what they can do with their land. An example. Fowler and Ferguson need to be expanded in the city and the county. Ferguson is land locked by a seller who wants to sell but can't because his land has way too much water. I have been at county meeting where residents lie about wildlife. I know the county has worked on this but there are glaring holes and the commissioners are going to use this like the bible. It needs more time to go over it.*	The municipalities show up grey in the FLUM because they are outside of the County's planning jurisdiction, not because they are like one another. The FLUM was developed from a computer-generated model, but the criteria that went into the development of that model were developed based on community identified priorities. What constitutes a "growth area" or "where growth needs to happen" is subjective, but the FLUM does encourage development in existing community cores where a denser development pattern has been established. Land that is undevelopable (very steep slopes, water courses, etc.) or not developable under the County's jurisdiction is removed from all development categories and is instead shown under the "Public Lands, Protected, and Constrained Areas." As this report summary shows, extensive thought and effort was put into conducting outreach and encouraging participation in this project.	Comments already addressed in FLUM or are outside the scope of the project.

Concerns about the process	*"Experts?" Are high paid engineering and development firms like Logan Simpson out of Boulder, Colorado who have sanitized templates that are incompatible for Montana. All of the above listings need to be localized, and not a centralized source. Each local municipality and agricultural areas are unique with their own needs. Keep out of state firms and developers out of our local communities. We are not a "global community" but individuals that have unique qualities for different areas. County Commissioners with agendas need to stay out of local communities. We are not "one valley" but each unique communities.*	Each policy recommendation in the FLUM and HS are specifically tailored to Gallatin County's unique areas based on locally collected data, public feedback, existing planning documents (also developed with public feedback), available or likely to be available infrastructure, and State law.	Comments already addressed in FLUM or are outside the scope of the project.
Concerns about the process	*I worked with the girl manning the laptop at the meeting to look at the overlay maps and the subdivision approval/pending/denial page and she couldn't figure it out so having someone man that station that understands how to make it work would be good please. She just told us to call the office.*	Public meetings in new locations can present challenges in terms of internet connectivity beyond our control. Outreach events for the FLUM/HS are focused on these items, not specific subdivisions, but such questions can be addressed by contacting the Planning Department where staff working on these items are available to assist. Thank you for participating.	No changes to the FLUM/HS documents suggested.
Development Standards/Zoning	*Protect the land. Protect homeowners who have single-family homes from having apartment complexes next to single-family homes. Lowering the value of single-family homes. Also protect wildlife! And Stop developers from planting useless grass around their massive apartment complexes. Using up and stressing the already delicate water system in Bozeman Gallatin county. All developers should plant mulch and natural land Coverings. Planting useless grass should be banned!*	The type of structures permitted in a given area (single-family homes, multi-family dwellings, etc.) are regulated through zoning and outside the scope of the FLUM. Wildlife is part of the suitability model which serves as the basis for the FLUM. Additionally, the FLUM includes wildlife overlays with specific recommendations for wildlife protection. Landscaping standards are encouraged throughout the FLUM D&C document.	Comments already addressed in FLUM or are outside the scope of the project.
Development Standards/Zoning	*Need to consider wildfire risk in more detail! Look at: https://wildfirerisk.org/explore/overview/30/30031/3000008950/*	It is unclear which components of the linked website the respondent wants incorporated into the FLUM. Wildfire risk from the adopted Gallatin County Community Wildfire Protection Plan is one of the criteria included in the suitability model and therefore a driving component of the resulting FLUM. Defensible space/wildfire resistant design standards are discussed throughout the document in many growth categories, but we will double check that they are included in all relevant areas and explained adequately. Specific wildfire protection standards are typically included in zoning regulation design standards.	Wildfire resistant design/defensible space development standards re-reviewed for consistency and included where relevant.
Development Standards/Zoning	*As a land owner who lost their home to the Bridger Foothills Fire in Sept 2020, I want to be allowed to develop my land (3.81 acres) with multiple housing options and grow generational wealth for my 2 children. These options for growth should include both short term rentals and long term rentals, as well as a primary residence I can you myself either as full time Gallatin County resident or part time county resident.*	Short-term rentals are typically addressed in zoning regulations and are outside the scope of the FLUM.	Comments outside the scope of the project.

Development Standards/Zoning	*It is my understanding that the county is now taking the perspective that if a STR is not explicitly stated as allowed in zoning, that it should not be allowed. I disagree with this stance and would like to see details regarding short term rentals addressed in a more detailed way in this plan.*	The particulars of short-term rental regulation are typically addressed in zoning and are outside the scope of this project.	Suggestion outside the scope of the project.
Development Standards/Zoning	*I am upset by the overreach in some of these ideas. I have no problem with government offering incentive to encourage things such as affordable housing and more long term rentals. However, I have worked very hard to afford a nice home in Gallatin County and I need my rights preserved to short term rent the ADU next to my primary residence in order to pay my high property taxes and maintain my property. People that do not want or need the incentives should be able to use their properties in order to afford them with options such as Short term renting available to them as a matter of RIGHT. There is so much concern over protecting people that are poor. What about protecting the people that work extremely hard to be successful in our county?? I don't STR to get wealthy. I STR to be industrious and pay my taxes with the resources I have worked hard for!!*	The particulars of short-term rental regulation are typically addressed in zoning and are outside the scope of this project. The Housing Strategic Plan does include an ADU incentive program as a potential county supported strategy, which would allow residential rental to County residents. If implemented, those who don't want or need the incentive would not be required to make use of it. The Housing Needs Assessment indicates that the cost of housing in the County is now out of reach for many who work hard and pay taxes. Removing barriers to a diverse array of housing options, including ADUs, is a component of both the FLUM and the HS, and can certainly represent an income generating opportunity for property owners as a residential rental serving the local workforce.	Comment outside the scope of the project.
Development Standards/Zoning	*It's critically important that we maintain water quality, open spaces, wildlife preservation to sustain the desirability to live here. We are resident of Gallatin Gateway for nearly 20 years. We cannot be just the bedroom community for Big Sky and Yellowstone Club workers given the increasing dangerous nature of the commute on Rt 191 through the canyon. It puts on due strain on the residents and taxes the infrastructure beyond its ability to support the community. We are losing our night skies, we are losing our view corridor, we are experiencing unchecked commercial development such as a 130-acre gravel mind adjacent to a subdivision that's been there for more than 30-years and the health hazards and road safety concerns associated with it. Not only is it unfair to the residences but we welcome visitors from around the world that come here to enjoy nature and Yellowstone National Park. We should take pride that the Gateway to a world renowned national park like Yellowstone isn't framed by billboards, gravel pits, high density developments, dead animals on the side of the road and a dangerous journey to their destination. We need regulatory tools like zoning to check the haphazard nature of development in this part of the valley.*	This project, and associated recommendations regarding water quality and quantity, contiguous open space, dark sky standards, wildlife protection, and more will be used to inform updates to/creation of zoning regulation.	No changes suggested.

Development Standards/Zoning	*In my opinion, the only way to stop money rich developers from coming. into Gallatin County and doing whatever they want, is to create zoning. Our Ag lands need to be zoned for agriculture only. We decide where we want residential housing and what type, not the developer. We decide where commercial businesses are appropriate. We decide where gravel pits are appropriate. We zone these lands and then we don't give the developers variances. Bozeman keeps annexing in more and more of the county into their city limits. We decide where the city and county meet and we don't change the line for the developers. We are running out of water and we need to decide how we are going to live with the water that we do have.*	This project and associated recommendations will be used like a compass to inform updates to zoning if and when they occur. During outreach, agricultural producers stressed the importance of allowing for flexibility so that they could maintain lands in production as opposed to ag. district specific zoning. The annexation process is outlined in State Law, the County has no decision-making authority over municipal annexations. Water/sewer connection availability is a key component of the suitability model which drove the creation of the FLUM.	Comment already addressed in FLUM or outside the scope of the project.
FLUM category boundaries/data	*Regarding the overlay of managed growth along Gallatin Road in Big Sky (Spur Road to School), I noticed that you also have Urban growth in the areas that have water and sewer facilities. This entire area will be hooked into the Big Sky Water and Sewer System in the next 10 years, give or take. Would it make more sense to identify it all as Urban Growth?*	The Urban Growth Areas are designated as such in part because they are currently served by a public water and sewer district. If water and sewer services are extended in this area in the future and other key factors shown in the suitability model (fire risk, steep slopes, wildlife habitat, etc.) are addressed, a map amendment may be appropriate. We added a section that describes the FLUM amendment process to the FLUM D&C document to define a clear process for map amendments. We anticipate that the FLUM category boundaries will change over time due to these changes in infrastructure availability, new/updated data, etc.	Amendment process added to account for infrastructure expansions.
FLUM category boundaries/data	*Gallatin county is going to continue to grow and we need to plan for where this growth should take place. More area for growth in the plan*	The purpose of the FLUM is to illustrate where growth is more appropriate in the County based on a specific set of criteria developed from public outreach, the Growth Policy, and other adopted plans (see suitability model/criteria). Language has been added to clarify the process for amending the FLUM as conditions change. If conditions change in the future, for example, water and sewer services are expanded to an area that is also adjacent to a community core, is flat or has a low slope angle, is of low value for wildlife, and has a low wildfire risk, the FLUM Urban Growth Area may be amended to reflect this change in conditions.	Amendment process added to account for infrastructure expansions that would potentially allow more room for growth.

FLUM category boundaries/data	*The area closest to S 19th Ave and Nash seems to have been arbitrarily drawn to include "Open and Working Lands" where there are already multiple established subdivisions on the wrong side of the managed growth areas. Given the numerous feeder roads to the area both existing and established this FLUM map appears to be too restrictive and contradictory given the established communities (Hyalite, Home 40, Summits, and others).*	As the described in the FLUMD&C document, the suitability model criteria and resulting map were developed around a specific set of community-identified priorities. Existing development patterns may have occurred under distinctly different conditions and may not be consistent with these priorities and County adopted plans. Existing development outside of community cores were not incorporated into the model/FLUM because in many cases there are no centralized water and sewer utilities available in those areas and they may be considered "leapfrog" or sprawl developments. Sprawl and leapfrog development were identified in public outreach for both the Growth Policy and FLUM, the Triangle Community Plan, and other adopted plans as detrimental to County open space and agricultural operations and as an inefficient use of taxpayer funded resources.	Amendment process added to account for infrastructure expansions.
FLUM category boundaries/data	*The Open and working lands definition is much too subjective and includes allowing a nebulous designation of " limited residential uses and/or appropriately sited industrial uses/resource extraction, with measures to mitigate negative impacts". How are these "impacts" regulated. Whose rights are going to be honored? This pits homeowners against development by business interests. Too much county land is designated in this category. residential, recreational and wildlife area placed at risk of losing their equity, and access. NOT FAIRLY CONSIDERED AS TO RAMIFICATIONS to homeowners! We need another category and stricter rules as to what industrial and resource extraction is allowed and true boundaries on the "MITIGATION". It must not take away from owners equity or quality of life.*	The Open and Working Lands Category covers the largest amount of area in County due to limited services and infrastructure and therefore includes a relatively broad description to capture the types of uses that may be appropriate in the area. The mitigation of impacts from industrial uses/resource extraction needs to come from a combination of state regulations and, where applicable or implemented, design standards in County zoning regulations, which if implemented, would provide exactly this. The FLUM is not regulatory and therefore not the appropriate document to place restrictions on industrial and resource extraction. The FLUM essentially sets the guardrails, so that if such design standards are developed in regulatory documents, the focus is on mitigating impacts between neighboring uses (as opposed to something like aesthetic preferences for materials).	Comments already addressed in FLUM or are outside the scope of the project.
FLUM category boundaries/data	*Agree there should be homes/apartments more in the downtown area with water making sure there is enough water.*	Thank you for participating.	No changes suggested.

FLUM category boundaries/data	*Growth in Big Sky is unrealistic and unwise as long as there is only one way in and out! The canyon went from a scenic, calm drive to a deadly highway! There is no longer any belief that the developers care about conservation or community. it's about money! sadly!*	Traffic through the canyon is a challenge due to the physical characteristics of the highway itself, traffic from tourism to Yellowstone National Park, and affordability challenges in Big Sky. This creates conditions where many employees need to commute. The FLUM and HS jointly address this by recommending that development occur in community cores, with multi-modal and transit-oriented design. The HS contains recommendations for strategies to address housing affordability, which can help limit commuter traffic. Infrastructure availability in Big Sky indicates some urban growth is appropriate, the urban growth area is centered around a relatively small, town core area. Efforts to increase transit availability (as discussed in the Transportation and Connectivity section in the FLUM D&C document) are important to alleviate this issue long term.	Comment already addressed in FLUM or outside the scope of the project.
FLUM Content – Suggestions or Concerns	*Suggest that the overlays and FLUM descriptions include discussion of how they will be updated as annexations happen. The boundaries and functions will shift over time and that should be addressed. E.g. if an area in an annexation reserve is annexed then the boundary of the reserve bumps out to adjust. Descriptions with reserved open space like PUD should address conditions under which the open space can develop such as the property annexing or moving into a different category with a plan update.*	These suggestions have been incorporated into the FLUM D&C document.	Changes made.
Growth Management	*See my previous comments. I could continue, but I think you get my point. Continued growth will be the death of Gallatin County as we KNEW it.*	The designated Urban and Rural Growth areas make up a very small portion of the County's total land area, see the FLUM. The County has no legal authority to outlaw new development all together.	No changes suggested.
Growth Management	*My basic comment continues to be about sustainable systems. Building in a way that promotes longevity and interconnectedness of resources, people, natural/open spaces, and food systems. I envision places like Storymill, the Mountains to Main trail system and other new spaces that are designed to last & promote the interweaving of people and the environment, as opposed to just bulldozing tracts of farmland to put up stick frame homes that no one can afford and that leave gaping holes in the land.*	Transportation and connectivity are addressed in each FLUM category and are an Integrated Special Topic in the D&C document. The Integrated Special Topic section includes several policy recommendations to enhance/encourage transit-oriented development, multimodal transportation networks, trails, etc. Maintaining contiguous open space and supporting agriculture are also key components of the FLUM reflected in the category development and descriptions, the Soils of Agricultural Importance Overlay, Conservation Easement Overlay, Open Space and Parkland Overlay, and Agriculture Integrated Special Topic section.	Comment already addressed in FLUM.

Growth Management	*I favor strict limits on further development and sprawl into county lands. Protect water, rivers, wetlands, open spaces, trails, and nature. Limit all development based on water quality and availability needs. Developers should NOT be able to pay fees for unsustainable water deferrals. Focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl. Protect wildlife, and build road crossings ASAP. Protect current residents from sprawl. Reduce traffic*	These comments are consistent with what is included in the FLUM. The suitability model and resulting FLUM were built using proximity to or within existing community cores or municipalities, access to established water and sewer services, wildlife resource value, wildfire risk area, and slope angle, see the suitability model. This approach encourages concentrated development and discourages sprawl. It is unclear what is meant by "water deferrals." Wildlife crossing construction is outside the scope of the FLUM and HS, but recommendations for wildlife crossings are addressed in the Wildlife Overlays. Transportation and connectivity are addressed in each FLUM category and are an Integrated Special Topic in the D&C document.	Comment already addressed in FLUM.
Growth Management	*Existing open and agricultural spaces should be maintained. Higher density where growth occurs.*	Maintaining contiguous open space and supporting agriculture are key components of the FLUM reflected in the category development and descriptions, the Soils of Agricultural Importance Overlay, Conservation Easement Overlay, Open Space and Parkland Overlay, and Agriculture Integrated Special Topic section. The FLUM recommends urban growth within/adjacent to existing community cores.	Comment already addressed in FLUM.
Growth Management	*Please think about IF growth is needed. When will it stop and what will this area become if more and more growth is allowed?*	The decision to develop land begins with the property owner. The County has no legal authority to outlaw new development. However, the FLUM recommends limited growth based on infrastructure constraints and to protect many of the County's qualities residents have consistently stated are important. For instance, the designated Urban and Rural Growth areas make up a very small portion of the County's total land area, see the FLUM. This approach concentrates growth in areas that are most likely to be able to accommodate additional development. The FLUM may be amended if more land area becomes appropriate for Urban Growth, consistent with this framing, in the future.	Comments already addressed in FLUM or are outside the scope of the project.

Growth Management	*It is important for a community to have wild open space rather than urban sprawl. Wildlife and water quality are essential to a healthy urban community. In-fill building is preferable to destroying the natural environment that surrounds the communities in Gallatin County*	The suitability model and resulting FLUM were built using proximity to/within existing community cores/municipalities, access to established water and sewer services, wildlife resource value, wildfire risk area, and slope angle, see the suitability model. This approach encourages concentrated development and discourages sprawl. The Urban and Rural Growth areas encourage development in existing community cores.	Comment already addressed in FLUM.
Growth Management	*I did not see any reference to actions to take to limit growth. This area cannot grow continually at its current rate. Measures should be considered to manage influx and growth so that the resources and infrastructure in the valley are not overburdened. I get growth is inevitable, but no measures to check it and make sure it is smart growth is an oversight. Contractors probably love the plan.*	The FLUM recommends concentrated growth in areas that are able to accommodate development based on infrastructure, proximity to community cores or municipalities, and other community-identified priorities. The proportion of the County designated as urban or rural growth areas in the FLUM is relatively small. While the FLUM does not necessarily "limit growth" through these categories, as it is not regulatory, it provides a compass for future regulations that may enact density restrictions.	Comment already addressed in FLUM.
Growth Management	*We need to work with the ditch company's to allow surface water to be augmented into the ground to allow for more public water supply well to be developed. Our ditch system in the valley is leaky and just maintaining the water in the ditch continues to recharge the valley aquifers. Open space is abundant, we are surrounded by the national forest and as long as we keep forming west of the Gallatin there will be plenty of open space. Protect the river corridors and keep the ditches full of water. Agriculture is really important, the seed potatoes grown primarily west of the Gallatin are a critical crop for the northwestern region. We are geographically isolated with makes the Gallatin Valley critical for producing seed potatoes for Idaho and Washington. This is super important for large scale food production. Regional Water and Sewer Districts need to expand and provide access to clean water and clean disposal of waste. Roads and trails are critical, need to expand the County Road Departments budget to allow for future improvements of rural roads that are not funded by state or federal programs. We are way behind in road improvements that are not funded by the State or Feds. Love Lane and Baxter Drive are good examples of rural roads that need improvement and funding to get these roads up to safety standards. Valley Center was improved 10 years ago since it is a state highway, big improvement now we need to improve the roads that connect to Valley Center Drive.*	Many of these topics came up during our discussions with agricultural producers in the Gallatin Valley. Based on these discussions, community feedback, and the County Growth Policy, the FLUM includes a Soils of Agricultural Importance Overlay, a Groundwater Recharge Overlay showing areas that could be used to for water use mitigation, and an Agriculture Integrated Special Topic section is in the FLUM D&C document. The FLUM D&C document also includes a section on Transportation and Connectivity. The County does not own/maintain its own water and sewer infrastructure, but the methods used to build the FLUM center around the importance limiting the intensity of development outside of areas servable by water and sewer infrastructure	Comments already addressed in FLUM or are outside the scope of the project.

Growth Management	*Gallatin County has a unique opportunity to be a global example of how to grow in parallel with our natural resources. It is important to be eyes wide open about why there is growth in Montana. The growth is almost entirely connected to the beautiful scenery, outdoor recreation opportunities, abundant wildlife, and open space provided by working lands. We can leverage those strengths into sustainable long-term growth if we are willing to be creative and accommodative of wildlife migration corridors, aquatic habitats, working lands, and outdoor recreation infrastructure. Instead of taking the path of least resistance and following the status quo, we should learn from the mistakes of past suburban and urban development—aka sprawl, car-centric transit, NIMBYism, etc—and leverage the latest information we have about civil planning, the benefits of well-designed density, efficient public and active transit networks, and habitat restoration / biomimicry. We can grow here and our natural resources can continue thriving. We don't have to copy the failures of other communities. Let's be the first to do it right.*	This sentiment was strongly supported in the first round of outreach, and so the FLUM addresses most if not all these topics. It contains recommendations and growth categories that preserve watercourses, protect wildlife habitat, encourage density in areas with services/consistent with community core areas, maintain contiguous open space, etc. The Growth Policy discusses the County's amenities and corresponding growth pressures in more detail.	Comments already addressed in FLUM or Growth Policy.
Growth Management	*Water availability should be #1 criteria for approving future growth/development, anywhere in the County.*	Protecting water availability through recommending limitations on development outside of areas connected to established water and sewer district is among the highest weighted criteria in the suitability model that drove the creation of the FLUM.	Comment already addressed in FLUM.
Growth Management	*There isn't enough water for any growth.*	Protecting water availability through recommending limitations on development outside of areas connected to established water and sewer district is among the highest weighted criteria in the suitability model that drove the creation of the FLUM.	Comment already addressed in FLUM.
Growth Management	*Growth should be restricted more heavily. More open space should be protected. The growth of the county has been unmaintainable for years and clearly does not 'pay for itself'. The increase of development in the county is decreasing everyone's quality of life and it is important to use processes like this to stop the unhealthy growth*	The FLUM recommends limiting growth to areas that are most likely to be able to accommodate additional development based on infrastructure, proximity to community cores/municipalities, and other community identified priorities. Therefore, the Urban and Rural Growth areas make up a relatively small portion of the County. Outside of these relatively small areas, the FLUM recommends limited growth. The FLUM D&C document encourages contiguous open space and the FLUM contains an open space and parkland overlay to assist with that effort.	Comment already addressed in FLUM.

Housing	*Growth should include self sustaining neighborhoods to allow for walkability (or adequate affordable public transportation to a bank, grocery store, hair salon, restaurant, entertainment and /or exercise venue etc. Universally designed housing will best serve all populations and single level, affordable starter and/ or age in place housing that promotes ownership should be a priority. Modular construction (built in factories) provides quality construction and are completed in weeks, not months*	A variety of uses are encouraged in the Urban and Rural Growth Areas to minimize travel time to services and enhance community cores. The Housing and Accessibility special topics include recommendations for diverse, accessible, and affordable housing. Updating zoning to clarify permissibility of/promote manufactured or modular homes is addressed in the HS. There are several recommendations in the HS that could directly or indirectly assist homebuyers including the housing fund, land banking strategy, voluntary zoning incentives, Targeted Economic Development District, County employee housing assistance program, etc.	Comment already addressed in FLUM.
Housing	*Housing policy should not dictate use. Renting is a property right. The duration of rental is irrelevant. Renting to a visiting family is the same residential use of a home as the owner family residential use. Whether people share a home with friends or receive compensation does not change the nature of the use and is a private matter between individuals. Licensing Short Term Rentals with a simple administrative license in addition to the Tourist Home health permit is probably okay but must not be withheld without a proven pattern of problems and not just hearsay. Licensing needs to have a purpose not just for the sake of another rule to make people pay to get.*	The housing strategy includes a Tier 2 recommendation to monitor short-term rentals, but the particulars of how a monitoring system would be developed and implemented are outside the scope of the project at this point. Any monitoring system proposed to be adopted by the County Commission would include a public meeting(s) with opportunity for public comment.	Comments outside the scope of the project.
Housing	*ADUs will add to parking issues in dense areas. There is a home near me with a one bedroom apartment and now 3 additional vehicles parking in the street. If multiple homes add an ADU parking will be very difficult. Deep incentives that allow developers to increase the number of stories and/or not provide parking for apartments is absolutely ludicrous and very short-sighted. Soon no one will want to live in Bozeman.*	This comment appears to refer to the Bozeman affordable housing ordinance. The City of Bozeman has its own planning jurisdiction and is outside the scope of the FLUM and HS.	Comments outside the scope of the project.
Other	*water conservation should be the top priority. Eliminate exempt well drilling*	Exempt wells are regulated at the state level (DNRC), so the County does not have control over this. However, the FLUM recommends limiting development on individual well and septic (and thereby reliance on exempt wells) in several ways. First, it identifies being within an established water/sewer service area as one of the highest weighted suitability model criteria, and therefore a driver of the resulting FLUM. Then, areas designated for Urban or Rural Growth are limited to the most suitable areas from that model which are currently served by public water and sewer infrastructure. Water availability and water quality are among the top concerns discussed in public feedback and are integrated throughout the FLUM categories. Most of the County is in the Open and Working Lands category which recommends limited low density residential development.	Comments already addressed in FLUM or are outside the scope of the project.

Other	*The cities and county should forbid building in flood zones period, the end. No variances, no getting elevation work done to show that a particular area is elevated above the flood line, etc. Keep any new development back and away from streams and rivers, etc. and out of flood zones. Existing development in flood zones should be required to have septic systems that comply with the most stringent requirements for waste treatment. Analyze proposed developments or building to stay out of and away from wildlife corridors and seasonal migrating uses.*	The County has adopted Floodplain Regulations that guide how/under what circumstances development in the floodplain may occur, we encourage the respondent to participate in any efforts to update those regulations in the future. Review of septic systems is done by the Gallatin City County Health Department and does include limitations and strict standards due to a variety of factors, including sensitive areas and areas with high ground water, among others. In the FLUM, floodways, mapped floodplain, and channel migration zones are all included under the "Public lands, Protected and Constrained Areas" category which recognizes that development in these areas is severely limited or impossible. The FLUM also includes wildlife overlays and areas important for wildlife habitat are in the suitability model that drove the creation of the FLUM and corresponding land use categories.	Comments already addressed in FLUM or are outside the scope of the project.
Other	*Housing policy should not regulate renting and other common uses. Zoning is about development not use except in the broadest categories of major commercial like a retail store and residential for homes. Whether someone has a home business is not major commercial and should not be regulated. HOA' can micromanage uses if owners want it in small areas. Zoning should never micromanage uses or enforce HOA covenants. Stay in your lane. Especially county wide zoning should limit regulation and leave some areas unregulated.*	The particulars of zoning content are established in state statue and do include uses but are outside the scope of this project.	Comments outside the scope of the project.
Other	*Property rights need to be left to property owners on how they use their property. County should not using not written not allowed without clear definitions. This will not help with housing availability.*	This comment appears to refer to the particulars of zoning regulation, which is outside the scope of this project.	Comments outside the scope of the project.
Other	*The County needs intelligent staff that use common sense and logic versus only reading out of a policy book. Also need Commissioners that are not self serving and use wisdom and good judgment versus politics.*	Each policy recommendation in the FLUM and HS are specifically tailored to Gallatin County's unique areas based on locally collected data, public feedback, existing planning documents (also developed with public feedback), available or likely to be available infrastructure, and State law.	Comments not relevant to the project.
Other	*Another tool to drive property prices up*	The intent of the FLUM is to create a visual representation of how the County wants to grow over time. Community visioning provides the basis for the project.	No changes suggested.
Other	*What about private property rights? That is my highest priority.*	Unclear what the respondent wants to see in the FLUM regarding private property rights. The Growth Policy, which is the document the FLUM will be added to,	Comments addressed in Growth Policy.

		discusses property rights in several sections. State statue contains many references that establish requirements for balancing property rights with protecting agriculture, wildlife, the environment, and health and safety.	
Other	*I feel comfortable relying on experts for areas for land use recommendations, but not the final say on regulations for land use. Housing policy is different and requires more study. Recent attitudes of some more affluent residents who do not need to make a living, ie the loudest voices, appear to have influenced decision makers against individual property rights that allow small businesses and rental rights. The subjective inclinations of some owners who want to dictate what other owners do on their own land is becoming epidemic and decision makers need to agree to keep a base line of property rights in mind to be fair to more recent land owners or property owners that have waited to begin development.*	Unclear what, if any, changes the respondent wants to see in the FLUM or HS. The FLUM is not regulatory, portions of this comment appear to refer to zoning matters, the particulars of zoning content are outside the scope of this project. However, for context, in no case does any one group (experts, well to do residents, etc.) have the final say on guidance tools like the FLUM, or regulations such as zoning. Both are informed by the public (which has expressed a wide array of opinions and backgrounds), are adopted through a public hearing process, and guided by state statute, which has specific requirements for balancing property rights with health, safety, environment, agriculture, and wildlife.	Comments already addressed in FLUM/Growth Policy or are outside the scope of the project.
Other	*Open space*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*Very glad to see that growth is being looked at and not left unchecked*	Thank you for participating.	No changes suggested.
Questions	*I would like to know something about the water resource 'experts'*	It is unclear what the respondent wants to know about the water resource experts, but they include local professionals from the Gallatin Water Collaborative, Montana State University, and our local Health Department.	No changes suggested.
Questions	*I just want clean land, mtb trails, and good vibes. If we are going to log these areas would you mind us making unsanction trails? I know it sounds crazy but the mtb seen is pretty cool!*	Trails are addressed in the Transportation and Connectivity section of the FLUM D&C document and in County transportation planning documents. However, mountain biking trails are usually most suitable for public lands which are outside of the County's planning jurisdiction, see the "Public Lands, Protected and Constrained Areas" category.	Comments already addressed in FLUM or are outside the scope of the project.
Questions	*When you are discussing agriculture, are you also taking into account food security for our area, and preserving our unique and precious Gallatin Valley soil?*	Yes, see the Soils of Agricultural Importance Overlay, Agriculture Integrated Special Topic, and Managed Growth Areas sections in the FLUM D&C document.	Comment already addressed in FLUM.
Questions	*These categories are good. Are they weighted? I would like water quantity to be at the top of the list.*	The special topics and overlays are not weighted, but the suitability model that drove the creation of the FLUM was developed using a weighted model. Water quantity is heavily weighted through the water and sewer service	Comment already addressed in FLUM.

		criteria, (see the suitability model methodology for more details), and water quality and quantity is the one factor addressed in the suitability model, as an integrated special topic, and in the overlays (Groundwater Recharge and Groundwater Nitrate) .	
Special topics/overlays – Concerns and Suggestions	*Water quality is of supreme importance, and that we do not deplete our precious water supplies through overdevelopment. Sewage treatment plants should be built and maintained and operated so that we can recycle 100% of waste water and reuse applications such as snowmaking, golf courses, and Landscaping.*	The methods used to build the FLUM center around the availability of centralized water/sewer infrastructure. Water quality and quantity is further addressed as an integrated special topic, and in the overlays (Groundwater Recharge and Groundwater Nitrate). However, regarding sewage treatment plants, the County does not own/maintain its own water and sewer infrastructure and therefore does not have the ability to build new plants or make changes to how those plants are operated.	Comments already addressed in FLUM or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*Please pay more attention to wildlife and water. Traffic actually should be the biggest deterrent to putting more cars into intersections*	Wildlife habitat and water/sewer infrastructure availability are both criteria in the suitability model that drove the creation of the FLUM and corresponding land use categories. Additionally, the FLUM includes wildlife overlays and a set of policy recommendations to protect wildlife. The FLUM addresses traffic concerns by recommending the most intense growth be limited to community cores, with recommendations for multi-modal transportation standards to provide alternative transportation options and support future expansion of transit networks. The County Road and Bridge Department is the appropriate resource for road maintenance information and suggestions. The County has adopted the Greater Triangle Area Transportation Plan which discusses transit and visionary road improvements/extensions at length.	Comments already addressed in FLUM or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*Thank you for all your hard work. I haven't had a chance to review this in detail. I only offer strong encouragement to prioritize one of the best features Gallatin Valley has to offer: access to recreation in the form of multiuse trails, including equestrian access. I encourage you to refer to the interconnect plan which attempted to preserve community identities by providing corridors for both wildlife and recreational use, easy access to trails for recreation without having to drive to get there. Thank you again!*	The FLUM includes recommendations for multi-modal transportation networks, including connections to trail systems, in the Rural and Urban Growth areas, and optional incentives for connectivity to trail networks in the Managed Growth Areas. This recommendation works with other adopted plans to inform land use. For example, the County has adopted the Triangle Trails Plan which includes a visionary trail network throughout the valley. Any updates to the Trails Plan or new trail planning	Comment already addressed in FLUM.

		documents will be sure to include a public engagement and collaborative process.	
Special topics/overlays – Concerns and Suggestions	*Water quality and quantity, keeping ag viable, keep working on public transit.*	Water quality and quantity is addressed in the suitability model, as an integrated special topic, and in the Groundwater Recharge and Groundwater Nitrate Overlays. The special topic on agriculture addresses many recommendations to keep agriculture viable. While the County does not provide public transit, the FLUM recommends patterns of growth that support transit expansion (around community cores) consistent with feedback from transit providers.	No changes suggested. Comment already addressed in FLUM.
Special topics/overlays – Concerns and Suggestions	*more consideration of transportation demand generators and the region's high capacity roadway facilities seems warranted*	The FLUM contains a section on Transportation and Connectivity and associated recommendations, however, the County has already adopted the Greater Triangle Area Transportation Plan which discusses these topics at length and provides a visionary road/trail network. The FLUM is, instead, a tool appropriate for recommendations for how and where growth should be guided. However, the recommendation to accommodate growth near existing community cores and to incorporate multi-modal transportation standards in future land use regulations aim to reduce traffic and support the transportation specific plans adopted by the County.	Comments already addressed in FLUM or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*Agree with: Focus on development close to existing municipal water and sewer. Zoning flexibility, importance of functioning irrigation ditch systems, weeds, fencing and road use by farm equipment addressed. Add in: Open Space needs a caretaker. Irrigation ditches are important pre-construction infrastructure that post construction infrastructure has to coordinate with at subdivision review and stormwater level. Type of housing developed also needs to support a sense of community and quality of life for the long term.*	Caretakers for open space are typically discussed/established during the subdivision review process- we've added language to the Managed Growth Area category stating that open space caretaker should be identified during the PUD/cluster development process. Irrigation ditches are discussed at length, with several recommendations for protection, in the Agriculture special topics section. The County Growth Policy, which will include the adopted FLUM as a chapter, includes narratives on quality of life and community building.	Language added to Managed Growth Area section regarding open space caretaker.

Special topics/overlays – Concerns and Suggestions	*Regarding water, new developments/building should pay a greater portion of the costs to develop new water sources, existing homes should not have to bear the same burden. Agriculture, no barriers to small family farms and producers of local products, encourage more farm stands, farmer markets, create more opportunities to sell and process local. Housing, so tired of this, it is all about supply and demand. So very against giving developers incentives by saying they do not need to include parking, Gallatin County does NOT have the appropriate public transportation infrastructure, maybe some day. Tiny homes, manufactured homes seem like good ideas, short term rental of ADU's should NOT be allowed. Two story housing does not support aging folks. Transit and trails, after 35 years of living in the Gallatin Valley I have seen few to no bike paths or pedestrian paths built. What has been built, ie trail from Manhattan to fishing access, trail from Three Forks to Missouri River Headwaters, were built by those communities. Why is there no trail from Belgrade to Bozeman along the Frontage road? Why is there no trail that connects Manhattan to Belgrade along the Frontage road or Dry Creek? Riding bikes in bike lanes along roads is NOT SAFE, you need actual 8 foot paths that support 2 way lanes for bikes and a lane for pedestrians. The Bitterroot trail that connects Missoula to Hamilton is a great example of the type of thing Gallatin County needs.*	Unclear what is meant by "develop new water sources," developers of new subdivisions are responsible for funding their water supply/treatment infrastructure. Agriculture is discussed at length, with policy recommendations, in the special topics section. The FLUM also includes a soils of importance overlay to inform development. The HS contains recommendations aimed at increasing supply and some measures to help folks enter the housing market- a diversity of housing types to support aging populations are discussed in the FLUM, see the Accessibility special topic section. Funding for trails, like other transportation improvements, is in short supply. The ADU incentive program included in the Housing Strategy (HS) would include a restriction that, if rented, the unit be rented to a resident (not for tourism) in exchange for receiving public funds. Additional restrictions on STR are outside of the scope of this project, but the HS includes a recommendation to monitor STR more broadly. The Triangle Trails Plan, adopted by the County, provides a visionary trail network that will be built out over time as funding becomes available.	Comments already addressed in FLUM/Growth Policy or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*The failure to protect the Gallatin River water quality is a collective government failure and must to corrected. Housing affordability is also an area that our collective government agencies should have prevented.*	Water quality is addressed in the FLUM D&C document in the suitability model, as an integrated special topic, and the in the Groundwater Nitrate Overlay. The housing crisis is the result of many free market economic and social factors and policies outside of the scope what the County government can control. However, the Housing Strategy contains a wide variety of tools the County can implement to address these challenges.	Comments already addressed in FLUM/other plans or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*only 19% of the water use in this valley is related to residential use. Get some control over the agricultural community use and abuse of our shared resource. Stop allowing crop selections that are inappropriate for our arid region. Control center pivot well water use. These are massively inefficient and these systems DON'T recharge our aquifer. Don't ask me not to water my lawn or garden when some farmer is trying to grow yet another section of three cuttings/year of water intensive alfalfa.*	Water use is regulated through the Montana Department of Natural Resources and Conservation and state law, historic rights have priority, and the County does not have a mechanism to regulate agricultural water use. Irrigation infrastructure and practices do recharge the aquifer, and there are instances in the County where irrigation was discontinued as agricultural land was developed, resulting in a drop in the water table affecting long established nearby wells.	Comments outside the scope of the project.

Special topics/overlays – Concerns and Suggestions	*Has there been any discussion about transit in the Gallatin Gateway area? The question is not about transportation to Big Sky. We do live in wildlife corridors. We are able to live in peace, except for the wildlife-vehicle collisions. Wildlife corridor please, as soon as possible.*	A large portion of Gallatin Gateway is included in the scope of the Greater Triangle Area Transportation Plan, which has been adopted by the County. The FLUM includes a wildlife overlay and associated recommendations. The FLUM is a tool that contains recommendations to guide where and how growth should occur. The recommendation that more intense land use is most appropriate around community cores with multi-modal transportation standards, supports the expansion of transit networks. This approach was included in the FLUM based on the recommendation of transit providers.	Comments already addressed in FLUM/other plans or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*At the very least, we need to allow for wildlife to safely exist with us (road crossings) and to limit the development in Big Sky because the watershed cannot support unlimited growth. Keeping the Gallatin clean is essential for our future.*	The FLUM includes a wildlife overlay and associated recommendations. There is a portion of land area in Big Sky in the FLUM Urban Growth category due to available water and sewer infrastructure, flat slopes, low wildfire risk, and low wildlife value, see the suitability model and resulting FLUM.	Comment already addressed in FLUM.
Special topics/overlays – Concerns and Suggestions	*Water availability and pollution is the biggest problem in the arid climate of Gallatin County. We are downstream from Big Sky which is polluting the Gallatin River at huge amounts over EPA standards. We cannot afford to continue to develop our prime agricultural land that is some of the richest in the world.*	Water quality is addressed in the FLUM D&C document, and the map includes a groundwater nitrate overlay. Agriculture is discussed at length, with policy recommendations, in the special topics section. The FLUM also includes a soils overlay to inform development.	Comment already addressed in FLUM.
Special topics/overlays – Concerns and Suggestions	*It is shocking to see wells still going in around this valley. There is one going in less than a 1/4 mile from the urban boundary. Elk Lane was completed but far from spec. There is barely enough room for 2 cars to pass each other. We are within a mile of Monforton School and there are not sidewalks or trails. Cobb/Elk is a cut off from 191 to Huffine and someone is going to get killed. It is a straight shot road with a blind hill. High density neighborhoods access that road to walk/bike and there are conservatively 30+ kids from Elk Lane to Breeden Lane. We cannot have through roads when they are not patrolled and there is no sidewalk. Please stop building roads that cannot be patrolled or regulated. The consequences are going to be the loss of someone's life.*	Wells are regulated at the state level (DNRC) and there are currently discussions at the state level for how new wells are handled. However, the FLUM D&C document includes a section on Transportation and Connectivity. Additionally, the County has adopted the Greater Triangle Area Transportation Plan and Triangle Trails Plan to guide transportation planning in the Valley. Individual County road maintenance and construction requirements are overseen by the County Road and Bridge Department, administered through the Transportation Design and Construction Standards, and are outside the scope of the FLUM.	Comments already addressed in FLUM/other plans or are outside the scope of the project.
Special topics/overlays – Concerns and Suggestions	*Place additional emphasis on water conservation and water limitations in our closed basin.*	Unclear how the respondent wants to see water conservation emphasized further- the FLUM suitability model was created using water/sewer availability as a heavily weighted criteria, see also the water quality and	Comment already addressed in FLUM.

		quantity and groundwater recharge overlay sections in the FLUM D&C document.	
Special topics/overlays – Concerns and Suggestions	*Number one concern is water quality and quantity. Without water all other considerations are moot.*	Concerns about mitigating impacts on water quality and quantity strongly influenced the development of the FLUM and are addressed in a variety of ways. The FLUM suitability model was created using water/sewer availability as a heavily weighted criteria, see also the water quality and quantity special topic and groundwater nitrate and groundwater recharge overlay sections in the FLUM D&C document.	Comment already addressed in FLUM.
Special topics/overlays – Concerns and Suggestions	*The County should use the Sensitive Lands Protection Plan as part of planning processes. This plan has a lot of information that should be incorporated into the planning process, including where to develop. Ag and working land should also have soil quality measures. Why not protect productive land rather than simply allocating working land due to infrastructure constraints? I see now there is a soil overlay. The water section seems reasonable -- I didn't have time to look in depth, but restoring watershed flood areas seems necessary. Also, you might consider nature-based water storage for additional water use. Wildfire design standards should be required in risky areas. Honestly, there is so much information it is hard to have an opinion on everything.*	The Sensitive Lands Protection Plan (SLPP) has been adopted by the County Commission and is currently used to review development proposals where permissible/relevant. Some of the data layers from the SLPP have also been incorporated into the FLUM. Defensible space/wildfire resistant design standards are discussed throughout the document in many growth categories, but we will double check that they are included in all relevant areas and explained adequately. The County does not have jurisdiction over water resources management generally, but the groundwater recharge layer is included to provide information about potential storage areas. See also the Water Quality and Quantity special topic section.	Wildfire resistant design and defensible space development standards re-reviewed for consistency and included where relevant.
Special topics/overlays – Concerns and Suggestions	*Wildlife habitat and migration paths, river corridors, and open space should form the base land uses around which other uses are planned, rather than be overlays. These three uses overlap in space in many places.*	Wildlife resource value data informed the creation of the suitability model which drove the creation of the FLUM. The FLUM also uses the watercourse commons data layer to exclude rivers and floodplain from area recognized as developable- see the Public Lands, Protected and Constrained Areas category. The Open and Working Lands and Managed Growth Area categories emphasize protection of open space and include low density recommendations. The Conservation Easement and Open Space and Parkland overlays are useful tools for both the County and prospective developers to identify opportunities for contiguous open space or open space preservation. Overlays may very well drive which uses are put into place in certain areas depending on the regulations in place.	Comments already addressed in FLUM.

Special topics/overlays – Concerns and Suggestions	*Wildlife habitat and migration paths must be critical and & 1 priority conservation , all species including birds, aquatic, insects. Water quality and quantity is also critical. Quiet and non motorized recreation, like walking with habitat surrounding the trail.*	Wildlife resource value data informed the creation of the suitability model which drove the creation of the FLUM. Additionally, the FLUM includes wildlife overlays and a set of policy recommendations to protect wildlife. Trails are discussed throughout the FLUM D&C document and particularly in the Transportation and Connectivity integrated special topic section.	Comments already addressed in FLUM.
Special topics/overlays – Concerns and Suggestions	*We are very supportive of the significant consideration that water is given in the FLUM. Thank you! A few comments:* *- the groundwater nitrate overlay - layer extent is only for Gallatin Valley. There is well data in the Big Sky area showing nitrate levels approaching EPA drinking water standards. These areas should be added to nitrate overlay.* *- Include subwatersheds for impaired waterways where higher level wastewater treatment should be required* *- We have data for groundwater recharge in the Big Sky area. Please add this to the overlay.*	The Groundwater Nitrate Overlay considered data from three different data sources across the entire county, but there were not sufficient data points outside of the Gallatin Valley aquifer to defensibly identify likely high nitrate areas, so some areas were excluded from the final overlay. This FLUM D&C document acknowledges these limitations. The FLUM will be updated as additional information becomes available, and a new section on the amendment process will be added to the document. Related to the subwatersheds – there are many constraints which may result in a higher level of septic treatment being required for septic systems. To acknowledge this, additional language has been added to refer prospective builders and developers to the Health Department which will have the most up to date and detailed information that can fully describe constraints related to septic. The groundwater recharge overlay included in the FLUM references areas where physical conditions make groundwater recharge possible in areas particularly vulnerable to dewatering, not currently constructed groundwater recharge facilities. .	Amendment process added to account for new data layers.
Special topics/overlays - General Support or Confirmation of Importance	*I think it is appropriate as presented.*	Thank you for participating.	No changes suggested.
Special topics/overlays - General Support or Confirmation of Importance	*These overlays are the top concerns expressed by residents and having them detailed and directing mitigation or directing development to more appropriate areas is a balanced approach to growth and maintaining the values of our community. The water resource layers are particularly important as we consider future development and associated impacts.*	Thank you for participating.	No changes suggested.

Special topics/overlays - General Support or Confirmation of Importance	*Intact river ecosystems are critical for the long-term health and quality of life of Gallatin County residents. The proposed plan does an excellent job of protecting these valuable resources.*	Thank you for participating.	No changes suggested.
Special topics/overlays - General Support or Confirmation of Importance	*Heading in the right direction. Reasonable; thanks to Public informational meetings and sensible overlay on both County Plan and Agriculture Lands and Water Rights Protection!*	Thank you for participating.	No changes suggested.
Special topics/overlays - General Support or Confirmation of Importance	*Informative*	Thank you for participating.	No changes suggested.
Special topics/overlays - General Support or Confirmation of Importance	*I most relate to water quality and quantity, and the importance of centering development around areas that lend itself to hook ups to municipal central water and sewer to reduce groundwater contamination from septic systems, so I support including a Groundwater Nitrate Overlay & Groundwater Recharge Overlay. I also support recommendations for L2 septic system in areas of new development that are out of the scope for centralized hook ups.*	Thank you for participating.	No changes suggested.
Special topics/overlays - General Support or Confirmation of Importance	*A statistical analysis we have just completed, of changes in static water level in 43 wells in the Hyalite Foothills Subdivision, shows with 95% confidence that the static water level for our subdivision has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout the past 91 years. At the far more stringent 99.9% confidence level, the uncertainty is still only +/- 0.21 ft/yr. The Local Water Quality District told me this is comparable to what they found for the Gallatin valley from analysis of their monitoring wells. Hence our current rural housing density is unsustainable; we desperately need to limit new exempt wells, and need the legislation DEQ is currently working on to allow counties to regulate exempt wells. I entirely support FLUM's emphasis on new development being on city water and sewer (as long as we don't raid groundwater for additional public water supply). We do not have the water to permit people on wells to build rental units on their property. We should only allow developers to join to city water if they bring in a water right, not just buy their way in. We need a groundwater model for the Gallatin valley, and then we need to develop within our water limitations.*	Thank you for participating.	No changes suggested.

Question 8: Please use the space below to provide any other feedback you have about the draft FLUM and/or Housing Strategy:

Note: A 1,500-character limit was placed on this open-ended question. Each response to the question is shown in the table below and is categorized by general topic, respondent comment, staff's response to that comment, and lastly, a description of whether a change was made to the FLUM or HS based on the comment or how that comment is addressed in existing documents.

General Theme	Comment	Staff Response	Change made
Concerns about the process	*The guidance provided by an out-of-state consultant is farming in the same failed government strategies on growth that have ruined those other states/municipalities that are the source of many of the "new" county residents looking to escape such policy outcomes*	Each policy recommendation in the FLUM and HS are specifically tailored to Gallatin County's unique areas based on locally collected data, public feedback, existing planning documents (also developed with public feedback), available or likely to be available infrastructure, and State law. None of the recommended polices were intentionally copied from other jurisdictions.	No changes suggested.
Concerns about the process	*I appreciate the work that has been done so far on the FLUM, and I understand that development is happening, but I am concerned about the rapid rate of it, and the loss of our prime agricultural lands. I also feel that even though the public is commenting on this and giving feedback, it feels as if it is not always being taken in to consideration at the county level...*	The FLUM encourages contiguous open space through the Open Space and Parkland and Conservation Easement Overlays. Additionally, Agriculture and recommendations to protect it are included as a special topic and the FLUM includes a soils overlay to help identify prime soils. With the publication of this public engagement summary and the previous engagement summary released after round 1 of the project we hope to make it clear how feedback on this project is being incorporated into the project.	Comments already addressed in FLUM
Concerns about the process	*Survey results will not be good due to the fact that all users can take multiple surveys and submit them.*	This is addressed under "data limitations" in this document. Each individual response is reviewed and considered in the context of other responses, adopted plans, state statute, and best practices. We believe that the majority of our constituents approached the survey with maturity and integrity.	No changes suggested.
Concerns about the process	*Your Q and A at the meeting should have included everyone, and not broken up into 15 different conversation. Disappointing.*	The purpose of these public engagement sessions is to share the materials and answer questions to allow for informed comment on the draft materials. For larger groups, holding a group Q&A may work for a few outgoing participants who feel comfortable speaking in front of an audience, but- prevents others from getting their questions answered. . Dispersing into small group discussion leaves space for all participants to get their questions answered by staff and engage in two-way communication. We do leave time for group Q&A and discussion when speaking with small groups (10 people or less).	No changes suggested.
Concerns about the process	*Use of Local Radio and TV news stories before, during and after public meetings to inform the Working Class!*	We did a press release for this project to various radio and TV outlets, whether or not they discuss the press release on air is up to those outlets.	Comments already addressed in FLUM process.

Development Standards/Zoning	*Housing policy should include rights for property owners not just restrictions. Zoning needs to get back to its original intent to regulate development so buildings are planned and safe considering water quality, clustered housing and open spaces. Zoning is not supposed to substitute for. Home Owners Associations and dictate USE of private property especially inside a home. Even commerce inside buildings should be allowed as in home occupations as long as it is contained on the property and does not affect neighbors. Rules to restrict traffic on public roads should also not be allowed. Private road yes. But not public roads.*	Private property rights are protected in state statute. The particulars of zoning content are outside the scope of this project, as are homeowners' associations and traffic law.	Comment is outside the scope of the project.
Development Standards/Zoning	*This a good idea and much appreciated, but please go far enough to make this sustainable, comprehensive and truly protective of our county! We must preserve and develop recreational corridors surrounding the city as this use is getting more and more crowded, especially on the Gallatin front and Bridger foothills. All of the rivers and waterways are taxed and stressed. This community thrives on outdoor access both economically and socially. Mixed use of industrial/extraction with residential homes , agriculture and recreation must be fully zoned and regulated. Recreation, agricultural and wildlife corridors are one and the same. Please acknowledge and consider the economic benefits of open space, agricultural uses and recreation as a community asset open to all residents. Do not allow commercial and extraction uses to ruin our valley.*	The Growth Policy, which the FLUM will be a part of once adopted, includes discussion on the recreational amenities of the County. Open space, trails, and protection of riparian areas are addressed throughout the FLUM, especially in the Managed Growth Areas and in Public Lands, Protected, and Constrained Areas. Any proposed updates to zoning regulation/creation of new zoning regulations will be announced on the County website for public participation.	No changes suggested.
Development Standards/Zoning	*Gallatin County is growing at an unprecedented rate. This FLUM is a precursor to zoning, it appears. Please listen to your citizens and approve all proper petitions for Title 1 zoning districts, thank you!*	Approval processes for petitions for new zoning districts are governed by state statute and are outside of the scope of the FLUM. .	Comment is outside the scope of the project.
Development Standards/Zoning	*It's critical to start this process and implement the zoning as soon as possible in order to preserve/retain the rural character where possible and concentrate development around services. There will be a lot of resistance to the effort but the County can look to numerous municipalities around the country who have taken similar steps and dealt with the lawsuits, etc.*	Any proposals to amend existing zoning or for new zoning regulations will be published on the County website and various other engagement platforms for review and comment by the public.	No changes suggested.
Development Standards/Zoning	*Housing policy in metro and suburban areas should be significantly different than housing policy in rural areas. I strongly suggest that zoning in Rural Areas should limit "restrictions on use" in regulations regardless of public opinion, because the distance between homes is generally much bigger and plots much larger so that specific uses have much less impact or no impact on close or remote neighbors. Just as people who buy property in subdivisions with restrictive covenants that they believe preserve their best interests and values, People buy in rural*	The particulars of zoning regulation are outside the scope of the FLUM, any proposals to reform existing zoning or create new zoning will be advertised for public comment. The Open and Working Lands category acknowledges that the focus on uses in future land use policy and regulations should remain flexible and focus on mitigating impacts between adjacent uses, wildlife, and resources. We are utilizing the survey as an informative tool to collect public feedback; survey responses do not represent an official "vote" in any capacity. The County does not have funding support to contract a professional survey company.	Comments are outside the scope of the project.

	areas without covenants, did so for freedom of land use and that freedom must be respected. Recent trends to establish "HOA-like" zoning regulations in rural areas should be resisted in favor of original intent of non-covenant property for more freedom of use without significant restrictions unless an HOA is created with property owner agreement. This is especially true in yet to be zoned areas. Original property rights and free land use must be the baseline. I don't trust voluntary surveys and neither should professionals at Gallatin County Planning. Surveys used for important guidance like Housing Strategy should be professionally contracted with statistical analysis that polls a large sample of people from a cross section of people that is representative of the diversity of each area. Voluntary polls like what seems to be used for this housing study draft should not be relied upon for important decision making.		
Development Standards/Zoning	*Many important areas have been thoroughly covered. The night sky seems not to have been considered. This used to be important here, when the night skies were more visible. Too much lighting everyone, including on billboards. And, fewer billboards would help everyone.*	Billboards are typically regulated through zoning, which is outside the scope of this project. Dark sky policies are recommended in the Growth Policy and throughout the FLUM categories.	Comments already addressed in FLUM or are outside the scope of the project.
Development Standards/Zoning	*Ensure protection for historic properties through historic preservation ordinances and funding opportunities.*	Protection of historic and cultural features are discussed throughout the Growth Policy. The FLUM will be part of the Growth Policy once adopted.	Comments already addressed in Growth Policy.
Development Standards/Zoning	*Since this is not a regulatory document, can you provide more clarity on how the adopted FLUM will be used to influence projects that conflict with its guidelines? Again, we strongly advocate for zoning in Gallatin Gateway, as the FLUM, while valuable as a guiding compass, lacks the legal enforceability needed to hold developers accountable and prevent projects that go against this vision. It's critical that the county makes this a high priority, allocating staff and resources to bring the community together and begin drafting formal zoning regulations for Gallatin Gateway. We need to move from a reactive approach to a proactive one, which would provide much-needed predictability for the future of our community.*	The FLUM is intended to be incorporated within the Growth Policy, and generally to act as a compass to be referenced for updates to regulations. Chapter 5 in the Growth Policy provides detail on the degree of influence the FLUM and Growth Policy will have in different parts of the county. For example, proposed amendments to existing zoning or expanded/new zoning that do not align with the adopted FLUM are unlikely to be approved by the County Commission. Additionally, the recommendations within the FLUM and HS will be integrated into subdivision regulations and other County regulations where appropriate. Further, the Growth Policy and FLUM have a high influence in areas that are not zoned, subdivision proposals in unzoned areas that do not align with the FLUM are less likely to be approved by the County Commission. When prospective developers meet with the Planning Department for subdivision pre-submittal meetings, they will be strongly encouraged to tailor their proposal to meet the density and recommendations in the FLUM.	No changes suggested.
Development Standards/Zoning	*Although it is obvious that a lot of effort was put into writing the various documents, I find them difficult to read and understand. I don't*	For the map, there is a layers feature in the upper right-hand corner that allows you to turn different layers of information on and off the map. Please call or stop	Comments already

	have the time to figure them out. The map is minimally helpful because there is too much detail. The GALLATIN TRIANGLE PLANNING STUDY September 17, 2014, presented 3 scenarios: Gallatin Growth Policy, Fiscally Efficient, Villages. The FLUM seems to use the fiscally efficient model. The Villages model is more appealing to people wanting to live near open space and offers an alternative to sprawl.A major component of affordable housing not mentioned is building codes. The county should require construction in accordance with current profession building codes, such as the International Building Code, in order that new construction be safe and energy efficient. New construction should also be inspected regularly to insure compliance with the codes.The main reason I do not live in Bozeman is the need to escape the noise in the city. Even in rural areas airplane noise is a constant annoyance. You need to find a way to address noise in your analyses. Quiet is equally important as dark skies.	by the Planning Department if you need help using this tool: 406-582-3130, Gallatin County Courthouse 311 W Main, Room 108, Bozeman, MT. In unincorporated areas of Gallatin County, the State of Montana enforces building codes. The County does not have a building code department and does not have the capacity/expertise to conduct building code evaluations. The County has no mechanism to reduce noise from airplanes.	addressed in FLUM or are outside the scope of the project.
Development Standards/Zoning	*We have a lot on Hebgen Lake, the zoning is restrictive and does not allow for an ADU above a garage, which we could rent out to a local worker or couple if allowed (No kitchens allowed outside of the primary structure). Short term rentals are also not permitted under the Hebgen zoning regulations. Yet down in the town of West, short term rentals are allowed. Short term rentals should be expanded to the zones around the lake to encourage more recreation in the area. An ADU or short term rental scenario would also help people that have been priced out of building a home over the last few years to offset the costs of home ownership. Yellowstone has seen great growth in visitation, but family style vacation rentals have not expanded. Businesses like Under Canvas have been allowed to open up, yet homeowners that contribute property taxes and other benefits to the county are not allowed to host short term stays. Thank you for the opportunity to provide feedback.*	The particulars of existing zoning content are outside the scope of this project. Short-term rentals are allowed in certain zoning sub-districts in Hebgen Lake, see the Short-term rental FAQ page on the Planning Department website.	Comments already addressed in FLUM or are outside the scope of the project.
Development Standards/Zoning	*Stop ruining existing 1-2 story older home areas from getting a new multi story monstrosity built blocking sun, views, ruining parking, street congestion, community style. Absolutely no parking reductions- require 2 parking spots per living unit everywhere and including underground parking. No new monstrosity without through traffic study including police, fire, safety reviews, so existing communities not ruined.*	This comment appears to refer to a municipality- there have been almost no cases of single-family home re-development into multi-story structures in the County. Most, if not all, apartment or condo complexes in the County have been built on previously vacant land. In any case, structure types are typically regulated through zoning rather than a FLUM/HS.	Comments already addressed in FLUM or are outside the scope of the project.
Development Standards/Zoning	*Giving the developers incentives for affordable housing isn't always good for the neighborhood. Reducing parking spaces and open space for parks just causes congestion. Developers are out to make money not necessarily do what is in our best interest. The county needs to have*	The particulars of any zoning incentives for affordable housing will be proposed to the public for review and comment before adoption. The Urban and Rural Growth Areas include recommendations for standards to reduce congestion and demand for parking, like multi-modal transportation standards and a mix of nearby uses. The FLUM acknowledges that these are the most appropriate areas	Comments already addressed in FLUM or are outside the

	more control and not be afraid to say "No" to outside developers. Black and white zoning reduces a lot of the guess work	for new housing, including affordable housing (housing that people who live and work in the County can afford), is most appropriate in areas because they are near employers, resources like grocery stores, and other amenities. The FLUM will be used to inform future zoning proposals.	scope of the project.
FLUM category boundaries/data	*I would only suggest that the lines seem to follow too closely to Bozeman proposed expanded city limits and there are large tracts of unused farm land near S 19th, Cottonwood, etc. that should be included in the Managed Growth area as there already are established communities in this area and future proposed communities that would be visually contiguous with the neighboring communities, provide an opportunity to continue public deeded trails, etc in an already established residential community.*	The suitability model and resulting FLUM were built using proximity to/within existing community cores/municipalities, access to established water and sewer services, wildlife resource value, wildfire risk area, and slope angle, see the suitability model. This approach encourages concentrated development and discourages sprawl. The FLUM does not replicate all existing growth patterns, specifically those outside of existing community cores, in order to reduce sprawl and encourage concentrated development that makes efficient use of infrastructure. If additional water and sewer services are extended to this area in the future, the FLUM may be amended to account for such changes.	Amendment process added to account for changes in infrastructure availability.
FLUM category boundaries/data	*The drafted "1-mile" jurisdiction around the city of Three Forks is not the most current map the City has adopted in its Growth Policy. This FLUM can be found embedded in the City's GP at www.threeforksmontana.us then click on "online documents" and drop down to Growth Policy. It's on pg 41 of 58. I can just tell the southern boundary is not the same as what appears in the County's FLUM. Please update! Thanks!*	Three Forks' updated boundary has not been adopted by the County Commission and therefore is not shown in the FLUM. We have included an amendment process in the FLUM D&C document to account for data updates, however.	Amendment process added to account for changes in data.
FLUM category boundaries/data	*The draft map needs to be carefully examined for errors and inconsistency with overlays. I can see areas where the "managed growth areas" shown in yellow are located within existing conservation easement lands or other illogical places, as an example. The map should be "ground truthed" by physically viewing the actual land areas being mapped to the greatest extent possible to increase accuracy.*	The FLUM acknowledges the many areas, specifically conservation easements, where the FLUM does not have influence due to existing property agreements. While the map data for conservation easements was recently updated, such property agreements will change over time. We have added an amendment process to account for data updates in the FLUM D&C document. There is also a "limitations" section that details the limits/potential inaccuracies of data. Rest assured, regardless of what is shown in the FLUM, the FLUM does not have the authority to change existing individual property agreements like conservation easements. Landowners or prospective purchasers are responsible for verifying all property restrictions that apply to the land.	Amendment process added to account for changes in data.
FLUM category boundaries/data	*The questions are worded (as intended) to provide a tool to the planning office and commission to limit development. Putting this in the Growth Policy will give the planning and commission the ability to shut down ALL development in green areas. This is not fair or representative of the people in these areas. Many of whom have no clue what you are doing. If you want to limits on peoples land, put a zoning proposal out to the voters and see what the outcome is. I strongly believe the outcome will be opposite of what you are proposing.*	Nothing in the FLUM recommends limiting all development, and while many commenters have aasked for this, there is no legal mechanism for the County to do so. The FLUM is also not regulatory, therefore, it does not give the Planning Department or the County Commission explicit permission to deny development proposals based on the recommendations included alone. The FLUM is also not a zoning project, any proposed amendment to existing zoning or new zoning proposals will be advertised on the County website and other communication outlets.	Comments are outside the scope of the project.

FLUM category boundaries/data	*Some properties within the Bozeman Triangle and within water & sewer district service areas are inexplicably restricted to very low density, despite not having any slopes or other constraints outlined in your policy*	There are some areas in the Triangle that meet most of the suitability criteria (flat slope, low wildlife value/fire risk, and have water and sewer availability) but not all, as they do not meet the criteria for being part of an existing community core. Properties within a community core or within a 1/4 from one receive a high weight in the suitability model. Coherent development patterns around community cores, supporting efficient expansion of infrastructure and reducing quality of life impacts associated with sprawl, are key concepts embedded within many adopted plans including the Growth Policy and the Triangle Community Plan and have been consistently supported in outreach for various planning efforts. Should community core boundaries expand in the future, a FLUM amendment may be appropriate in to expand the designated urban growth area.	Amendment process added to allow for map changes based on new information or expanding community core boundaries.
FLUM category boundaries/data	*Please explain why the roads in Amsterdam/Churchill are yellow "managed growth areas" while the parcels are purple "rural growth areas." Is this intentional? This is confusing because roads obviously need to be improved to accommodate growth.*	This is a mapping error and has been corrected.	Changes made.
FLUM Content - Suggestions/Concerns	*Well written, easy to read, and logically organized. Well done. Thanks for making this effort. It is long overdue for the community to tackle these big issues. Suggest a section that addresses who and under what conditions an amendment to the map or text can be proposed.*	Amendment section added to the FLUM D&C document.	Changes made.
FLUM Content - Suggestions/Concerns	*I think the draft FLUM and housing strategy are a great start to the process. There are some typos and grammatical issues that need to be fixed here and there. I assume those will be handled during the final preparation of the documents.*	Typos and grammatical errors have been corrected.	Changes made.
FLUM Content - Suggestions/Concerns	*I have concerns about encouraging natural resource development and industrial development on lands currently used for agriculture, wildlife corridors and currently zoned rural residential areas outside FLUM proposed growth areas*	During public outreach some agricultural producers told us that, in some cases, having industrial or commercial uses next door to their operation is easier/more compatible than residential subdivisions. The FLUM discusses that impacts from industrial or natural resource development should be appropriately mitigated to protect neighboring properties, wildlife, and natural resources. The FLUM does not supersede zoning that currently does not allow for industrial development. Additionally, the wildlife overlays in the FLUM help inform where industrial uses are appropriate.	Comments already addressed in FLUM.
Growth Management	*I appreciate that the county is trying to solve a very difficult issue. But what is currently happening in our community is unsustainable and causing blatant destruction to long time residents and our lands. Please stop the destruction of agriculture, lands, open space, wetlands, rivers, wildlife and nature. STOP THE SPRAWL!!!*	The suitability model and resulting FLUM were built using proximity to/within existing community cores/municipalities, access to established water and sewer services, wildlife resource value, wildfire risk area, and slope angle, see the suitability model. This approach encourages concentrated development and discourages sprawl.	Comment already addressed in FLUM.

Growth Management	*I favor strict limits on further development and sprawl into county lands. Protect water, rivers, wetlands, open spaces, trails, and wildlife. Limit all development based on water quality and availability needs. Developers should NOT be able to pay fees for unsustainable water use. Focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl. Protect wildlife, and build road crossings. Protect current residents from sprawl. Reduce traffic.*	The suitability model and resulting FLUM were built using proximity to/within existing community cores/municipalities, access to established water and sewer services, wildlife resource value, wildfire risk area, and slope angle, see the suitability model. This approach encourages concentrated development and discourages sprawl.	Comment already addressed in FLUM.
Growth Management	*Gallatin County has been a great place, and that's one reason people want to move here. Some growth makes it worse, by more traffic and more people moving or visiting here that are impatient and reckless drivers, or those who commit crime.*	The FLUM contains a Transportation and Connectivity section. Additionally, the County has adopted the Greater Triangle Transportation Plan to help guide transit planning.	No changes suggested.
Growth Management	*Growth can best be managed by strict resource allocation and management. Policies such as exempt wells ignore that reality that water is a limited resource and must be managed for the greater good. Allowing for increased density) should be pursued, but with the caveat that there is adequate off-street parking for the increased density.*	The methodology used to build the FLUM places a heavy weight on available water/sewer services. The County does not regulate exempt wells (this is done at the state level), but does recommend a low density where new development is likely to rely on exempt wells due to lack of available water and sewer infrastructure. Parking standards are typically addressed in zoning and outside the scope of the project.	Comments outside the scope of the project.
Growth Management	*Keep subdivisions, apartments/condo complexes on the jack rabbit corridor north of 4 corners and in town Bozeman and out of Gallatin Gateway. We are being exploited by Big Sky and the Yellowstone club.*	The FLUM contains an Urban Growth Area and Public Infrastructure Holding Area in Four Corners based on available infrastructure/existing community core boundaries. The County does not have planning jurisdiction in the City of Bozeman.	Comments already addressed in FLUM.
Growth Management	*Money in this valley has driven development. Why are we putting grass in medians between roads? Why are high end neighborhoods allowed to be build without putting in sidewalks and safety measures? We need roads to move people around and through this valley, but not at the cost of safety in neighborhoods. If roads such as elk lane are going to be cut throughs from 191 to Huffine, they need to be build to spec and patrolled. Gallatin County needs to do better.*	Sidewalks and other road-related standards are regulated via the Gallatin County Transportation Design and Construction Standards. Modification to these regulations is outside the scope of the project. However, the FLUM D&C document does include a Transportation and Connectivity section recommending pedestrian and multi-modal transportation infrastructure requirement be included in any updates to regulatory standards.	Comments already addressed in FLUM or are outside the scope of the project.
Growth Management	*Make an effort to preserve established neighborhoods. Stop allowing cookie cutter, cheap housing construction that has no trees and requires getting into a car to buy a quart of milk.*	The FLUM recommends concentrated development in areas most likely to have services such as grocery stores. Specific development standards for new construction are outside the scope of this project.	Comments already addressed in FLUM or are outside the scope of the project.

Growth Management	*THANK YOU so much for a thoughtful plan which considers affordable housing, groundwater recharge areas, nitrate contamination (septic density) of groundwater, critical wildlife habitat and corridors, working lands, etc. and which prioritizes new development within city limits and where public water and sewer can be extended. I'm grateful for all of your work and the extensive opportunities for public involvement in the process. Suggest we look to Hawaii which has far higher property taxes on vacation/second homes, and substantial taxes on the sales of such homes. What other policies do they have to support affordable housing? Have a fee structure for public water which makes a base, essential amount of water use affordable, but additional increments of use increasingly more expensive. Expand the city's water conservation programs to become county wide. Don't allow private ponds to be filled by public water or well water. Find a way to compensate landowners who protect and don't develop wetlands/GW recharge areas/riparian corridors on their property. We must keep growth within the limits of our water supply, or we will destroy the place we love.*	Thank you for participating in the outreach process. Currently, a second home tax and real estate transfer tax are not permitted under Montana State Law. The County also does not control any water/sewer infrastructure so taxing those resources is not within our jurisdiction. Most current zoning regulations do have watercourse or wetland protection requirements, the FLUM recommends these in the Water Quantity and Quality special topic section. The FLUM groundwater recharge overlay is meant to assist developers/the County with identifying areas appropriate for water recharge projects.	Comments already addressed in FLUM or are outside the scope of the project.
Housing	*Lacking in Bozeman are options for older adults who can no longer maintain their "family homes" but wish to age in place. Seniors are forced to move into overpriced and overrated senior living housing. Incentivize the development of Active Aging Communities for those 50+. Modular (not trailer or mobile homes) can provide quality construction at an affordable rate. Seniors should receive property tax cuts once they are on a fixed income.*	The City of Bozeman is outside of the County's Planning jurisdiction and therefore outside the scope of the project. The FLUM D&C document contains a section about Accessibility and the HS contains recommendations to ensure diverse, accessible housing options are available and clarify/bolster modular or mobile home construction. Tax structure is largely controlled by the State of Montana and outside the scope of this project.	Comments already addressed in FLUM or are outside the scope of the project.
Housing	*Affordable housing doesn't exist and without supply, prices will continue to go up. New land development is going at $130k/acre (that is for raw land). That is the market, you can't regulate out of it. Why is it so much? Because there is demand and a low inventory of land that can be developed. It needs to be easier and faster. If you limit what zoning has already done then prices are only going to go up and the density for new subdivisions are also going to go up. More multi family will be built with no yard and more rentals. The rents are almost as much as housing payments. There are so many rentals in the city right now that rents are coming down in large projects. Because there is supply and limited demand for the current units. You really need to know where the growth is going and where the public is wanting it. It is limited right now to Gateway and 4 Corners. Access to 4 Corners water and sewer is gone. They are at capacity, so how does development happen? Stagnant for years, again supply? No supply, high prices on top of the already high labor costs.*	The HS contains a variety of recommendations that approach the County's housing problem from multiple angles: supply, demand, preservation, etc. The FLUM recommends higher density where water and sewer services are likely to be available, but, because the County does not own its own water and sewer infrastructure, has no control over the expansion of water and sewer districts.	No changes suggested.

Housing	*To provide more affordable housing options we need to bring down the price. We need to provide more options for the developer, a greater unit mix can be provided. Cameron Crossings is a good example of manufactured housing in the County. The Apartments at Baxter and Jackrabbit are also a good example of density in the county. Both of these projects were possible because of 4-Corners Water and Sewer district and located close to Jackrabbit lane with an existing traffic light. This kind of infrastructure allows a developer to provide these types of housing at a more affordable rate. So, invest in the off-site infrastructure and the housing will follow. The County need to provide more funding for water, sewer, roads and trails. In Utah, in state residence pay 40% lower property tax than non-residents on dwelling. Work with local representatives to submit a bill to start taxing out of state 2nd homes at a higher rate. Give this money to the counties to increase their budget for water, sewer, roads and trails. Start planning these projects and quite waiting for developer to solve these problems one at a time in random order. Oak Street in Bozeman is a good example, starting on the east we are 3 lanes, then 5 lanes, down to 2 lanes back up to 4 lanes, then to 5 lanes then back to 3 lanes. This road was constructed over 20 years 1/4 to 1/2 mile at a time. We can do better! County needs to change their funding model for growth.*	The HS contains recommendations to update existing zoning regulations to remove barriers to affordable housing and encourage a diverse mix of units in areas identified appropriate for development by the FLUM (a section on modulars/manufactured homes are included as well). Advocating for housing policies at the state legislature is also a recommendation in the HS. Tax structure and infrastructure funding are outside the scope of the project.	Comments already addressed in FLUM or are outside the scope of the project.
Housing	*Seems like many of the funding mechanisms require an increase in taxes and fees- especially property and/or sales taxes. You know that that is not going to fly in Montana and particularly in Gallatin County. We are getting hit hard as it is. Also isn't it counterintuitive that once someone qualifies for low income assisted housing, or renting or whatever they seek help and assistance on that eventually they too will have to pay these taxes themselves if they in fact get put in place?*	Apart from the Targeted Economic Development District recommendation, none of the recommendations in the HS include changes to tax structure or increases in property/sales taxes. The HS does explore local funding options for housing which include a voter-approved mill levy and potential changes to tax legislation the County could advocate for at the State level. Ultimately, the mechanisms by which the County may increase taxes is controlled by the State, adopting new initiatives/incentive programs does not always correlate to an increase in taxes.	No changes suggested.
Housing	*A crucial missing piece is the discussion of wages. If you want folks to be able to afford to live here: incentivize them by paying them a better wage, offering healthcare, pay a portion of daycare or some other benefit. If you keep giving "free money" to people who are capable & willing to work then you are going to kill their momentum and desire to succeed. Higher wages & benefits are a huge motivator. Handouts make people feel entitled and just ask for more handouts. Save the assistance and handouts for the folks who really need it.*	The County does not have a mechanism to control the wages or benefits of non-County employees.	Comment is outside the scope of the project.

Housing	*The "affordable housing" section with only limited options in this survey does not cover the real problem. The problem is market driven, the declining economy, the devaluing of the dollar, bloated Federal and State government and the influx of millions of illegal aliens. Enlarging the bureaucratic government and burdening taxpayers with those who want to live in the Gallatin Valley is not the answer. Montana is expensive to live, and that is a fact, sorry there are no entitlements to have "affordable homes." This is not the Soviet Union... yet.*	Most of these things are out of the County's control. The HS contains strategies to increase affordable housing/maintain existing supply using tools that are within the County's control.	Comments are outside the scope of the project.
Housing	*Need to figure out ways to not drive taxes up and allow housing. It's the simple supply and demand theory*	Tax analyses are outside the scope of this project. The HS contains recommendations to increase housing supply.	Comments already addressed in FLUM or are outside the scope of the project.
Housing	*Ideas for housing incentives are not well developed enough to support or not support, such as grants for renting out ADU's. Why? Isn't there enough incentive in just getting the rental income.*	The HS contains general recommendations, if any of the strategies are adopted by the County Commission a more detailed plan for implementation will be produced. The ADU incentive program includes grants to ensure that the property owner rents out the ADU to renters of a certain income level for a certain period of time, without the incentive the property owner could theoretically charge any amount.	No changes suggested.
Housing	*People are struggling and the ones who make this place special can't afford to live here - every new development only makes things worse. Stop/Restrict as much development as you can - this is what the citizens who live and have lived here want.*	The FLUM identifies a relatively small amount of land area where urban growth is appropriate, and these areas were identified by considering how to protect the quality-of-life residents have grown to love. The County has no basis to restrict development all together.	Comments are outside the scope of the project.
Housing	*I think that we have added a lot of housing. Instead of changing zoning restrictions and adding housing, we should make the housing we have more affordable.*	The HS includes a variety of tools, within the limitations established in state statute, that the County can consider to both maintain the existing supply of affordable housing and provide support and incentives that increase access to housing for the resident workforce.	Comments are already addressed in HS.
Housing	*Object to the use of the term, "attainable housing". This refers to housing that uses no government funding and has no government control. This is an injection of politics into this process from the party that wants less government. "Affordable housing" should be used instead because it is not limiting. The housing policy addresses only the supply side of the problem. The demand side needs to be addressed too. The Housing Strategic Plan has severely limited demand strategies on pg 8, and this survey does not even mention demand strategies. The Plan should address the problem of investor buying, vacation and trophy home buying, and STRs. Those potential homes should be returned to the market at affordable prices (below median income, which is an inflated figure) so they can be purchased by families who will be*	The difference between affordable and attainable housing definitions are included in the HS document. The County has no mechanism to prevent "investor buying" - this is a broad term that includes a lot of people, including folks who live locally and own multiple homes and rent them out long-term to the general public for profit/income diversification. The HS does address short term rentals (recommends monitoring program). Density is defined in the Growth Policy, which is the document the FLUM will be a part of once adopted.	Comments already addressed in FLUM or are outside the scope of the project.

	full time residents. Zoning should be patterned after Oregon's Comprehensive Land Use Plan. Go to friends.org for more info if you are not familiar with it. The word "density" is not defined. It should be because if nobody wants it in their neighborhood, that indicates that few would want to live in that type of housing. If that's the case, maybe we shouldn't be building that type of housing, because no one will want to live in them for very long, or they will be unhappy there. That aspect of quality of life is missing from this discussion. Will have to submit other comments by email. This project needs a Glossary.		
Other	*It's well worth considering the historical aspects of the triangle. Boulder Colorado did this and developed in Louisville and other nearby small towns instead of creating dense housing in their small historical college town. Bozeman is very similar.*	Bozeman is an incorporated municipality and therefore outside the scope of the project along with Belgrade, Manhattan, West Yellowstone, and Three Forks. The County Planning Department does not have planning jurisdiction in these areas.	Comments outside the scope of the project.
Other	*I want more mtb trails.*	Trails are addressed in the Transportation and Connectivity section of the FLUM D&C document and in County transportation planning documents. However, mountain biking trails are usually most suitable for public lands which are outside of the County's planning jurisdiction, see the "Public Lands, Protected and Constrained Areas" category.	Comments outside the scope of the project.
Other	*Short term rentals should be allowed everywhere in residential districts with minimal license or restrictions.*	The particulars of short-term rental regulation are typically addressed in zoning and are outside the scope of this project.	Comment is outside the scope of the project.
Other	*Private investment is what feeds this economy. If the county government believes they are the key to growth and development then the county is delusional. A spirit of cooperation with private investment is key as well as timely approvals and minimal restrictions.*	The FLUM is a reflection of the Community's goals and visions for the area. All County residents and business owners are welcome to participate in the FLUM/HS development process.	No changes suggested.
Other	*Stop making things worse by trying to build your way out of an overpopulation catastrophe. It's failed for thirty years and will inevitably make things worse. Stop approving any new construction!*	The HS contains a variety of recommendations, not all are supply-driven. The County has no basis to deny new development that meets adopted regulations and statutory requirements.	Comments are outside the scope of the project.

Other	*The FLUM seems kind of "obvious" not sure what new information is really being provided other than a pretty map that indicates development is encouraged adjacent to existing development? I had hoped that possible new areas would be identified that have the potential for high density development due to flat slopes, groundwater levels, soils/geotech info, lack of diverse wildlife etc. that could be used to develop long range growth plans such as a new "town core" for Bozeman that has room to grow and is built above infrastructure that is not 100 years old and crumbling (aka Downtown). Downtown Bozeman has character and the ordinances passed by the City Commission encourage developers to demolish the existing Single Family homes for multistory apartments stripping Downtown of its history and quaint character. Downtown should be protected as "old Bozeman" or "historic Downtown Bozeman" and a new town core should be identified and selected...perhaps along Huffine? There are large areas of undeveloped lands with flat slopes, low groundwater, suitable soils. There are many examples of City's around the county that have done this with great success. This would require the County and City to work together and has the potential for bringing our divided community back together with a shared goal. High-density housing with walkable retail that does not threaten the existing long time residents of Bozeman*	The County does not have planning jurisdiction in the City of Bozeman or any other incorporated municipalities. Municipalities and their planning jurisdictions are excluded from the FLUM for that reason.	Comments are outside the scope of the project.
Other	*How do we engage newcomers who have no sense of place ? We must not become a vanilla version of everywhere else - Gallatin County is special even at Big Sky which is a lot of the source of our problems with its greed.*	The FLUM is a tool that guides how and where the County should guide growth, consistent with community vision. Residents across the County have been invited to participate in the FLUM/HS process regardless of the length of time they have lived here. New neighbor engagement is outside of the scope of the FLUM.	Comments are outside the scope of the project.
Other	*Big Sky needs to be incorporated so that it may more adequately represent both residents and property owners, not just a handful of people employed by the developers. Community decisions are made by the tax board. There is little accountability.*	The County does not have authority over municipal incorporations.	No changes suggested.

Other	*My family did a Transfer of Development Rights (TDR) in the City of Bozeman several years ago. We sent our Development Rights to a Receiver whose land was of a different zoning designation. We acquired an appraisal and Transferred our Rights at a 1 to 1 1/2 ratio. Our transfer (Sender) included 8 rights, and our (Receiver) received 12 rights in the exchange. This transaction provided the Receiver with 4 Bonus lots. The city assisted us with a waiver fees and oversite. This transaction created affordable home lots, (60%) of home value, but also preserved over 106 acres of Open Space in the Bozeman Creek corridor, as we had the only piece of property that was not landlocked for development. This market-based strategy has been used throughout the country for over 50 years with great success in making landowners whole financially, preserving open space and creating affordable home lots, which led to affordable housing.The City of Bozeman and Gallatin County need to create a mechanism by which county landowners can transfer their development rights into the city, preferably to infill lots or vertical structures. This transaction should be done through a real estate BUY/SELL process, with closing conducted at a Title Company. A Deed restriction shall be recorded upon exchange of funds and considerations. If we are serious about conserving ground water, preserving wildlife habitat and creating affordable housing we need to facilitate TDRS between the county and the city.*	Establishing a TDR program is included in several sections of the Growth Policy, which will be amended to include the FLUM once adopted. We have added a section in the FLUM noting that nothing with in it shall preclude the creation of a TDR program to address this point.	Statement added to FLUM noting that nothing within the document shall preclude the creation of a TDR program.
Project Support or Thanks/Praise	*I appreciate the opportunity to provide feedback.*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*Initial recommendations who are thoughtful, well prepared, and well presented. Let's hope the county acts positively.*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*Keep up the invaluable work you are doing. Thank you thank you!*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*thank you for being conscious of our water, wildfire and wildlife, and for trying to prevent sprawl*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*I am very supportive of the housing strategy and the FLUM, I understand there are modest revisions based on input (particularly ag producers) but encourage the county to keep the intent of the FLUM and housing plan as we go into adoption. This is a thoughtful approach to growth and has built in incentives to create housing that is serviced by municipal / private of community water and sewer systems. It lays the foundation to protect water resources and keep people out of harms way - steep slopes, floods, fire etc.*	Thank you for participating.	No changes suggested.

Project Support or Thanks/Praise	*Thanks for listening and including comments from ag in particular. I think you heard a lot of stories that have not been heard in public circles for years. Those stories explain a lot about what it is actually like to live here during the last few decades of rapid growth.*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*This is very important work, and all stake holders need to participate in good faith. I fear that we have too many special interest participants with wealth or who are "sacred cows" that will impede the implementation of a fair and equitable plan for the future of our community. Unfortunately, I don't have any suggestions for how to overcome this.*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*com unity engagement is essential. Thanks you.*	Thank you for participating.	No changes suggested.
Project Support or Thanks/Praise	*We appreciate you hard work on this and the considerable amount of time and effort towards public engagement. Thank you! The Gallatin River Task Force*	Thank you for participating.	No changes suggested.
Questions	*Please provide background info on (a) who is running this program, (b) how much the project will cost*	Unclear which program the respondent is referring to, but the FLUM and HS projects are managed by the Gallatin County Planning Department with support from the County Commission. Unclear which costs the respondent is referring to, the cost of creating the FLUM/HS was about $100,000. Implementation of the different recommendations within the FLUM/HS will vary greatly in cost.	No changes suggested.
Special topics/overlays – Concerns or Suggestions	*Better restrictions on water quantity & Quality and agricultural preservation*	Water quality and quantity are addressed throughout the FLUM. This is addressed in the FLUM D&C document as an integrated special topic. The FLUM also includes a Groundwater Nitrate Overlay and Groundwater Recharge Overlay. Further, water/sewer availability is a key criterion driving the development suitability categories in the FLUM. Agriculture is discussed at length, with policy recommendations, in the special topics section. The FLUM also includes a soils importance overlay to help inform development proposals.	Comments already addressed in FLUM.

EMAILED PUBLIC COMMENT

The table below shows each public comment Planning staff received on the FLUM/HS via the project email address which was shown on the project website and included in all public communications about the project. The table below includes a general categorization of the comment theme, the comment itself, staff's response to the comment, and what changes were made to the FLUM/HS based on the comment, if any. Some of the emailed comments are too lengthy to fit into a table format and therefore included as appendices to this report. Any contact information, basic salutary language, and some paragraph spacing included in the emails has been removed from the table below for brevity. Some of the lengthier email comments have been separated into multiple rows for clarity and brevity.

General Theme	Comment	Staff Response	Changes Made
Concerns about the process	*I was also a bit disappointed at the Gateway public meeting last Thursday that there was not a public question and answer session where people could ask questions that the rest of the audience could hear and also hear planning department responses. Speaking privately after the presentation was nice but not as effective to educate the audience about others perception about the concepts in your presentation. I would suggest that a Town Hall type setting would be a more effective setup for public outreach and education than the format used in recent public meetings. Anyone can walk into your office, call on the phone or send an email for a one on one conversation. But part of the benefit of public meetings is hearing other people's points of view and questions they ask for clarification. It is also more efficient for planning department experts to answer questions publicly than in separate private conversations.*	The purpose of these public meetings is distinct from a town hall in that the goal was to provide background on the project so that members of the public could participate in review of the materials and provide meaningful feedback. To allow those who are not comfortable speaking in large group setting to get their questions answered, best practices require allowing for small group conversations.	No changes suggested.

Concerns about the process	*Also the results of your surveys (specifically last Spring) are by their nature not statistically accurate as to the true opinion of the public that you govern. Voluntary surveys by their nature are skewed by the small sample of people who have time and knowledge about this project and also an interest in "laws that restrict uses" no matter how much you advertise. More troubling is that the survey did not track respondents by IP, email, property address, or in any other way to prevent multiple responses. There any so called "results" are even less reliable than the small "non-demographic accurate" sample size discussed in the previous point.* *The "feeling" that previous results in the Spring Survey are reliable because they are similar to what planning employees are "hearing" from constituents they have contact with also confirms the same bias. Please do not rely on any statistical results of these surveys especially on Housing policy that may be skewed towards retirees or wealthy people who have more time to respond, don't have to make an income in Montana and seem to care more about being in other people's business than the general population.* *Please hire a professional polling firm that can produce demographically accurate statistics on the true opinions of Gallatin County Residents before moving forward with any housing policy or regulation. It goes without saying that due diligence on the data you use will avoid unnecessary litigation and cost for taxpayers who rely on your professionalism. Thank you for considering these points.*	See the data limitations section above, all surveys have limitations, and as a result the surveys will not be used as the sole basis for decision-making. The FLUM/HS are based on the quantitative data included in the Housing Needs Assessment, spatial data, the Growth Policy, the primary criteria identified in state statute, and a long history of public feedback collected during these projects and for several other County adopted plans. All methods to truly limit one response to one individual in public surveys (not requiring a password log in) have short comings and can present barriers to less tech savvy residents. Duplicate IP address can result from families sharing a home computer, and those intentionally acting in bad faith can access devices with different IP addresses. For the initial spring survey IP addresses were collected as was subarea of residence, and patterns of abuse (duplicate or very similar responses submitted by the same IP address) were not noted. The analysis of public feedback in Round 1 was qualitative, and included map comments, email, phone calls in addition to survey responses to extract key themes to start off the planning process. Responses received were also consistent with previous outreach. The fall survey simply acts as a collector for public comments on the draft, and results are summarized and interpreted just like other types of public comment. As addressed in this comment, we acknowledge that vulnerable individuals working multiple jobs, and those who were unable to stay in or accept work in Gallatin County due to the cost of housing are less likely to be represented than those with property or a business interest in the county. Despite these limitations, housing challenges in Gallatin County are well documented, supported by the data in the Housing Needs Assessment, and affirmed by people who shared their experiences during the outreach process.	No changes suggested
FLUM category boundaries/data	*We have just finished our analysis of what is happening with the static water level in our wells for our subdivision. Our water table is consistently dropping and has been for some years. Please see below for the numbers. I believe it is essential that a groundwater model be created for Gallatin County and that the planning of any new homes on wells take that model into account.*	A groundwater model to predict the impact of individual developments is beyond the scope of what the Planning Department can do for this, as physical availability of water is not the same as legal availability of water. However, we have been working with various water resource experts including from the Local Water Quality District (LWQD), Department	Comment already addressed in FLUM.

	Dear Board members, I've finished analyzing Mari's latest static water level (SWL) dataset for our wells. Since her first (April) study she has increased the number of at least twice-measured wells from 26 to 32 and the total number of SWL data pairs from 26 to 43. Using these new data, I analyzed both the full 91-year dataset and six half-sets. These were created by splitting the full set in half three ways, according to location within our subdivision, year drilled, and SWL when drilled. The statistical analysis of these data shows the following, with 95% confidence: *1. The static water level for our subdivision, as a whole, has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout this period. At the far more stringent 99.9% confidence level, the uncertainty is still only +/- 0.21 ft/yr. The result is compelling.* *2. The static water level, broken down by location, dropped at an average rate -0.55 +/- 0.06 ft/yr in Sub No. 1 and -0.44 +/- 0.18 ft/yr in Sub No. 2. This demonstrates no significant difference between these two sub-sections of our HOA.* *3. The static water levels, broken down by year the wells were drilled, dropped at an average rate -0.64 +/- 0.18 ft/yr in 1933-1986 and -0.40 +/- 0.16 ft/yr in 1987-2000. This shows no significant change in the rate in which the water levels fell over the 91 year period.* *4. The individual static water levels, broken down by initial measurement level, dropped at an average rate of -0.67 +/- 0.19 ft/yr in the shallower wells (in the range 30-88 ft), whereas they dropped at an average rate of -0.35 +/- 0.12 ft/yr in the deeper wells (in the range 94-145 ft). Data files used: STATIC WATER LEVEL 2024-08-10 SUB SORT.numbers, STATIC WATER LEVEL 2024-08-10 YEAR DRILLED SORT.numbers, STATIC WATER LEVEL 2024-08-10 INITIAL SWL DEPTH SORT.numbers. Methods from the MacOS Numbers Statistical Package used: Average: AVERAGE. Standard deviation: STDEVP (for an entire population). STDEV (for a subset of a population). Uncertainty: CONFIDENCE (using alpha=.05): with 95% confidence, the true population mean is within a range of width +/- the returned value. For further understanding see MacOS Numbers Statistical Package Functions, List of Functions by category.*	of Natural Resources & Conservation (DNRC), the Gallatin Water Collaborative, the Gallatin City County Health Department, Montana State University Extension - Water Quality, and others to incorporate a variety of measures to protect long term water quality and availability while developing the FLUM. We have addressed concerns about water in the FLUM by "scoring" areas for development suitability lower if they are outside of the near-term reach of municipal water and sewer services or a public water and sewer district. As a result of that and other factors – the area of Hyalite subdivisions 1 and 2 received a score of least suitable for new development. We are also highlighting areas suitable for groundwater recharge to highlight opportunities for this practice across the county.	
FLUM category boundaries/data	*This was really upsetting to see at first pass, but understanding how things can be changed made it less so. Densities in the managed growth areas seemed way too low and could compromise the value of farmers land if they want to sell, especially surrounded by denser development. However, the approach make senses sense once it was explained that this map will change as water and sewer infrastructure expands, since water availability is a key issue and proliferaton of exempt wells can be a problem.*	We have added content to the FLUM D&C document to describe how the FLUM will be amended over time as water and sewer services are expanded, new data becomes available, etc.	Amendment process added to FLUM D&C document to account for changes in

			infrastructure availability.
FLUM category boundaries/data	*Are there enough areas for development? Does the Annexation area around Bozeman keep expanding? 1/4 mile is not a very large buffer for the natural incentive for annexation as described in the intent section of the document.*	There are four growth areas (Urban and Rural Growth Areas and Public Infrastructure and Annexation Holding Areas). The population density projections indicate sufficient area to accommodate population growth beyond the planning horizon of the FLUM. The growth areas will be updated periodically as expansion of infrastructure and new data becomes available; we have added an amendment section to account for this. The Annexation Holding Areas function to acknowledge that annexation typically occurs adjacent to municipal boundaries. The decision to Annex is between the City of Bozeman and the affected landowner and can occur regardless of what is shown as the FLUM, as it applies to development under the County's jurisdiction only. Regarding the natural incentive, the City of Bozeman is surrounded by either Annexation Holding Areas or Managed Growth Areas. Both recommend limited density/uses which creates a natural incentive in areas adjacent to Bozeman for a landowner seeking to develop at a higher intensity to approach the City to discuss annexation.	Language added to address shifting Annexation Holding Area boundary/FLUM amendment process.
FLUM category boundaries/data	*Why were existing development patterns not used in the generation of the FLUM categories? There are many developed areas that are in FLUM categories recommending less development potential than currently exists.*	Existing development patterns were considered by scoring community cores and municipalities/proximity to them as most suitable for development. Prioritizing development within community cores ensures efficient delivery of public services, reduces traffic demands on roadways, and provides many other benefits residents have consistently identified as important during public outreach and is supported by adopted plans such as the Growth Policy. Not all past development is consistent with these plans and policies. Some pockets of development have transpired far away from community cores and/or were created during a time when growth pressures, water resources, state statute were different. The public has voiced considerable concern about the risks of continuing these development patterns. As a result, the FLUM was developed remaining true to the	Amendment process added to FLUM D&C document to account for changes in infrastructure availability.

		policies listed in the Growth Policy rather than repeating or expanding past patterns of development.	
FLUM category boundaries/data	***See Attachment A:*** *Comment sent by attorney on behalf of client preparing to submit a subdivision application requesting recategorization of a specific parcel based on several criteria such as comparison of the FLUM recommendation to existing zoning, road designation in the Greater Triangle Transportation Plan, adjacent development patterns, comparison of the parcel to the general description of different FLUM categories, and confusion over the FLUM category lines not following parcel lines.*	The methodology used to develop the FLUM does not allow us to make parcel-specific changes based on concerns about impact to any individual development proposal. To keep the integrity of the project, any change in the approach used to develop the FLUM would have broader impacts beyond the parcels in question. The comment letter compares the property to the general description of the Managed Growth Area or Open and Working Lands FLUM categories - but does not address issues for any of the methods or approach used to create the categories, therefore no changes to the FLUM have been made. The parcels in question scored the way they did largely because they are more than 1/4 mile from any community core/municipality and outside of any planned water/sewer infrastructure area. The property has split designations due to the edge of Bozeman's future water and sewer infrastructure planning area, which determines the edge of the Managed Growth Area in this location. Boundaries shown on the FLUM remain true to the underlying data used rather than to parcel boundaries. Regarding the comment about existing zoning or neighboring development, the FLUM provides guidance for "future" development patterns that are aligned with the most recent Growth Policy and other adopted plans. Existing development patterns reflect regulations and statutes in place at a variety of points in time, under different growth pressures and constraints. As a result, existing zoning or previously developed land is not always perfect alignment with the guidance for future growth defined in the Growth Policy or other recently adopted plans, which acknowledge changing conditions stemming from increased growth and development pressures. The FLUM D&C document acknowledges how the FLUM interacts with existing zoning. Regarding the suggestion to use road designation in the Greater Triangle Transportation Plan (GTTP) in the FLUM, the stated purpose of the GTTP is to guide transportation improvements, not to guide or direct future development.	Comments not within the scope of the FLUM methodology.

		Even so these parcels are in an area anticipated for low density (consistent with the FLUM) and served by minor arterials. Road capacity is considered during development review in terms of impact on public services. Directing development to follow larger capacity roads in the FLUM would contribute to sprawl patterns and associated quality of life impacts, which run contrary to policies stated in several County adopted plans and reinforced in the outreach process. Therefore, road capacity is not included as a criterion to identify areas suitable for growth in the FLUM.	
FLUM category boundaries/data	***See Attachment B:*** *Comment sent by attorney on behalf of Elk Grove Development Co. (EGDC), generally praises outreach but challenges the categorization of a specific parcel, questioning data sources and methods resulting in how the parcel was categorized. It notes low slope, wildlife value, and wildfire risk and proximity of infrastructure, and confusion over the FLUM category lines not following parcel lines.*	Thank you for participating in the public outreach efforts. The methodology used to develop the FLUM does not allow us to make parcel-specific changes based on concerns about impact to any individual development proposal. To keep the integrity of the project, any change in the approach used to develop the FLUM would have broader impacts beyond the parcels in question. Data included in the suitability analysis, and resulting FLUM, were carefully selected and then weighted to account for proxies as described in the written component of the FLUM. Specifically, the area in question is not entirely within the Urban Growth Area designation due to distance from an identified community core. The inclusion and weighting of this criteria is supported by the Growth policy, public outreach, and the Triangle Community Plan (specifically the vision and goal referencing coherent, compact, contiguous development and a community core in Four Corners). We have reviewed and confirmed that the categorization of this area did not result from an error in the data or analysis. An amendment process has been added to the FLUM D&C document to account for changing conditions/infrastructure availability. Note that the Triangle Community Plan does not provide guidance on the development potential on a parcel-by-parcel basis, nor did it designate this area or parcel as suitable for intense development, it supports development around community cores as does the FLUM. Finally, the FLUM is not regulatory, prospective developers can make a case to the County Commission that their projects should be approved despite the FLUM growth category designations.	Comments not within the scope of the FLUM methodology.

FLUM Content - Suggestions	*Please add information on how this will be updated and the anticipated frequency of update. Note the Boundary of the City of Bozeman has already changed, and will continue to change.*	Amendment process section added, clarification about the shifting Annexation Holding Area boundary has also been added.	Changes made
FLUM Content - Suggestions	*The recommendation to add setbacks to ditches ignores the fact that ditches already have easements as established in state law. An easement has more teeth than a setback.*	Ditches easements are granted per state law, but no set distance is specified. Encroachments within ditches can be prevented by the Planning Department/County Commission during subdivision or zoning review through setback regulations. In some cases, existing zoning has no prohibition on building within easements, so a permit cannot be withheld based on an encroachment. In unzoned areas, building can occur without a permit from the Planning Department. Language has been added to the Agriculture Special topic section to clarify the potential for additional protections for ditches in updates to land use regulations like zoning, by acknowledging ditch easements established in state law, and prohibiting building within easements.	Change made- clarifying language added.
FLUM Content - Suggestions	*Regarding the recommendation to increase protections for ditches via additional setbacks - could the 150' setback for streams currently included in subdivision review be expanded to ditches. This would expand protections, remove the need to create a distinction between streams and ditches, and create an incentive for developers to have discussion with the ditch owners.*	A recommendation has been added to the agriculture section within the FLUM D&C document to include setbacks for ditches and a prohibition on building within existing easements in regulatory documents. These regulations would allow the Planning Department to provide an additional level of protection for ditches with enforcement of the existing ditch access easements during development review. Finding the "right" setback distance will require additional discussions with ditch companies and water conveyance facility users.	Change made- clarifying language added.
FLUM Content - Suggestions	*Regarding the recommendation to increase protections for ditches via additional setbacks - 50' should be enough in most cases.*	The FLUM D&C document does not specify a setback distance as it is not regulatory, finding the "right" setback distance will require additional discussions with ditch companies and water conveyance facility users.	Comments outside the scope of the FLUM.
FLUM Content - Suggestions	*Review documents discussing agritourism efforts at the state level shared by the extension to incorporate various types of agritourism, and acknowledge work being done at the state level.*	Language has been added to the Agricultural special topic to acknowledge agritourism programs.	Change made
FLUM Content - Suggestions	*Add aerial spraying and calves bawling to "living next to ag" language.*	Aerial spraying and noises from animals has been added within the Agriculture special topic section.	Change made
FLUM Content - Suggestions	*Need to add language for how this map can be amended, how potential changes should be considered.*	An amendment section has been added to the FLUM D&C document.	Changes made

FLUM Content - Suggestions	*There areas in the "Managed Growth Areas" that are currently served by 4 corners Water & Sewer district? What about infill areas between these and PIHA and Urban Growth Areas. This can be limiting to land owners or farmers who want to develop. It is important to limit lots of development on individual well and septic, but how will this be updated if services are extended ?*	The suitability model gave a heavier weight to areas "within a water/sewer district service area or a municipal water/sewer planning area." So, infrastructure is critical to how these areas were scored. However, there are several other metrics that went into the suitability model such as a community core distance, wildlife value, wildfire risk, or slope. The area you are referring to most likely scored as moderately suitable, and is therefore in the managed growth area, because it is outside of a community core. At this time, the FLUM is focused on encouraging efficient patterns of growth around existing community cores, which is consistent with public feedback and various County adopted plans. However, updates to the FLUM, including community core areas, will be made over time to reflect changing conditions, and may be initiated by the Planning Department or by request via a public hearing process. We have added a section to the FLUM D&C document that details the amendment process.	Changes made- amendment section added.
FLUM Content - Suggestions	*Can you incentivize using water in ditch company for irrigation w/ ditch company consent? Some producers have established a collaborative relationship with a neighboring subdivision, which an be a model for what could be. Also, ditch companies operate with membership fees from irrigators and (in some cases) development review fees. Incentivizing increased or maintained ditch membership from new water users (even subdivisions) is one way of sustaining ditch companies.*	Existing limitations on new water rights and increasing levels of scrutiny at the state level will likely create an incentive for developers to look at all their options, which could include working with ditch companies to come to an agreement to procure water. Language noting this has been added to the Agricultural special topic section.	Changes made.
FLUM Content - Suggestions	*To incorporate something like community gardens or agricultural parcels into a new development, there needs to be careful consideration of the viable size, access, infrastructure needs, connection to other parcels, equipment movement, and long time management and maintenance.*	Language added to highlight this concern in the Managed Growth Areas section.	Changes made
FLUM Content - Suggestions	*Make sure there is a recommendation to include workshops, agricultural distribution centers, processing, and workforce housing in agricultural areas etc.*	Language added to the recommendations table in the Agriculture Special Topic.	Changes made
FLUM Content - Suggestions	*What does remove barriers to various types of agriculture mean? Add some additional specificity?*	Language added to the recommendations table in the Agriculture Special Topic.	Changes made
FLUM Content - Suggestions	*Add vegetation management for fire mitigation and controlling noxious weeds*	Control of noxious weeds is addressed in the Agriculture Special Topic section. Vegetation management has been added to MGA and OWL, as fire mitigation strategies are listed there.	Changes made

FLUM Content - Suggestions	*I a surprised you have not corrected the following glaring error n the Housing Strategy Plan. On page 20, under Tier 2 Recommendations "Outside of some zoning districts, the county does not currently have any regulations to allow or restrict the short term rental (less than 30 days) of a dwelling unit." This statement, as you know, is not true according to the information on the county website and your recent determination in Bridger Canyon. Your FEQ for STRs on the Gallatin County website states that STRs are banned in all but a few zoning districts if STRs are not specifically mentioned as allowed in that district regulations.* *And you all know that over a dozen property owners in Gallatin County have been sent letters by the Code Compliance Officer that their Short Term Rentals are not in compliance with Administrative regulations and therefore banned, confirmed by the vote of the Zoning Board and Commissioners in Feb 2024 against a property owner in Bridger Canyon to uphold The Code Compliance Officer determination. Therefore you need to edit the draft for accuracy to correct this oversight and send out a notification of the correction.*	The statement on page 20 refers to unzoned areas, so is accurate.	Comments already addressed in HS.
FLUM Content - Suggestions	*I would also suggest in general that it helps to write documents for readers who do not necessarily have any prior context about zoning to help educate important concepts about regulations when there is an opportunity like the Housing strategy Draft document.*	Some basic background on zoning is provided in the Overview of Current Programs and Roles section.	Comments already addressed in HS.
FLUM Content - Suggestions	*150-foot default setback for a ditch like exists for waterways in subdivisions would be great, it would create a high motivation for developers to find ditch owners to get that reduced. Makes them do the extra work to make sure that the ditch is protected. Ask the ditch companies. But a 150-foot setback might not be appropriate county-wide – like in Amsterdam/Churchill.*	The idea of establishing minimum setbacks for ditches in addition to the easement established in state law, and protections in subdivision review, was positively received in our meetings with agricultural producers. There has not been agreement in terms of the appropriate setback size at this point, establishing a setback distance will require additional discussion with ditch companies and other water conveyance facility stakeholders. For the FLUM, a recommendation to do this work and establish a specific setback distance is included.	Changes made.
FLUM Content - Suggestions	*Developer installed fencing and appropriate postings – in the Agriculture section is good! Developers should have to install fencing when they are asked too. Most people dont understand Open Range laws requiring land owners to fence livestock out if they dont want them on their property, as opposed to rangers needing to fence livestock in. Would be helpful if these state law level protections are incorporated into this document – because ag users know the protections – the public doesn't.*	Some additional language regarding open range laws has been added to the Agriculture Special Topic section.	Changes made.
FLUM Content - Suggestions	***See Attachment C**: Comment letter provided recommendations for protections for wildlife from the Growth Policy, and examples from several other areas of the*	The FLUM will likely be incorporated as a new chapter in the Growth Policy, so the documents will work together with the recommendations highlighted in the letter. The County also	Comment already addressed in

	country for how wildlife is protected in planning documents, including wildlife value maps and overlays.	has a wildlife value map included in the Growth Policy, developed in partnership with Fish, Wildlife, and Parks, which was used in the suitability analysis that forms the foundation of the FLUM. There are two overlays specific to wildlife that are incorporated into the FLUM, one for wildlife friendly fencing and movement and one for bear conflict mitigation. We addressed some comments we have received related to migration corridors in the updates to the draft through these overlays, some tweaks have been made.	FLUM; some changes made.
FLUM Content - Suggestions	*My family did a Transfer of Development Rights (TDR) in the City of Bozeman several years ago. We sent our Development Rights to a Receiver whose land was of a different zoning designation. We acquired an appraisal and Transferred our Rights at a 1 to 1 1/2 ratio. Our transfer (Sender) included 8 rights, and our (Receiver) received 12 rights in the exchange. This transaction provided the Receiver with 4 Bonus lots. The city assisted us with waiver fees and oversite. This transaction created affordable home lots, (60%) of home value, but also preserved over 106 acres of Open Space in the Bozeman Creek corridor, as we had the only piece of property that was not landlocked for development. This market-based strategy has been used throughout the country for over 50 years with great success in making landowners whole financially, preserving open space and creating affordable home lots, which led to affordable housing. The City of Bozeman and Gallatin County need to create a mechanism by which county landowners can transfer their development rights into the city, preferably to infill lots or vertical structures. This transaction should be done through a real estate BUY/SELL process, with closing conducted at a Title Company. A Deed restriction shall be recorded upon exchange of funds and considerations. If we are serious about conserving groundwater, preserving wildlife habitat and creating affordable housing we need to facilitate TDRS between the county and the city.*	The FLUM will act as an amendment to the Growth Policy - likely a new chapter - and the Growth Policy includes a recommendation to consider transfer of development rights. Language has been added to the FLUM D&C document to note that nothing in it precludes the County from developing or participating in a TDR program.	Changes made.

Growth Management	*This entire project involves managing the type and quantity of growth in Gallatin county. That is all well and good. We have participated in the FLUM project from its inception. One of our many concerns involves the community of Gateway and the traffic on Hwy. 191. I have asked many times about the traffic problems on Hwy 191*	The Planning Department does not have direct control over investment in transportation infrastructure, especially on Highway 191 as it is a State Road. However, encouraging development patterns that reduce traffic demand while allowing for alternative transportation options (other than single operator vehicles) is part of the FLUM. Our coordination with transit providers (HRDC via Streamline and Skyline) revealed that directing growth around centralized community cores, incorporating transit-oriented design and multi-modal transportation and trail connectivity standards into development is the best way to reduce traffic and support expansion of transportation. The FLUM addresses this using the tools the Planning Department has – by recommending that growth be limited to the areas around existing community cores and recommending the inclusion of multi-modal transportation networks and design standards – while limiting sprawl. You can see these strategies incorporated in the suitability analysis that forms the foundation for the FLUM, and in the FLUM D&C document (Urban, Rural, and Managed Growth categories).	Comment already addressed in FLUM.
Other	*I respectfully disagree about the accuracy of the first sentence under "Tier 2 Recommendations - Monitoring Short-term Rentals". If the statement instead began with "In un-zoned areas … " that would be accurate. But still not a complete statement without adding clarification that Short-term rentals ARE being regulated in Zoned Areas and why. This is a crucial detail for Gallatin County property owners to be informed about BEFORE they can offer informed opinions on the current drafts for housing policy, property rights and property values. I maintain that the current wording is misleading because "outside of some zoning districts " strongly implies that only a few of the 22 zoning districts regulate short term rentals, which leads to the impression that STRs are "unregulated" in all other zoned areas, which is often misinterpreted to mean "free use" which is not the case in any zoned areas of Gallatin County except Belgrade and perhaps other small municipalities. Rightly or in error, Short Term Rentals are currently being regulated in EVERY zoned area either specifically in regulation or because of the absence of district specific regulation. I am sure you do not want any misunderstanding on such an important housing topic. My suggestion is to rewrite that sentence for clarification about short term rental regulation, interpretation and policy in un-zoned areas as well as zoned areas of Gallatin County. I know Envision Gallatin is a work in progress and I appreciate all the effort the planning department is exerting to stream line potential county-wide zoning. I also know that despite your efforts at outreach, most people I have*	Specific changes regarding the regulation of short-term rentals are not addressed in the FLUM or the HS. The HS presents options that Gallatin County can pursue to address its housing affordability challenges. The FLUM does include "typical uses" but uses "included but not limited to" language intentionally, to account for uses that will could/will be defined by zoning regulation outreach processes. A relevant recommendation within the HS is to monitor the impact of short-term rentals in Gallatin County, it does not make any specific recommendations related to regulating short term rentals. This section in the HS simply provides background acknowledging that short-term rentals are allowed in some, but not all areas, and in unzoned areas are not regulated, which is factually correct. Property owners should refer to the Gallatin County webpage and regulatory documents for specific details on where short-term rentals are allowed.	Comment already addressed in HS.

	talked to about this are hearing about Envision Gallatin from me for the very first time. To mitigate potential future conflicts and previously pointed out problems with unrepresentative data from surveys, it may be in your best interest to have a 3rd round of public outreach before moving to the next step.		
Other	*I also appreciate that Housing Strategy is a "work in progress" which is why I am offering suggestions. I am not against county-wide zoning as a concept. In fact it could be a great step forward IF … regulation is written in the spirit of Traditional Zoning that limits the scope of county government regulation to areas of physical building standards and only broad categories of Use instead of specifics. County Government and property owners are better served in large, diverse, mostly rural areas, when local subdivision HOAs are delegated enforcement responsibility for micromanagement-type reg and covenants of building style and specific uses. Any county-wide zoning must also leave room for "unregulated" situations that are not appropriate to be governed by zoning. Proposed county-wide regulations would better serve constituents if they also include guardrails for the scope of regulation and a set of standards that preserve individual property rights against overreach by other property owners. You are all familiar with recent and historic examples of some owners and organizations somewhat natural inclination to insist that zoning address any possible future inconvenience. To mitigate their imagined grievances, they want regulations to dictate what others can and cannot do on their own property even without any evidence of harm to other owners or the community beyond speculation. I am sure the planning department as a whole would benefit from limitations on your jurisdiction especially for the Code Compliance. A property owners Bill of Rights could benefit Gallatin County government as well as property owners. Thank you so much for reading and consideration my ideas.*	Related to limitations on compliance, the Planning Department is separate from the Compliance Department, and neither the FLUM nor HS include a discussion about compliance. Similarly, neither of these projects address county-wide zoning. Property rights are protected in various statutes, but creating a property owners bill of rights is beyond the scope of these projects.	Comments outside the scope of the FLUM/HS.
Other	*Kerns (?) –What is that area shown on the map? I believe this refers to a really old railroad yard around Hulbert. Some of the things shown on the ESRI basemap are problematic and could be distracting.*	The issue noted was on a screenshot of the interactive map, and would disappear when zoomed in. However, we will continue to review available base map options to determine if some of the base map data is better represented as something other than the ESRI baseman, using County data for instance.	Comment outside the scope of FLUM-cannot address at this time.
Other	*Stop letting developers pay for water usage that is unsustainable. Stop paying for all the infrastructure that developers should be paying for. "Affordability" is not a function of building tons of apartment units here, because the federal reserve monetary policy is 10 times more inflationary than the Supply economics of our little county. Protect current Gallatin County residents from sprawl and natural and open space destruction. Prioritize sustainability, open space, agriculture, environment, and wildlife. STOP THE SPRAWL*	The County does not pay for infrastructure for developers, and there are several strategies to prevent sprawl and protect water quality and availability in the FLUM, from the suitability model to the special topics and overlays. The housing strategy contains a variety of options that aren't just supply focused, including strategies for preserving existing housing and keeping people in their homes, such as the buy down program and deed restriction.	Comment already addressed in FLUM/HS or outside the scope.

Project Support or Thanks/Praise	*Hello, I am a resident in Gallatin County, here is my comment on the zoning plan: I am concerned with the speed of destruction of open space, agricultural lands, and growth and want effective, balanced solutions to limit development in order to protect the natural resources people value and depend on. I favor strict limits on development, especially limiting development based on water quality and availability. Developers should not be able to pay fees for unsustainable water deferrals.* *I AGREE WITH:* *- focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl* *- protect wildlife and their corridors* *- build wildlife crossings ASAP* *- protect the natural resources and opens spaces that are the reasons people choose to call Gallatin County home* *- protect agricultural lands and businesses, and protect the quality of life for existing county residents* *- reduce auto traffic* ***Planning staff received four emails with this comment written almost verbatim, with some slight variation in introduction and signature based on the person sending the comment. A single response to these comments is included here for clarity and brevity.***	The FLUM is a visionary map of how the community wants to grow over time. The map shows where different types of development should happen and will guide future County plans and regulations, like zoning. However, the FLUM/HS project doesn't change zoning rules by itself, and we're not sure yet how it will affect current zoning. When the time comes to consider amendments to existing zoning and County's zoning framework, we'll use the FLUM/HS and the data and feedback from this project as a guide to make informed decisions. The second half of this feedback is consistent with what was shared in outreach, and as such, these concerns have been addressed in a variety of ways in the FLUM, from the suitability model criteria to overlays. While the County Planning Department cannot build wildlife crossings, they are a recommendation incorporated in the wildlife overlays. This comment came prior to posting of draft materials, public meeting dates and draft materials were shared for comment.	Comment already addressed in FLUM.
Project Support or Thanks/Praise	*Dear Commission: Thank you for the opportunity to comment on the upcoming zoning planning process. Our family owns a residence in Bozeman in which our son resides. He is a 2008 graduate of MSU. I worked in land use planning until my retirement. I have lived in 3 western states and have watched the destruction of open space, agricultural and timber lands. I remember when Phoenix was a small city and had running rivers and trees. I saw San Jose cut down all the orchards and sprawl into a monster megalopolis. Don't think that won't happen in Gallatin County. It will- unless effective and thoughtful planning takes place, Now. Please don't be fooled by the "economic development" stories. The jobs (filled by imported labor) go away after the destruction occurs and the residents are left with sprawl, wondering what happened. The only people who benefit from the massive growth are developers. The people pick up the tab for unnecessary infrastructure costs and loss of quality of life. The people want and deserve a high quality of life and I hope you find effective, balanced solutions to limit sprawl in order to protect the natural resources the people value and depend on. I favor strict limits on development, especially limiting development based on water quality and availability. Developers should not be able to pay fees for unsustainable water deferrals. Any development must pay for All*	For some clarification, the FLUM is not a zoning plan, but it can and will be used as a guiding document for any future zoning updates/new zoning districts. The FLUM is a visionary map of how the community wants to grow over time. The map shows where different types of development should happen and will guide future County plans and regulations, like zoning. However, the FLUM/HS project doesn't change zoning rules by itself, and we're not sure yet how it will affect current zoning. When the time comes to consider amendments to existing zoning and County's zoning framework, we'll use the FLUM/HS and the data and feedback from this project as a guide to make informed decisions. The second half of this feedback is consistent with what was shared in public outreach, and as such, these concerns have been addressed in a variety of ways in the FLUM, from the suitability model criteria to overlays. While the County	Comment already addressed in FLUM.

	current and future costs. Oregon has some very useful planning techniques. *Some concepts I would like to see implemented are:* *- focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl* *- protect wildlife and their corridors* *- build wildlife crossings ASAP* *- protect the natural resources and opens spaces that are the reasons people choose to call Gallatin County home* *- protect agricultural and timber lands and businesses, and protect the quality of life for existing county residents* *- reduce auto traffic Thank you for your consideration of my comments.*	Planning Department cannot build wildlife crossings, they are a recommendation incorporated in the wildlife overlays	
Project Support or Thanks/Praise	*I am not sure if this email is monitored, but I just wanted to say thank you for providing such a robust public engagement platform for this process. I appreciate all the work that must have gone into this effort and know it can't be easy, but hopefully your team's work is paying off with lots of input. I have been following along for a while now and feel that there have been many opportunities to share my thoughts/concerns/dreams for this community, and we have you all to thank for that.*	Thank you for participating.	No changes suggested.
Questions	*Do you know which HRDC housing project(s) the County has assisted with through the use of conduit lending? We got a question about that at our FLUM outreach meeting last night and thought you might be a good person to ask*	The County assisted HRDC with the purchase of a mobile home park in Belgrade with revolving loan funds, which is not technically conduit lending. The County did provide conduit lending to Family Promise for their family shelter. We will adjust the language in the Housing Strategy report appropriately	No changes suggested.
Special topics/overlays – Concerns and Suggestions	*New elk collar data indicate a critical elk corridor threatened by current development patterns in the Managed Growth Areas and Open Working Lands to the southeast of Bozeman. To preserve the historic range, including migration corridors between summer, winter, and calving areas, ensuirng continuity of open space is preserved is necessary. One dwelling unit per 20 acres if not clustered could be disruptive for elk and for property owners. Clustering if done, needs to be done in a way that preserves contiguous open space for elk migration.*	Some modifications to the Wildlife Overlay have been made since the publication of the draft FLUM due to feedback and additional data from Montana Fish, Wildlife, and Parks. The Managed Growth Area density recommendation notes that to achieve a density of 1 dwelling unit per 20 acres clustering design shall be implemented.	Changes made.
Special topics/overlays – Concerns and Suggestions	*The Health Department mapper includes a layer that shows risky areas based on depth to groundwater. Should this be incorporated similar to the Nitrate overlay, since it is a known devleopment constraint with Septic systems?*	There are many factors that can affect septic viability, and the Health Department mapper includes some items that are more frequently updated than the FLUM will be. Additional language has been added to acknowledge these other limitations and to further encourage those seeking to build or develop to contact the Health Department to understand these septic limitations.	Changes made.

Special topics/overlays – Concerns and Suggestions	***See Attachment E:*** *Concern that connectivity for wildlife is not adequately addressed, requesting consideration of new data prepared by the Center for Large Landscape Conservation and connectivity layers in the Sensitive Lands Plan.*	The Sensitive Lands Plan provides guidance on development already as an adopted plan, including on connectivity of habitat. Adding data from that plan directly could create issues if one or the other is updated. However, Additional language regarding wildlife movement and connectivity has been added to the Wildlife Friendly Fencing Overlay section to address this concern, which has been renamed the Wildlife Safe Movement Overlay, and contains a new connectivity layer for Elk based on data from Montana Fish, Wildlife, and Parks. A new section has been added to the FLUM D&C document to describe the amendment process and criteria for new data integration into the FLUM. A review of the maps showing connectivity modeling also revealed that dense development is already limited in the FLUM in the areas flagged as important connectivity corridors.	Changes made- amendment process added to account for new data.
Special topics/overlays - General Support or Confirmation of Importance	***See Attachment D****: Praise for incorporation of the informative Groundwater recharge overlay, and description of how it might be useful for a future water exchange program.*	Thank you for participating.	No changes suggested.

CONCLUSION

Many helpful comments and suggestions regarding the FLUM and HS were received during the round two public outreach period. The survey and email comment tables above depict how each suggested change to the FLUM or HS was incorporated into the documents or, if the comments were already addressed in the FLUM or HS, a description of how the concern or suggestion is already addressed. Some survey/email comments suggested changes to regulations or processes that are outside of the County's jurisdiction and these instances are also noted. In addition to the survey responses and email comments, each of the public engagement sessions and stakeholder meetings shown in Tables 2 and 3 above were integral to the development of the final draft of the FLUM.

All changes to the draft FLUM/HS were made to address concerns brought up in public feedback, provide clarity, and maintain consistency with other County planning regulations, adopted plans, and State Law. Information gathered during the round two public outreach process will continue to inform County planning processes beyond the completion of the FLUM and HS. The project team will continue to look toward the survey results and draw upon knowledge gleaned during public outreach to inform our processes and engagement efforts.

GALLIK & BREMER, P.C.

Attorneys at Law
777 East Main Street, Suite 203
Post Office Box 70
Bozeman, Montana 59771-0070

September 25, 2024

SENT VIA EMAIL ONLY

Gallatin County Commission
311 West Main Street
Bozeman, MT 59715
Commission@gallatin.mt.gov

Sean O'Callaghan, Chief Planning Officer
311 West Main Street
Bozeman, MT 59715
Sean.OCallaghan@gallatin.mt.gov

RE: Draft Future Land Use Map

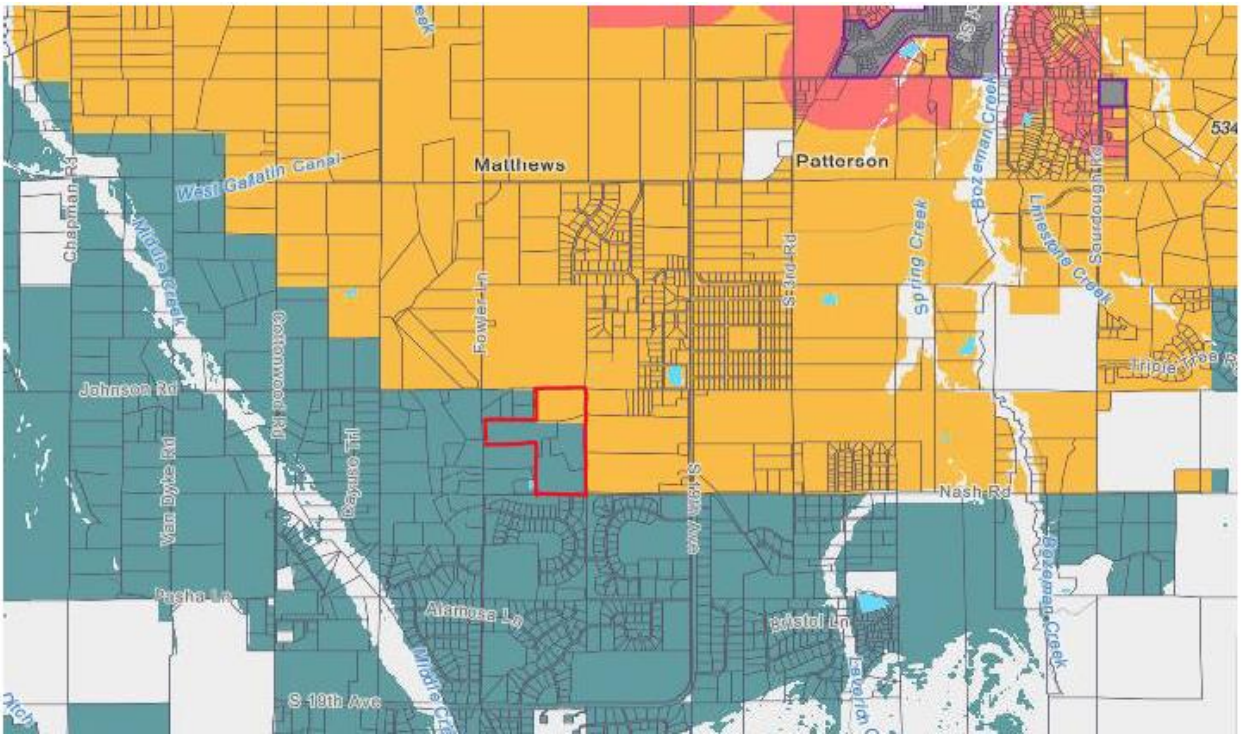
Dear Gallatin County Commissioners and Mr. O'Callaghan,

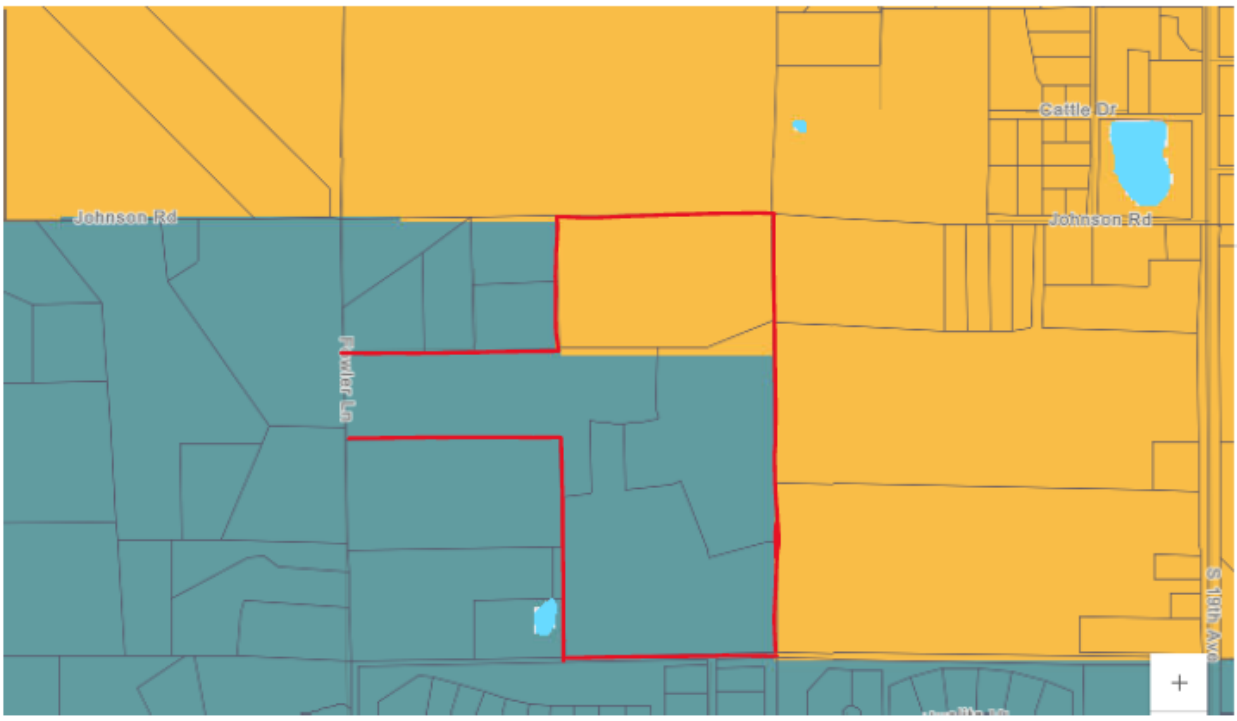
We write this letter regarding the Draft Future Land Use Map ("FLUM") released by Gallatin County for comment. Our client opposes the proposed "Open and Working Lands" designation on a portion of their real property. We respectfully request the County revise the designation to a "Managed Growth Area." We also ask that the County increase the density allowed within the Managed Growth Areas to comport with existing zoning allowances.

Our client owns the real property described as Tracts 2, 3, 4, and 5 of Certificate of Survey No. 3126, located in the N1/2 of Section 2, Township 3 South, Range 5 East, P.M.M., Gallatin County, Montana (the "Property"). The entire Property is approximately 98 acres. Our client has been preparing an application for a low-density, residential subdivision on the Property and plans to submit a preliminary plat application in the coming weeks.

The draft FLUM designates Tract 4 as a Managed Growth Area. A sliver in the northern portion of Tract 3 and the northeast portion of Tract 5 also are designated as a Managed Growth Area. The remaining portions of Tracts 3 and 5, and Tract 2 in its entirety, are designated as Open and Working Lands.

The approximate location of the Property is outlined in red on the images below, taken from the draft FLUM:





The Open and Working Lands category is described as the "Least Suitable" for new development.[1] The category aims to limit new development in these areas "due to capacity limitations of the land and to acknowledge the inability to efficiently provide adequate public services to dispersed populations and various public health and safety concerns like wildlife risk."[2]

The *Future Land Use Map: Development and Category Descriptions* ("Draft Land Use Categories") also states that limiting development in these areas "serves to protect wildlife habitat and open space, reserving areas for production agriculture, industrial or resource extraction uses, and important land uses that require more space or are [not] appropriate in areas of more intense, mixed use and residential development." While the typical uses within the Open and Working Lands category include limited single family detached units, the base density is described as ranging between 1 unit per 160 acres and 1 unit per 40 acres.[3]

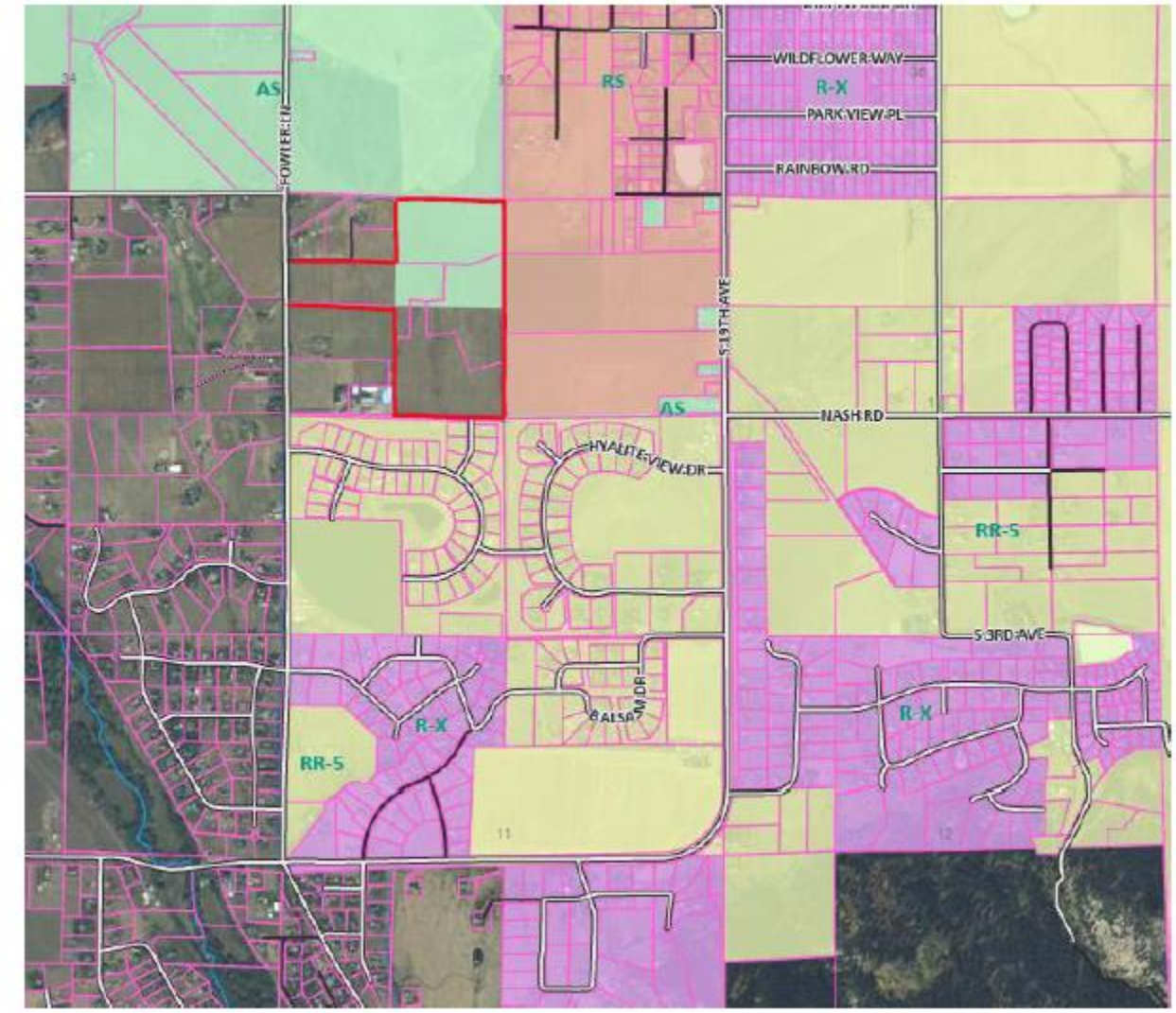
We do not believe this description accurately characterizes the Property. The Property is not in an area intended to "accommodate a wide range of uses that are less appropriate near denser community cores," nor does the area "provide a space for uses that require larger, contiguous tracts of land."[4] The Property is in an area of low density, residential developments expanding along the South 19th corridor. The Home 40 Subdivision is located to the immediate south, and the Hyalite View Estates Subdivision is located to the southeast, bordering South 19th. The property to the immediate east of Tract 2 was preliminarily approved for The Summits Subdivision. These subdivisions are providing for the continued infill of the area in a compatible development pattern and consistent with existing zoning entitlements.

Tract 4, the north half of Tract 3, and the eastern portion of Tract 5 currently are zoned Agricultural Suburban (AS) and located within the Gallatin County/Bozeman Area Zoning Regulation. The AS designation is intended for agricultural activities and rural residential uses. The density is one dwelling unit per 20 acres but allows for a clustered development option with minimum lots sizes of one dwelling unit per one acre.[5]

The land to the immediate east of the Property is zoned Residential Suburban (R-S). This designation provides for "residential single-household country estates" and similarly allows for minimum lot sizes of one dwelling unit per acre, but without clustering.[6] The properties to the immediate south are located in the Hyalite Zoning District and zoned RR-5 Rural Residential (One Single Family Dwelling Per Five Acres).

[1] Future Land Use Map: Development and Category Descriptions, 20 (Draft Sept. 2024).
[2] *Id.*
[3] *Id.* at 21.
[4] *Id.* at 20.
[5] Section 6.05.3, Gallatin County/Bozeman Area ("GC/BA") Zoning Reg.
[6] Section 7.05, GC/BA Zoning Reg.

The following image from the County's online Planning Map identifies the existing zoning designations in the vicinity of the Property, which is outlined in red:



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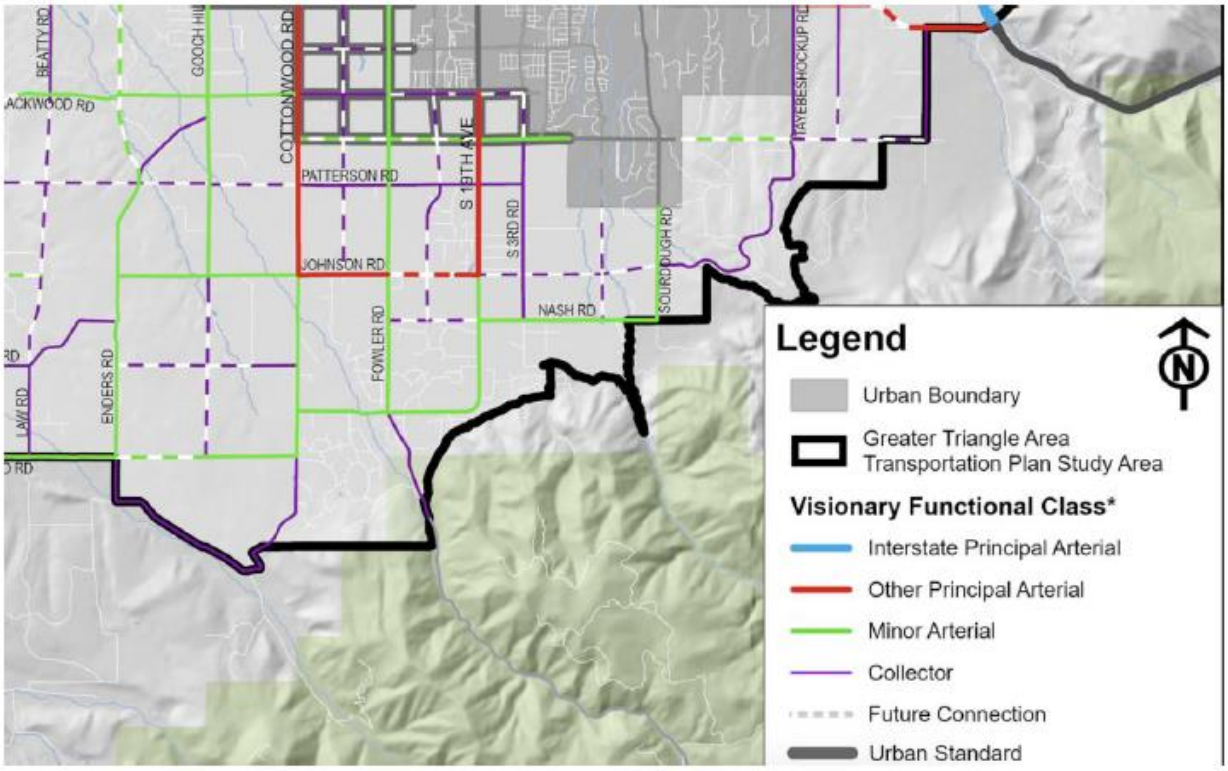
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The existing and recommended road network also demonstrates the suitability of the Property and surrounding area for designation as a Managed Growth Area.

According to the *Greater Triangle Area Transportation Plan* ("Transportation Plan"), South 19th operates as a Minor Arterial in this vicinity.[7] The Property will be served by Nash Road to the south, Johnson Road to the north, and Fowler Road to the west. These roads are recommended for higher volumes of traffic. The Transportation Plan designates Nash Road as a Collector Road, Fowler Road as a Minor Arterial, and Johnson Road as an Other Principal Arterial.[8]



We understand the County's concern that properties suitable for development be connected to public water and sewer infrastructure and be located in close proximity to community cores. We also understand this focus drove much of the suitability analysis and resulted in the classification of a large majority of the County as Open and Working Lands. However, the existing infill development pattern in the Property's vicinity, together with the surrounding road network does not support this designation. The Property should be designated as a Managed Growth Area.

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[7] Greater Triangle Area Transportation Plan, 71 (Apr. 21, 2022).
[8] *Id.*

The Property is in an area of low residential density. Existing and preliminarily approved subdivisions are located to the Property's immediate east and south. The corridor along South 19th reflects a pattern of infill in this area in a consistently low, residential density. The R-S district extends from the neighboring property north along South 19th.

Yet, the draft FLUM designates the Property and the lands to the east, west, and south as Working and Open Lands not suitable for development. The existing residential subdivisions previously approved by the County are incompatible with this designation.

The draft FLUM also creates the odd result that the Property has split designations. Slivers of Tracts 3 and 5 are designated as Managed Growth Areas but the remaining portions of the tracts are designated as Open and Working Lands. However, the exact same conditions exist across the entire Property. It is unclear why the slivers on Tracts 3 and 5 are appropriate for managed growth, but the remaining portions of the Property are not.

Accordingly, we respectfully request the County modify the draft designations for the Property so that the Property is designated in its entirety as a Managed Growth Area.

The Managed Growth category is described as "Moderately Suitable" for new development.[9] The category allows for "carefully planned growth in areas with some constraints, due to physical constraints (e.g. some fire risk, wildlife value or lack of services) but that are still suitable for moderate intensities of development based on their characteristics."[10] The Draft Land Use Categories explain the intent "to ensure growth respects the inherent capacity limitations of the land while making the best, functional use for areas reserved as undeveloped."[11] Consequently, higher densities and greater flexibility of uses are allowed through cluster and PUD developments that provide public benefit.[12]

This designation more closely reflects the development pattern in the area of the Property. The cluster and PUD options allow developments to continue to infill this corridor in a manner that respects both development constraints and benefits the growing community. These goals will be advanced by the Land Use Guidelines for the Managed Growth category, such as incentivizing public/community infrastructure; implementing design standards that mitigate impacts on neighboring developments, wildlife, and public health and safety; and providing "safe, accessible, pedestrian and multimodal transportation networks," which "are needed to connect managed growth areas to rural and urban growth areas" in the community.[13]

[9] Future Land Use Map: Development and Category Descriptions at 18.
[10] *Id.* at 17.
[11] *Id.*
[12] *Id.* at 17-18.
[13] *Id.* at 19.

We also ask the County to increase the density allowed in the Managed Growth Areas commensurate with existing zoning. This modification will encourage the managed growth of this corridor consistent with existing residential developments and zoning entitlements, while also requiring future developments to substantially comply with the Managed Growth Area guidelines.

The base density for developments using the cluster or PUD process is one dwelling unit per 20 acres.[14] This is still a very low density. At the same time, the Draft Land Use Categories encourage locating developments adjacent to other developed areas to reduce patterns of sprawl.[15] To prevent further sprawl in this area, infill is needed along the South 19th corridor. This infill should be compatible with the existing density pattern established by zoning.

The density limitation for the Managed Growth Areas conflicts with the County's existing zoning regulations for this area. There is a clear discord between the FLUM (allowing only one dwelling unit per 20 acres for cluster/PUD developments) and the existing designations on and in the vicinity of the Property (allowing cluster developments and minimum 1-acre lot sizes).

The County's zoning regulations should be consistent with and advance its Growth Policy. Once the FLUM is incorporated into the Growth Policy, the County must "be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the adopting of zoning ordinances or resolutions."[16]

To avoid the present conflict and better align with existing uses in the Property's vicinity, we ask that the County modify the density limitations in the draft FLUM so that landowners can utilize the cluster development and PUD options at the densities allowed by zoning. Landowners, like our client, rely on the zoning designations when purchasing their properties. It is unclear how a landowner can develop their property in substantial compliance with the draft FLUM density limitations, while also pursuing the development options permitted by existing zoning entitlements.

We also reiterate our request that the County designate the entire Property as a Managed Growth area. We believe this category more appropriately reflects existing and future uses of the Property and surrounding area.

Finally, we appreciate your consideration of this comment outside of the requested online survey format. Given the extent of information provided herein, we were unable to provide this comment through the online survey in a meaningful manner.

[14] *Id.* at 18.
[15] *Id.* at 19.
[16] § 76-1-605(1)(c), MCA.

Please contact us at your convenience should you wish to discuss this request.

RESPECTFULLY,
GALLIK & BREMER, P.C.

Erin L. Arnold

Erin L. Arnold
Attorney at Law

Cc: LeeAnn Certain, Chief Deputy County Attorney (LeeAnn.Certain@gallatin.mt.gov)
Client

HazerAlvarez, Meghan

From: amanda knutesonlaw.com <amanda@knutesonlaw.com>
Sent: Monday, September 30, 2024 4:40 PM
To: envision
Subject: Draft Future Land Use Map Comments
Attachments: PublicCommentsMap.pdf

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

Date: September 30th, 2024

To: Envision Gallatin Team

Re: Draft Future Land Use Map (FLUM)

Dear Envision Gallatin Team Members:

First, I would like to compliment you on your diligence in preparing the draft FLUM and on your unprecedented level of public outreach and community engagement. I've enjoyed attending your informational sessions and seeing your flyers inviting survey participation at somewhat unexpected locations throughout Bozeman. As an advocate for transparency and increased public participation in community planning and land use policy and decision-making in particular, I appreciate the clear and open process you've employed in soliciting input related to your map-making endeavor.

Today, I am submitting the following comments on behalf of Elk Grove Development Co. (EGDC) regarding the current Gallatin County draft Future Land Use Map (FLUM). For efficiency's sake and to meet today's submission deadline, I will just list out the relevant background facts and a brief, corresponding summary of concerns. Should you have any questions or if you would like further clarification regarding the many reasons why we believe the current draft FLUM has designated certain portions of EGDC properties incorrectly, we would be happy to schedule a meeting or a phone call to discuss and to provide any supplemental information you may require to correct the improper designation described below.

Elk Grove Development Co. owns approximately 100 acres situated along Hwy 191 just south of Four Corners, including a fully approved/platted Commercial phase, adjacent to the residential phases of Elk Grove community. The parcel where we would draw your particular focus as having been classified inappropriately based on your stated metrics, is assigned Geocode 06-0797-26-1-01-15-0000.

All of the property owned by Elk Grove Development Co. has been within the boundaries of the Four Corners Community Growth Plan, Four Corners Zoning and the "Bozeman Triangle"

(Triangle Community Plan) area designated as a location where higher density development should take place, for many years.

While the smaller Commercial portion of Elk Grove Development Co's property has been properly identified in your draft FLUM as appropriate for higher density use (aka, "Urban Growth"), inexplicably, the immediately adjacent parcel which has approximately 1/2 mile of Hwy 191 frontage along its western border, is currently designated as the lowest—or nearly lowest—density classification, "Managed Growth" (see attached snapshot of the draft FLUM). As stated above, the Geocode designation for this parcel is 06-0797-26-1-01-15-0000.

Your definition of "Managed Growth" is as follows:

Managed Growth Areas: Limited growth potential due to absence of infrastructure, utilities, and likelihood of sprawl. Base density of up to one dwelling unit per 40 acres or lower as determined by localized constraints. Cluster and Planned Unit Development provisions are encouraged in zoning to provide density incentives, up to one dwelling unit per 20 acres in exchange for developers who permanently preserve a portion of property for public benefit. These benefits may include, but are not limited to, contiguous open space for wildlife or public use, trail networks, diverse and attainable housing, agricultural soil preservation or production, contribution to local food systems, groundwater recharge, and more (see full FLUM category descriptions for additional details).

Additionally, the following is your stated rationale for determining which properties are suitable for higher density development:

Within or near existing population centers

In areas served (or serviceable) by public water and sewer systems

Outside areas of high value for wildlife, high risk for wildfire, or on steep slopes

Outside of the floodplain, riparian areas, or river/stream buffers

Where impacts to agriculture and irrigation infrastructure are minimized

Based on your stated criteria for making density determinations, and the property's inclusion as the southernmost property wholly contained within the Bozeman Triangle (Triangle Community Plan) for the past several years, Parcel 06-0797-26-1-01-15-0000 has been mis-identified as a

property that should be constrained to the Managed Growth designation. I will address each of the above listed considerations below.

First, this property is contiguous with/immediately adjacent to, the Phase 4 commercial properties which are deemed appropriate for the highest possible Urban Growth designation. Immediately adjacent property to the northeast, is another tract owned by EGDC that also has the Urban Growth designation; the imaginary line which your group has used to carve out a portion of parcel 06-0797-26-1-01-15-0000 as a "Managed Growth" area when it is surrounded by, and contiguous with, significant/expansive Urban Growth areas, is arbitrary. There is no rational basis, let alone compelling reason, for relegating this prominent Hwy 191 corridor property to the near-lowest density growth designation in the draft FLUM.

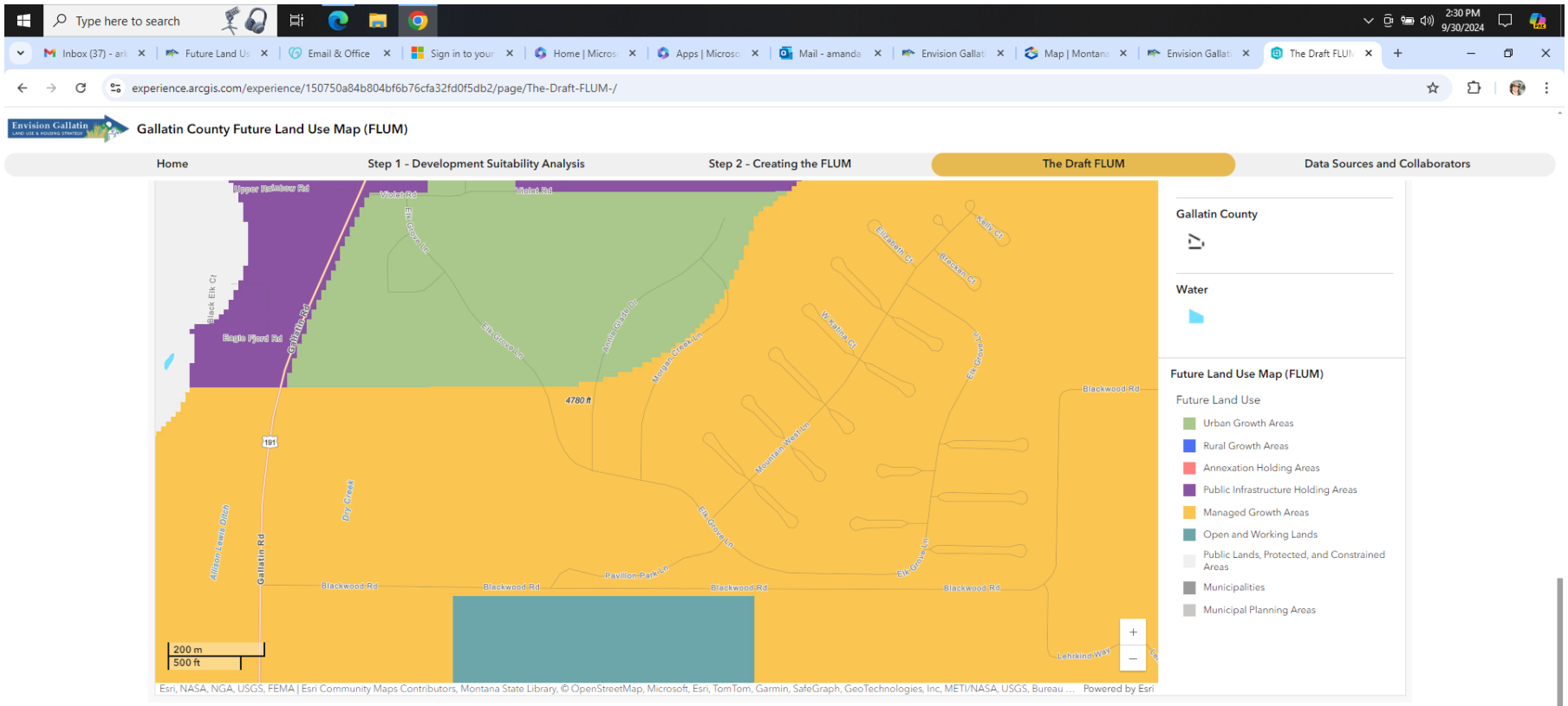
Parcel 06-0797-26-1-01-15-0000 is within/near existing population centers—Four Corners is a rapidly growing commercial/residential/mixed use hub with an ever-expanding host of amenities. Businesses are located directly across the highway from this parcel, and immediately to the north of the parcel, where Gallatin County recently approved high density multi-family condominium development and remarked that they are aware this will likely lead to many more multi-family/mixed use structures in this high traffic area within the Four Corners Water & Sewer District.

This property is wholly contained within the service boundaries of the Four Corners Water and Sewer District, which re-oriented its boundaries to include this property several years ago. A settlement agreement was reached between EGDC and the District in May 2022, a copy of which could be shared with the your planning group upon request. Moreover, this property was approved in the early 2000s and likely could be served by a combination of well(s) and community water. EGDC has a sufficient quantity of water and sewer capacity reserved, via the 2022 settlement and original underlying covenants running with the land—along with other legal bases for these entitlements--to serve the Commercial property and possibly the adjacent property with proper planning and conservation measures in place. The owner also has reserved other water rights through a related entity which could be converted to domestic uses when development occurs on parcel 06-0797-26-1-01-15-0000.

This area is also well removed from high value wildlife corridors—it has been fenced with barbed wire and grazed for years, and is immediately adjacent to the high-traffic Elk Grove community parks and trails system. Wildlife has not utilized this parcel as a corridor for many decades.

This area is not at high risk for wildfire—there are no trees, the owner arranges for a grazing lease each year to keep the grass down, and the property is adjacent to plowed fields, irrigated properties, landscaped park area, and a business park across the highway.

The area is completely flat—there are no slopes or topographical features whatsoever on this property.



The full Future Land Use Map: Development & Category Descriptions document, including detailed descriptions of each FLUM category and recommendations, is available for review here.

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This parcel is "high and dry"; it is well removed from the floodplain, riparian areas and river/stream buffers which would preclude higher density development. There has never been any flooding or riparian characteristics on this parcel.

This parcel has not been farmed in decades and would not negatively impact agriculture; there is no irrigation infrastructure impact that would preclude higher density development on this parcel. The current owners also own stock water and irrigation rights associated with the unnamed tributary of Elk Grove slough which partly runs through the southeast border of the property.

Managed Growth Areas are restricted due to "absence of infrastructure, utilities, and likelihood of sprawl." This parcel is 100% within the service boundaries of the Four Corners Water & Sewer District and is eligible for service per the May 2022 settlement agreement between EGDC and the District. Moreover, the current owners of EGDC also control the corporation which owns other water rights and rights to drill a well or wells on this property, any combination of which would support higher density development than that which is allwoed under the Managed Growth designation.

The Gallatin Gateway sewer pipeline runs parallel along the western boundary of this parcel, and the infrastructure installed within the adjacent commercial parcels could easily be networked into parcel 06-0797-26-1-01-15-0000. EGDC already envisions connecting a trail system through this parcel into the existing Elk Grove trail system and surrounding Four Corners Community trail system when this property is developed.

In summary, the current draft FLUM arbitrarily converts this parcel into an unnecessary/low value "oasis" of wasted space where higher density would not constitute "sprawl" by any definition during this high growth era in the Gallatin Valley. The creators of the Triangle Community Plan recognized the suitability of this property for higher density development years ago, and this planning body should align the FLUM boundaries with those outlined in the Triangle Plan.

Parcel 06-0797-26-1-01-15-0000 is logical extension of the existing and imminently-planned/recently approved high density uses on neighboring parcels. Other contiguous/immediately adjacent properties owned by EGDC are already included in the Urban Growth classification zones of the draft FLUM; there is nothing about the excluded portion of parcel 06-0797-26-1-01-15-0000 that renders it uniquely unqualified for Urban Growth density while the immediately adjacent parcels are all clearly designated Urban Growth.

In conclusion, the exceptionally restrictive density designation on this parcel is improper by all stated metrics and appears to have been imposed in error. We respectfully request that the designation be changed to Urban Growth, as a logical extension of the surrounding properties already identified as such.

Please feel free to contact me with any questions or concerns, or to set up a meeting with EGDC for further discussion.

Kind Regards,

Amanda R. Knuteson

Amanda R. Knuteson, Esq.
Managing Attorney
Knuteson Law, PLLC

406-581-7717 | 406-304-4884 | knutesonlaw.com

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Bozeman, MT 59715



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CENTER for LARGE LANDSCAPE CONSERVATION

P.O. Box 1587, Bozeman, MT 59771

September 30th, 2024

Sean O'Callaghan, Chief Planning Officer
Garrett McAllister, Senior Planner
Department of Planning & Community Development
Gallatin County
311 W. Main Street
Bozeman, MT 59715

RE: Future Land Use Map via Envision@gallatin.mt.gov

Dear Sean and Garrett,

The Center for Large Landscape Conservation applauds the County's efforts to develop a Future Land Use Map (FLUM) and Housing Strategy and appreciates the comprehensive strategy applied to develop the map and its overlays. We are glad to recommend the adoption of the FLUM.

We provide the following comments in hope that the FLUM and Housing Strategy, when implemented, can meet Gallatin County's objectives of maintaining wildlife corridors and ecological connectivity as set out in the 2021 *Envision Gallatin: Tomorrow Together Growth Policy* in order to satisfy the Primary Criteria of Section 76-3-608(3)(A) MCA. A partial list of policies from the *Growth Policy* that support our comments follows, with a more complete list in Appendix A. These are:

- HAB-1-4. Preserve identified big game winter range and areas important for wildlife movement and migration. WH
- HAB-1-5. Encourage the incorporation of wildlife buffers into developments in areas of increased animal activity. WL, WH
- ENV-1-4. Develop and/or maintain strategic partnerships to monitor key environmental indicators that support air and water quality, ***biological integrity, ecological connectivity****, etc.* ***[emphasis added]*** AG, NE, PH, WL, WH
- ENV-1-6. Support and implement development standards and other tools that make Gallatin County more resilient to potential impacts from climate change. LS, NE, PH
- ENV-2-4. Minimize adverse impacts from development on rivers, streams, wetlands, and riparian areas. NE, PH, WH
- PS-1-4. Utilize technology to provide the public and decisionmakers with real-time and high integrity data with which to make decisions.

  Primary Criteria: AG= Agriculture, LS = Local Services. NE = Natural Environment, PH = Public Health, WL = Wildlife, WH = Wildlife Habitat

Moreover, the *Growth Policy* suggests the following for Core Wildlife Habitat areas ***[emphasis added]***:

- *Apply a higher level of wildlife consideration in development design and review. Use the recommended approach and design standards, such as clustering homes* ***and connecting open space****, in the Fish and Wildlife Recommendations for Subdivision Development in Montana.*
- *Ensure land use plans and regulations provide for building densities* ***and connected open spaces that maintain core habitats and allow for wildlife movement and migration****.*
- ***Minimize the fragmentation and loss of habitat****.*

And, for Higher Value for Wildlife Areas:

- *Ensure land use plans and regulations provide for building densities* ***that allow for continued wildlife use****.*
- *Determine appropriate level of wildlife consideration in development design and review on a case-by-case basis. Use the recommended approach and design standards in the Fish and Wildlife Recommendations for Subdivision Development in Montana, as appropriate.*

Further, Gallatin County adopted the *Gallatin Valley Sensitive Lands Protection Plan* as a revision to the *Growth Policy* in December 2023, in recognition that the "Plan includes additional, well-documented data, transparent analysis methodologies and recommendations that could be useful in furthering some of the goals, policies and action items identified…[in] the Growth policy, especially around the themes of Heritage and Open Space…."

Recommendations

In accordance with the information above, we recommend that the County pay special attention to ecological connectivity and wildlife habitat values when reviewing development applications and making decisions at a parcel scale within the Future Land Use Map's designations of Managed Growth Areas or Open Space and Working Lands. While lower housing density and use of Montana Fish, Wildlife and Park's *Fish and Wildlife Recommendations for Subdivision Development in Montana* as described are helpful, active, parcel-specific planning to ensure that natural resources remain connected is also needed. Should development activities be proposed for parcels within these designations, we recommend the County encourage and incentivize conservation of natural resources and connections to other natural resource areas by taking advantage of the following data sources to maintain the benefit of connected, intact and functional natural systems for people and wildlife:

- *Gallatin Valley Sensitive Lands Protection Plan*
- *Wildlife Friendly Fencing and Bear Conflict Mitigation Overlays (Future Land Use Map)*
- *Local and Regional Wildlife Connectivity models* provided by the Center for Large Landscape Conservation via this link (which includes a clear explanation of the analysis methodology) *https://drive.google.com/drive/folders/1CdbhJjZUE3WID0N9V9tLNy8SzJyMm7zs?usp=sharing*

Rationale

Given that Gallatin County's current development boom stems largely from our region's tremendous wildlife resources and access to wildlife-related recreational opportunities, maintaining the habitat connections that underly this critical aspect of our economy should be a fundamental consideration in development applications. In addition, the benefits of maintaining wildlife corridors, their habitat function, and connections among natural resources are critical to the population of Gallatin County for basic quality of life, especially given the uncertainty of a changing climate:

- Wildlife corridors provide invaluable ecosystem services, which are defined as the contribution of natural systems to human well-being. Ecosystem services include processes that support life, such as pollination, carbon sequestration, pest and disease regulation, and water purification. Ecosystem services contribute to the health of basic resources, including forests and grasslands.
- Ecosystem services provided by connected, intact wildlife habitat and open spaces are essential to agriculture as they include crop pollination and pest control.
- Ecosystem services provided by connected, intact wildlife habitat and open spaces protect infrastructure, as they regulate erosion and water flow. Such services help to make infrastructure resilient to extreme events, and save taxpayers' money.
- Moreover, ecosystem services provided by connected, intact wildlife habitat and open spaces are essential to health of Gallatin County's citizenry, as they regulate air and water quality, and help to control the spread of mosquito- and tick-borne diseases.

Best Practices Examples

In order to maintain permeable landscapes and habitat connectivity, we recommend the County consider all available tools to ensure that habitat fragmentation is reduced to the greatest extent possible in development decision-making. Examples of practices adopted to preserve ecological connectivity given the parcel-by-parcel nature of development include the following from Teton County in Idaho, the Utah city of Eagle Mountain, Douglas County in Colorado, and the Arizona town of Buckeye.

Teton County, Idaho *Wildlife Habitat Analysis*
Development within the County's Natural Resources Overlay "requires a Wildlife Habitat Analysis…[to describe] the landscape connectivity that supports wildlife and fisheries movements and ecological processes. Include specifics of how features of the property relate to surrounding landscape features in supporting connections, corridors and floodplain functions. Consider buffers to habitats on the property (e.g,. agricultural fields) that support the function of Indicator Habitats." A Conservation Plan is needed with strategies that achieve optimal conservation so that impacts to wildlife are avoided, minimized, or mitigated.

Resources:

- Teton County, ID Wildlife Habitat Analysis
- Teton County, ID Natural Resource Overlay map

- Idaho Department of Fish and Game's Summary of Fish and Wildlife Resources in Teton County, Idaho

Eagle Mountain, UT *Wildlife Corridor Overlay Zone*
Eagle Mountain is a city of 54,000 in Utah that passed a regulation to create wildlife corridor overlay zones and to protect important wildlife habitat and migration routes in 2024. The regulation does not change existing zoning, but rather sets standards, requirements, and procedures for areas where an existing zone and a wildlife corridor overlay zone overlap. Under the regulation, the city council shall approve wildlife corridor overlay zones based on available GIS data. The zones must be: an essential wildlife corridor, wildlife habitat, and/or landscape linkage; areas identified as seasonal habitat use within the home range of a species; areas used by a species that are unique, rare, threatened, endangered, or otherwise found to be of significance or a listed species or habitat by a state or federal agency; or a natural geographic or topological area used to connect, link, and/or safeguard habitats. Each of these is defined by the regulation. Further, under the regulation, the city's wildlife biologist/environmental planner shall be consulted for any development in the wildlife corridor overlay zone, and no development shall occur in the critical mule deer migration corridor, among other standards and regulations, including, but not limited to, fencing, utilities, and revegetation. Wildlife crossings structures are permitted and encouraged.

Resource:

- Eagle Mountain, UT Wildlife Corridor Overlay Zone

Douglas County, Colorado *2040 Comprehensive Master Plan*
Douglas County's 2040 Comprehensive Master Plan (CMP) accommodates the long-term needs of wildlife by creating a habitat plan based on an ecosystem model:

> "The County model relies on a system of large, core-habitat areas connected by movement corridors to various habitat types dispersed throughout the county. The CMP also acknowledges the importance of smaller habitat areas and corridors, including the open areas within residential lots. Th[e] model uses a three-tiered approach to prioritize habitat needs for wildlife:
>
> • Tier 1: County/Regional - Countywide or regional (extending beyond the County) habitat areas. These areas and connections are prioritized at the highest level of importance. Countywide habitat includes large blocks of land connected by wide, multi-directional connections.
>
> • Tier 2: Local - Local- or community-level areas are moderately-sized wildlife habitat areas contained within, or shaped by, development. These habitat areas and connections are prioritized at a moderate level of importance.
>
> • Tier 3: Parcel - Parcel-level habitat or connections are found within individual residential lots, small commercial sites, or small neighborhoods. These habitat areas are given the lowest

> priority. Land fragmentation, impacts to natural systems, changes in vegetation, and disturbance reduce the value of such habitat. However, wildlife uses these areas, so the cumulative value of parcel-level habitat must not be discounted totally."

The County maintains and updates a Wildlife Resources Map that includes wildlife habitat conservation areas, moderate- and high-value habitat areas, movement corridors, overland connections, and road crossing areas. Of note, several municipalities are located within moderate-value habitat areas:

> "The land use review process in Douglas County seeks to identify, minimize, and mitigate impacts to wildlife and the various tiers of wildlife habitat. Stricter review and mitigation of development and other land uses is required of applications in, or adjacent to, important wildlife resources, including moderate or high-value wildlife habitat areas, wildlife habitat conservation areas, movement corridors and overland connections as designated on the Wildlife Resources Map."

Resources:

- Douglas County Comprehensive Master Plan
  - Section 9: Wildlife
  - Map 9.1 Wildlife Resources

Buckeye, AZ *Wildlife Corridors Best Practices Guide*
With only 15% of the Buckeye's 640-square-mile planning area currently developed, the city has created a Wildlife Corridors Best Practices Guide that identifies wildlife corridors and important habitat areas for its desert species, including mule deer, and includes case studies of city- and county-level options. The guide stresses the triple bottom line benefits of maintaining wildlife corridors including water quality, flood resilience, temperature mitigation, and firebreaks.

Resources:

- Buckeye, AZ Wildlife Corridors Best Practices Guide
- Buckeye, AZ Imagine Buckeye 2040 General Plan

Thank you for taking the time to review these comments, and we hope the examples are useful. We would be glad to provide additional information and example language to help the County as it proceeds with adoption and implementation of the FLUM.

Sincerely,

Abigail Breuer

Abigail Breuer
Conservation Project Specialist
406-586-8082

Appendix A: Supporting Policies from Envision Gallatin: Tomorrow Together Growth Policy

Habitat Goal 1. Conserve, and when possible, enhance important habitat for fish, wildlife, plants, and other biological communities.

HAB-1-1. Maintain and develop key partnerships to identify important wildlife habitat, including areas important for wildlife movement and migration. **NE, WL, WH**

HAB-1-4. Preserve identified big game winter range and areas important for wildlife movement and migration. **WH**

HAB-1-5. Encourage the incorporation of wildlife buffers into developments in areas of increased animal activity. **WL, WH**

HAB-1-6. Encourage the incorporation of vegetated buffers and infrastructure setbacks from water bodies and bald and golden eagle nests, clustered homes, and connected open

space into developments in areas of increased animal activity or important wildlife habitat. **WH** HAB-1-7. Incorporate FWP recommendations for mitigating development impacts using the map of wildlife resource values and associated matrix. **WL, WH**

HAB-1-8. Encourage aquatic organism passage for road crossings.

Habitat Goal 2. Embrace living with wildlife principles to reduce human-wildlife conflicts.

HAB-2-4. Encourage partnerships with FWP, MDT, and other agencies to incorporate information on wildlife movement and migration into transportation planning and documents. **LS, W, WH**

Environment Goal 1. Protect and enhance our natural environment through stewardship, conservation, and accountability.

ENV-1-1. Limit or restrict intense development adjacent to environmentally sensitive areas. **NE, WL, WH**

ENV-1-3. Utilize resources and information from regional agencies and organizations that focus on environmental stewardship to identify and inventory the location of important natural resources. **NE, WH**

ENV-1-4**.** Develop and/or maintain strategic partnerships to monitor key environmental indicators that support air and water quality, ***biological integrity, ecological connectivity,*** etc. **AG, NE, PH, WL, WH**

ENV-1-6. Support and implement development standards and other tools that make Gallatin County more resilient to potential impacts from climate change**. LS, NE, PH**

Environment Goal 2. Protect water quality.

ENV-2-4. Minimize adverse impacts from development on rivers, streams, wetlands, and riparian areas. **NE, PH, WH**

Public Service Goal 1. Provide meaningful opportunities for public engagement and establish a regulatory process that is transparent, fair, and efficient.

PS-1-4. Utilize technology to provide the public and decisionmakers with real-time and high integrity data with which to make decisions.

Primary Criteria: AG= Agriculture, LS = Local Services. NE = Natural Environment, PH = Public Health, WL = Wildlife, WH = Wildlife Habitat

Meghan Hazer Alvarez
Senior Long Range Planner, Gallatin County
311 W. Main St., Room 108
Bozeman, MT 59715
envision@gallatin.mt.gov

Re: Comments of Gallatin Water Trust on September 2024 Draft of Gallatin County "Future Land Use Map" ("FLUM")

Dear Ms. Alvarez:

We are writing on behalf of the Gallatin Water Trust ("GWT") to voice the GWT's support for the inclusion and use of the "Groundwater Recharge Overlay" (GRO") as an integral part of the FLUM as it is presented to the Gallatin County Commission for its review and approval. The GRO was developed based in part on information prepared for the GWT by the water rights consulting firm of WGM, and the March 2016 "Management Plan for the Gallatin Valley Water Exchange" prepared by students at the Bren School of Environmental Science & Management at the University of California, Santa Barbara. In the GRO the FLUM identifies in a general way areas of Gallatin County that, for planning purposes, should be viewed as valuable for groundwater recharge activities as a part of a broader effort to manage the County's water resources in an efficient and proactive manner.

For background, the mission of the GWT is to develop a water exchange for Gallatin County to encourage more efficient transfers of water between uses, and to assist in finding a balance between municipal, agricultural, an ecological water demands in Gallatin County. One part of GWT's efforts will be to develop and administer a mitigation water bank for key areas in the County to help mitigate the effects of growth in water use caused by population increase and other development activities. As part of a water bank the GWT may seek to establish and administer groundwater recharge activities. While the FLUM does not mandate the use of the identified areas for recharge, having the FLUM as a tool to inform developers and decisionmakers as to the most appropriate areas for such activities will help guide better decisions on the use of our water resources.

The GWT looks forward to working with Gallatin County in implementing the FLUM and in its future land use activities affecting development and water use. To that end the GWT will be reaching out to County staff and commissioners to discuss these matters further.

Thank you for your efforts and attention to the GWT's perspective. If you have any questions regarding the GWT or anything in this letter, please do not hesitate to contact us.

Sincerely,



Patrick Byorth, Chair



Sharon Brodie, Vice-Chair

HazerAlvarez, Meghan

From: abigail@largelandscapes.org
Sent: Friday, October 4, 2024 8:44 AM
To: envision; HazerAlvarez, Meghan
Subject: RE: comments on Future Land Use Map

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

Dear Megan,

Thank you for your quick and kind response—we did not expect one, and certainly not immediately! I am writing now to make sure the comments we submitted are clear. On behalf of the Center for Large Landscape Conservation, I hope you will consider the following information.

Please know that we are familiar with the wildlife value map in Gallatin County's 2021 *Envision Gallatin: Tomorrow Together Growth Policy* and the wildlife overlays in the Future Land Use Map (FLUM). We fully appreciate the rigor of the collar data and expert opinion of Montana Fish, Wildlife and Parks on which these layers are based, and are grateful they are part of the planning process. At the same time, we are concerned the existing layers and map do not provide sufficient information for conserving ecological connectivity across both the relatively intact and "stepping stone" habitat of Gallatin County's private lands, particularly as development continues at a rapid pace. Ensuring the "permeability" of our region's private lands is essential for maintaining the wildlife populations, including elk and bears, that we presently enjoy.

We hope that as the FLUM and Growth Policy are implemented, the County will consider the layers from the Sensitive Lands Plan and those in the link we provided earlier (and again here: https://drive.google.com/drive/folders/1CdbhJjZUE3WID0N9V9tLNy8SzJyMm7zs). These high-resolution data products provide a more nuanced and parcel-scale understanding of connectivity and resource values within the FLUM's wildlife overlays, as well as in the lower value for wildlife, higher value for wildlife, and core habitat areas identified in the Growth Policy. Our layers, along with those of the Sensitive Lands Plan (which are even more detailed than ours in the area the Plan covers), account for the many habitat attributes that make a wildlife corridor function for multiple species, including those less visible than Montana's iconic large mammals.

Science is clear that we now need to maintain not only habitat, but also interconnections among habitat patches. Only by so doing will a variety of species be able to persist on the landscape in Gallatin County as development continues. In this manner, areas identified in the FLUM as "working lands and open space" or "managed growth areas" can retain ecological function (e.g. wildlife habitat, water purification, pollination, climate resilience).

While we are uncertain whether the FLUM is the right place for such a level of specificity in the County's mapping and planning processes, we hope the critical habitat attributes the Sensitive Lands Plan and our data layers indicate are conserved in a manner that maintains connectivity as parcel-level development takes place. We believe this is critical to achieve the written goals and policies of the County's Growth Policy. The example policies we provided in our initial letter show how a handful of similar areas in the West do so at various planning stages.

Finally, please know the Custer Gallatin National Forest originally commissioned and applied a wildlife connectivity model we developed to inform forest planning. The connectivity layers we submitted are based on a similar modeling approach applied at a finer spatial scale, and cover all of Gallatin County. A written

description of the model is included in the link above. We are glad the Custer Gallatin National Forest is endeavoring to maintain ecological connectivity on public land. If the County is able to take advantage of similar information such that private land also provides critical habitat function in the face of development, our area's iconic species as well as the many less visible terrestrial, avian, and aquatic species that are key to the system, collectively, have a fighting chance.

We are truly appreciative of the County's work on the Future Land Use Map and recognize there are many voices and stakeholders. Our goal is to ensure Gallatin County has the best available data and policy tools to achieve the intention of the Growth Policy for the benefit of our region long-term. If we can be helpful in any way, please know we are available to discuss the data sources we have mentioned, their application, and more.

Thank you,

Abigail

CENTER for LARGE LANDSCA CONSERVATIC

Abigail Breuer
Conservation Project Specialist
406.586.8082 | Bozeman, MT

From: envision <envision@gallatin.mt.gov>
Sent: Tuesday, October 1, 2024 11:17 AM
To: abigail@largelandscapes.org; envision <envision@gallatin.mt.gov>
Subject: RE: comments on Future Land Use Map

Thank you, Abigail, for your comments.

Some quick notes for how they are or will be considered:

The FLUM will likely be incorporated as a new chapter in the Growth Policy, so the documents will work together with the recommendations you highlight in your letter. The County also has a wildlife value map included in the Growth Policy, developed in partnership with MT Fish, Wildlife, and Parks, which was used in the suitability analysis that forms the foundation of the FLUM.

There are two overlays specific to wildlife that are incorporated into the FLUM, one for wildlife friendly fencing and movement and one for bear conflict mitigation. We will be addressing some comments we have received related to migration corridors in the updates to the draft through these overlays, so stay tuned for some tweaks to that part of the document as we work to finalize it.

Gratefully,

Meghan Hazer Alvarez, MPH, MSLA
Senior Long Range Planner
Gallatin County Department of Planning & Community Development
311 W Main St, Rm 108

Envision Gallatin

LAND USE & HOUSING STRATEGY

Attachment B – Post Round 2 Comments

Post Round 2 Comments: These comments were received after the public hearings for the FLUM were noticed.

Outlook

FLUM comment

From Royce Gorsuch <rgsuch2@gmail.com>
Date Tue 11/19/2024 9:59 AM
To envision <envision@gallatin.mt.gov>

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

Please please please:

STOP THE SPRAWL of destruction across Gallatin county. The longtime residents who voted for you DO NOT WANT all this insane expansion, destruction of open space, agriculture lands, wetlands, and wildlife corridors. This plan gives too much away, and will create terrible consequences of traffic, loss of lands, quality of life, and more death of wildlife.

You will NEVER achieve affordable housing through development. Affordability has never occurred in a desirable place EVER through building alone, no matter what the lobbyists tell you.

Stop allowing developers to build unsustainability. Stop allowing them to pay for unsustainable water hook ups. Stop paying for their infrastructure.

The state's representatives are prioritizing newcomers, immigrants of all stripes, and "growth" - but the reality is, this all just creates an overheated economic rat race that will never end.

Will you be responsible for the death of the Last Best Place?

Outlook

Public Comment on FLUM

From Alzada Roche <aroche@wgmgroup.com>
Date Tue 11/19/2024 9:40 AM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to support adoption of the Future Land Use Map. As an ecologist and watershed scientist in the private sector, I value the science-based and locally relevant inclusion of the watercourse commons, groundwater recharge and nitrate overlays, and wildlife migration pathways. The planners who brought the plan together sought access to local scientists and collaboratives and collaborated well to find solutions that allowed our communities to flourish while protecting natural resources that we all value.

Thank you for securing the future of Gallatin County by moving forward with this plan,

Alzada Roche
Environmental Technician

M: 406-270-1576 O: 406-728-4611
109 East Main Street, Suite B
Bozeman, MT 59715
www.wgmgroup.com

WGMGROUP
Community Values. Inspired Futures.

November 19, 2024

Gallatin County Commission
Gallatin County Planning Board
C/o Planning & Community Development Department
311 West Main Street
Bozeman, MT 59715
Planning@gallatin.mt.gov

RE: Opposition to Future Land Use Map

Dear Gallatin County Commission and Gallatin County Planning Board,

This letter is submitted on behalf of Owl Creek Properties, LLC, one of the owners of Tracts 2, 3, 4, and 5 of Certificate of Survey No. 3126. Owl Creek opposes the draft Future Land Use Map (FLUM) for the reasons described in the letters dated September 25, 2024 and November 15, 2024, and submitted by Gallik & Bremer, P.C.

The proposed designation of Managed Growth Area and Open and Working Lands is incompatible with the existing and allowed uses on the property and in the surrounding residential subdivisions. The split-designation on Tracts 3 and 5 also creates uncertainty as to these tracts' use and development.

We agree that the FLUM conflicts with existing zoning entitlements without appropriate notice and participation and will prohibit needed residential development in the community. The FLUM also includes vague and conflicting amendment criteria that fails to provide landowners with a meaningful process to modify the designation on their property.

Please deny the FLUM as currently presented for your consideration.

Sincerely,

Brook Stevens

Outlook

Opposition to FLUM

From Chris Vivion <chris@chrisvivion.com>
Date Tue 11/19/2024 5:35 PM
To envision <envision@gallatin.mt.gov>; Planning <Planning@gallatin.mt.gov>

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

Good evening,

I am writing to express my opposition to the proposed FLUM in its current format.

After attending the community meeting earlier this year where the findings of the FLUM were presented, I was deeply concerned by the approach taken toward the Managed Growth Area and Open and Working Lands designations. When asked about how these conclusions were reached, a committee member stated, "We relied on the model." However, when pressed further about the incorporation of heuristics, human observations, or acknowledgment of existing subdivisions—including pre-established residential areas—it became evident that these factors were not adequately considered. This raises significant conflicts with existing allowed uses.

In particular, the split designation on Tracts 3 and 5 creates uncertainty regarding their future use and development. The FLUM, as currently proposed, conflicts with existing zoning entitlements, lacks sufficient notice and participation, and risks hindering necessary residential development within the community. Furthermore, the vague and conflicting amendment criteria fail to provide landowners with a meaningful process to modify designations on their property.

If the intent of the FLUM is to eventually bring these areas under the jurisdiction of the town of Bozeman, effectively creating a moratorium on development, this strategy feels counterproductive. At a time when multi-family housing is nearing saturation in the Valley and single-family homes are in short supply, such a move contradicts the principles of smart growth planning.

Thank you for your time and consideration.

Sincerely,
Chris Vivion

---
www.linkedin.com/in/chrisvivion/
@chrisvivion

Outlook

FLUM

From Holly Pippel <hspippel@msn.com>
Date Mon 11/18/2024 6:33 PM
To envision <envision@gallatin.mt.gov>

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

Good evening-
As a long time resident of Gallatin Gateway I am concerned, as many are , about the limitations on growth in our neck of the woods.
We are part of the Greater Yellowstone Ecosystem which makes us ……special .
Leaving room for all of us to connect and roam is paramount to keeping any resemblance of a town on the outskirts of our first national park .
I strongly ask that you preserve ecologically sound open space for OUR wildlife to connect and sustain life & give farmers incentive to not develop but to continue to provide food and habitat.
Protect our night skies from artificial
Light and ANY FURTHER billboards along HWY 191 S of Bozeman on the way to the canyon . The signs are archaic and emit unattractive, unnatural life - phones have taken their place . 191 looks like an interstate now .
Clean air and water - goes without saying .
Please hit the pause button and give infrastructure and thoughtful
Planning time to cultivate and put in the pipeline. .
WE DON'T NEED MORE PARKS FOR PEOPLE - we need wild open spaces and farm ground that provides food on our tables and a natural setting for wildlife .
We may not be able to accommodate every person who wants to live here and that's ok .
Bigger is definitely not better for our valley . With it comes more crime , more pollution and less character .
We are not in competition to be Colorado or have the most restaurants or places to buy things we don't need.
We are squandering the very thing we all said we hold so dear .
People who come from busier places see wide open spaces - we see sprawl and disintegrating habitat that keeps us all whole .
In closing keep us and wildlife safe with a place to live on the landscape and our highways .

Holly Pippel
Gallatin Gateway

GALLIK & BREMER, P.C.

Attorneys at Law
777 East Main Street, Suite 203
Post Office Box 70
Bozeman, Montana 59771-0070

November 15, 2024

SENT VIA EMAIL ONLY

Gallatin County Commission
Gallatin County Planning Board
C/o Planning & Community Development Department
Planning@gallatin.mt.gov

RE: Draft Future Land Use Map and Amendments to the Growth Policy

Dear Honorable Members of the Gallatin County Commission and Gallatin County Planning Board,

This firm has been engaged by Hyalite Development Group, LLC regarding the draft Future Land Use Map and proposed amendments to the Gallatin County Growth Policy (collectively referred to herein as the "FLUM"). Our client opposes the "Open and Working Lands" designation on their real property and adoption of the FLUM as currently proposed. We understand the County is unwilling to modify the FLUM's property designations based on landowner opposition. Accordingly, our comments are addressed towards the FLUM, generally.

We believe the FLUM is subject to legal challenge. It will result in the preclusion of residential development in the vast majority of the County without appropriate notice and participation. The added amendment process also does not provide a reasonable process for landowners to modify their property's designation due to the vague and overly restrictive amendment criteria. On behalf of Hyalite Development Group, we respectfully request the Planning Board and County Commission decline to adopt the FLUM as currently drafted.

Hyalite Development Group owns Tract B of Certificate of Survey No. 2972, located in the south ½ of Section 27, Township 3 South, Range 4 East, P.M.M., Gallatin County, Montana. Hyalite Development Group also owns Tract 1 of Certificate of Survey No. 745E, located in the west ½ of Section 34, Township 3 South, Range 4 East, P.M.M., Gallatin County Montana. Each tract is approximately 120 acres. The properties are located east of Highway 191 and between Gallatin

Gateway and the Gallatin Canyon. The properties are unzoned but located adjacent to the Gallatin Gateway Planning Area.

As with most of the developable area in Gallatin County outside of the Bridger Range and Gallatin Canyon, the FLUM designates the properties as "Open and Working Lands." The Open and Working Lands category is described as the "Least Suitable" for new development.[1] While the Open and Working Lands are purportedly "appropriate for a mix of low-density rural development," the FLUM recommends a base density between 1 unit per 160 acres and 1 unit per 40 acres.[2] The FLUM also states that density incentives are not appropriate. In other words, the FLUM recommends that residential developments be prohibited on all Open and Working Lands.

Similarly, for lands designated as "Managed Growth Areas," the areas that are "Moderately Suitable" for development, we believe the FLUM will preclude residential developments. The FLUM recommends that base densities "be set lower than the capacity of the land."[3] Optional incentives are encouraged to allow higher densities, yet the base density with these incentives is still recommended at one dwelling unit per 20 acres.[4] Given the high cost of development and of the supporting infrastructure, this density will be prohibitively expensive. We believe landowners will be unable to afford to develop residential projects at this low density, resulting in a further proscription of development in the Managed Growth Areas.

Prohibition on Residential Development Without Appropriate Notice and Participation

The FLUM correctly notes the County "has no legal basis or authority to prevent all growth or development.[5] However, we are concerned that is the necessary consequence of the FLUM. The FLUM will act as an *ad hoc* land use restriction without the requisite notice and participation.

According to the FLUM, only 2.7 square miles of the County outside of the incorporated municipalities are designated for development as Urban or Rural Growth Areas.[6] The rest of the County is essentially foreclosed to residential development. The FLUM designates 681.8 square miles as Open and Working Lands.[7] Another 48.0 square miles is designated as Managed Growth Areas. The rest of the County is expressly precluded from development, consisting of 5.9 square miles in "Annexation Holding Areas," 3.3 square miles in "Public Infrastructure Holding Areas," and 1,732.2 square miles in "Public Lands, Protected, and Constrained Areas."

[1] Draft Gallatin Growth Policy, 8-32 (Nov. 2024).
[2] *Id.* at 8-33.
[3] *Id.* at 8-27.
[4] *Id.* at 8-28.
[5] *Id.* at 8-1.
[6] *Id.* at 8-36.
[7] *Id.*

Of the entire land under the County's jurisdiction, only 2.7 square miles are recommended for residential development. Even when including the Managed Growth Areas, which are likely to preclude most residential developments, this equates to only 50.7 square miles designated for development out of 2,473.9 square miles. This means the FLUM recommends against residential developments on 98% of the lands under the County's jurisdiction. These figures are staggering.

The FLUM materials contend the recommendations are not regulatory. While technically true, staff has acknowledged the FLUM may foreclose development. They agree the FLUM will "influence land use decisions," and "subdivision proposals in unzoned areas that do not align with the FLUM are less likely to be approved by the County Commission."[8] This is because Montana case law requires the Planning Board and County Commission to determine that all subdivisions "substantially comply" with the Growth Policy.[9] The FLUM also will contradict zoning entitlements, when compliance with the Growth Policy is required. For example, to obtain a Conditional Use Permit, the applicant must demonstrate the proposed use "conforms to the objectives and intent of the applicable District Regulation and applicable growth policy or neighborhood plan." (Emphasis added).[10]

The FLUM's effect is a near moratorium on residential development. We question whether this result is truly reflective of public sentiment. Repeated statements are made in the Round 1 and Round 2 Outreach Summaries explaining that the suitability analysis and the resulting FLUM are based on the "public consensus" and used to "inform development of [the] FLUM to mitigate concerns regarding growth."[11] However, this feedback was received from a minute segment of the County's constituents. The vast majority of the County's populous seems to be unaware of the FLUM's impacts on development. This is supported by the small number of participants attending the public meetings and providing comment.

According to the Round 1 Outreach Summary, approximately 853 people attended meetings, provided comments, or responded to the County's survey.[12] Based on 2023 U.S. Census Bureau numbers, approximately 51,278 individuals reside outside of the County's incorporated municipalities.[13] This means the suitability analysis and groundwork for the FLUM is based on the sentiment of 1.7% of the County's rural population. Even of those responding to the Round 1 survey, only 34.4% of the 316 responses (approximately 109 individuals) discussed fears or

[8] Exhibit B to Staff Report, Round Two: Public Outreach Report, response to Question 4.
[9] *Heffernan v. Missoula City Council*, 2011 MT 91, 360 Mont. 207, 255 P.3d 80.
[10] Gallatin County "Part 1" Zoning Admin. Reg., § 10.4 (Aug. 10, 2021).
[11] Exhibit B to Staff Report, Round One Outreach Executive Summary, 6, 16 (May 21, 2024).
[12] *Id.* at 3. This number includes the 265 comments made on the story map and likely is inflated. It is probable that individuals commented more than once on the story map.
[13] According the U.S. Census Bureau (https://www.census.gov/quickfacts), the July 1, 2023 population estimates were as follows: Gallatin County – 126,409 people; Bozeman – 57,305 people; Belgrade – 12,509 people; West Yellowstone – 1,222; Manhattan – 2,109 people; Three Forks – 1,986 people.

concerns relating to growth.[14] Further, just over half of all comments (approximately 181 individuals) indicated development should be focused in existing population centers.[15] Only 23% of those responding (approximately 73 individuals) expressed support to restrict development considering water availability and quantity.[16]

If the FLUM is adopted, the County is basing a sweeping policy decision on an exceptionally small number of individuals. The FLUM appears to be acting as an *ad hoc* land use control without complying with the notice and participation requirements needed to actually alert landowners to the proposed restrictions. This raises questions about the legitimacy of the FLUM if exposed to legal challenge. In addition, the County must demonstrate its decisions are neither arbitrary nor capricious. Precluding residential development on nearly all lands in the County outside of the municipalities, excluding only 2.7 square miles, and based upon responses from 1.7% of the County's rural constituents, will weigh heavily against the County's favor.

Vague and Overly Restrictive Amendment Criteria

Next, we are concerned there will be an inability to amend a property designation once the FLUM is adopted. This again raises questions about the legal defensibility of the FLUM and the likelihood for landowners to challenge the FLUM as arbitrary and capricious.

The Growth Policy will now include specific criteria that must be satisfied for all amendments, which include amendments to the FLUM.[17] This section essentially imposes spot-zoning criteria. In short, any amendment must benefit the general public and not be intended to benefit the landowner proposing the amendment.[18] We question the County's ability require a landowner to satisfy spot-zoning criteria to amend a growth policy. The addition of these criteria further demonstrates the County's intent to treat the FLUM as a regulatory document and *ad hoc* zoning control.

On top of this criteria, it appears a landowner seeking to amend their property's designation also must satisfy the criteria under the new section, "Future Land Use Review and Amendment." These criteria are vague and ambiguous, and their application to all FLUM amendments is perplexing.

This section starts by discussing how new data will be incorporated into the FLUM and identifies who can initiate a change.[19] Notably, amendments are discouraged: "To maintain the integrity of

[14] Round 1 Outreach Executive Summary at 10.
[15] *Id.* at 16.
[16] *Id.*
[17] Draft Growth Policy, 9-2.
[18] *Id.*
[19] *Id.* at 9-3.

the FLUM, publicly initiated change requests which primarily benefit a small group of landowners or specific development proposals are discouraged."[20]

Only certain types of delineated data updates are permitted. These types of data concern community core boundaries, wildlife risk data, slope data, soils of agricultural importance overlay, etc.[21] It does not appear that a map amendment to change a property's designation would fall within any of these categories. This raises considerable due process concerns.

The only available avenue for a property owner to petition for a revised designation seems to be a modification to the "community core boundaries." According to the FLUM, the community core boundaries may be updated when:

> a. A contiguous pattern of development consistent with the definition of Community Core has expanded beyond the previously identified Community Core Boundary to the extent that a new Community Core Boundary is justified based on the definition.
>
> b. Conditions have changed in such a way that an area not previously meeting meet the definition of a community core now does.

These criteria are problematic. First, it does not appear that any "Community Core Boundary" is depicted on the FLUM. Second, the definition of "Community Core" fits many major subdivisions. The Growth Policy will define a community core as, "[a]n area of developed land with established infrastructure services and a balanced, interconnected mix of land uses with walkable access to services or amenities that are intended to serve neighborhood residents and to be a focal point for the community." We assume staff's intent is not to define a major subdivision as a "community core." This further opens the Growth Policy for dispute and exacerbates the confusion as to when or how a landowner can seek to modify their property designation.

Furthermore, the criteria required to amend the FLUM are arbitrary and overly restrictive. A landowner must satisfy all of the criteria, including proof that:

> - The data is either adopted, published, or produced in coordination with one or more public agencies or has been published in a peer reviewed publication. . . . [and]
> - The data must have clearly defined limitations, and its use in the FLUM must be appropriate based on scientific principals [sic] and best practices, Montana

[20] *Id.*
[21] *Id.* at 9-4.

law, and the goals and policies listed in the Growth Policy.[22]

The likelihood of a landowner being able to amend their property designation based on data "adopted, published, or produced in coordination with one or more public agencies" is improbable. Even if land becomes part of a "community core," it is unclear how this "data" will be "adopted, published, or produced" by one or more government agencies. What qualifies as an "agency," and when and in what format will the agency be determined to have published or produced the requisite data regarding the revised community core boundary?

In addition, the category requiring the data to have "clearly defined limitations," and its use "appropriate based on scientific principles and best practices," is overly vague and ambiguous. It is likely this criterion will be unenforceable and void for vagueness. Whether data has "clearly defined limitations" or is "appropriate" and based on "best practices" will be continuously open to interpretation. Again, it is unclear how this criterion, especially the "scientific principals," will apply to a revised community core boundary.

The proposed criteria to amend the FLUM and a property's designation present due process concerns, are imprecise, and are subject to legal challenge. The criteria do not provide a landowner with any predictable or objective basis on which they can pursue an amendment to the FLUM. We encourage the County to clarify the criteria before proceeding with the Amendments.

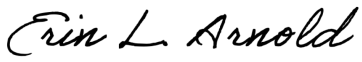
Conclusion

We believe the FLUM's adoption will expose the County to legal challenge. In addition to the deficiencies noted above, we expect landowners will argue the FLUM results in a taking of property given the preclusion of residential developments on most lands. This will result in increased and unnecessary legal claims. Landowners purchase their property based on the zoning and land use controls in place. While it is understood that local government regulations can change, landowners do not expect such regulations to completely foreclose all residential development on their property. This is not a reasonable expectation of property ownership.

We encourage you to decline to adopt the FLUM as proposed. Please reconsider the proposal so that it does not have the effect of wholly restricting residential development in the majority of the County. At a minimum, the criteria for amendments must be revised to provide clarity and predictability to landowners seeking to modify the designation on their land.

[22] *Id.* at 9-5.

RESPECTFULLY,
GALLIK & BREMER, P.C.



Erin L. Arnold
Attorney at Law

Cc: LeeAnn Certain, Chief Deputy County Attorney (LeeAnn.Certain@gallatin.mt.gov)
Client

HazerAlvarez, Meghan

From: K.L. V. <katherinelvogel@gmail.com>
Sent: Saturday, November 16, 2024 8:36 PM
To: HazerAlvarez, Meghan
Subject: Re: Kathy Vogel FLUM Meeting

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

Thank you so much for taking the time to speak with me on Friday, 11/15/24.

After trying to absorb the information contained in FLUM documents and visual presentations, I found the content helpful with what is happening in Big Sky, Montana. I am a descendant for two pioneer families in the Gallatin Valley. We go back to around 1850's. We are a family that has seen many changes.

One thing I have heard my whole life is about the public lands being traded in backdoor deals. The one that comes to mind is the northside of Ousel Falls. Once was a favorite family state picnic park that was traded for a piece of Andesite mountain. The northside of the falls is now a private home. To access the falls now, the trail goes down a deep steep canyon on a narrow trail with no rails to the southside.

In the past, the mining companies, timber companies and cattle barons ruled the areas in Montana. Many were company towns. Now it seems like the resorts are making our community in Big Sky a company town. They have the resources to buy and develop land. To those of us who have been in Big Sky and the Gallatin range for generations, It seems like Montana is up for sale to the highest bidder.

We see encroachment on the rivers. Desolation of the wildlife. Pollution in light, sound, and human & dog waste. We are seeing the southside of the West Fork River being zoned for housing, in an undisturbed natural forest with no water rights. This growth has affected our privacy, safety, and our quality of life. We need to grow smart, not just spread out. The maps in FLUM demonstrate this problem.

Thank you for your time and attention. I will try to get to the meeting on Tuesday. But if in the event I can not make it please consider my statement above as a comment for FLUM implementation. The only downside I see is that FLUM refers to recommendations and not regulation. The government agencies within Montana State departments that I have contacted all say they do not have enough power to make a difference.

--

Katherine L. Vogel

HazerAlvarez, Meghan

From: Katherine Berry <katherine@gallatinwatershedcouncil.org>
Sent: Monday, November 18, 2024 3:35 PM
To: envision
Subject: Watercourse Commons Public Comment- Nov 19th Planning Board Meeting, FLUM
Attachments: FLUM Public Comment- Watercourse Commons Working Group.pdf

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

Hello,

I am providing public comment (attached) on behalf of the Watercourse Commons Working Group of the Gallatin Water Collaborative for the Planning Board's November 19th meeting. The Gallatin Water Collaborative is a group of over 30 different stakeholders working to coordinate our efforts to protect, restore, and enhance water resources in the Gallatin Valley.

We are excited by the thoughtful consideration of water quality and quantity throughout this process and have been excited to participate.

Thank you for your time, and look forward to the hearing!

Best,
Katherine

--
Katherine Berry, Water Policy Manager
Gallatin Watershed Council
www.gallatinwatershedcouncil.org | katherine@gallatinwatershedcouncil.org
Cell: 860-558-3323



GallatinWater COLLABORATIVE

Dear Planning Board,

The Watercourse Commons Working Group, established as part of the Gallatin Water Collaborative, is writing in support of including the Watercourse Commons map layer in the Gallatin County Future Land Use Map as an area unsuitable for development. Our community's well-being—spanning economy, cultural identity, health, and safety—is deeply connected to the health of our rivers and streams. Waterways function as complex systems that, when given space, provide essential services like flood mitigation, groundwater recharge, critical habitat for fish and wildlife, and pollution treatment and filtration. Residents of Gallatin County have stated clearly in the Growth Plan and reiterated throughout the FLUM public engagement process that they value natural resources. The map represents a thoughtful approach to guiding development patterns that address this priority and protect public and environmental health using the best available science and data.

The goal of the Watercourse Commons is to inspire a more unified approach to streamside management for the common good of our community. The working group comprises local experts in hydrogeomorphology, ecology, aquatic ecosystems, community planning, and climate change. We looked to extensive scientific literature and standards adopted by Montana Fish, Wildlife, and Parks and the Montana Department of Environmental Quality. The resulting recommendation is an area inclusive of regulated floodplains, channel migration zones (CMZ), and established riparian areas, and applies a minimum buffer based on stream size where these data are lacking (i.e., a river is still subject to dynamic processes such as flooding and erosion, regardless of the availability of a FEMA mapped floodplain or CMZ map).

The Gallatin Watershed faces distinct challenges, and we need streams to do their job well. Flooding and drought are a reality in an arid headwaters watershed with a water supply driven by snowpack. As our climate changes it is predicted that our floods will get flashier and the droughts longer. We live in a "closed basin" where surface water supply has been over-allocated. While riparian areas only make up about 5% of Montana's land cover, most of our wildlife depends on these limited slivers of land, and our prized trout fishery depends on especially cold, clean, and connected water. Of the over 1,000 miles of streams in the Lower Gallatin Watershed, 40% lack any woody riparian vegetation. Each year, we invest millions of private and taxpayer dollars to secure channels in place in order to protect threatened homes, roads, bridges, and irritation diversions and pivots, and each year, we invest millions more in restoration projects to restore degraded stream reaches.

The inclusion of the Watercourse Commons map layer as a highly sensitive and high-risk area brings robust water resource science into the foreground of land use planning to address these challenges for the sake of our community, natural environment, and future generations.

GallatinWater COLLABORATIVE

We are encouraged by the County's thoughtful work to address sustainable growth and environmental stewardship. The planning staff did an excellent job engaging the community, stakeholders, and technical experts to inform the FLUM. Good land management is good water management, and we are excited to build a more resilient future together.

Thank you,

The Watercourse Commons Working Group

Lilly McLane, Gallatin Watershed Council
Katherine Berry, Gallatin Watershed Council
Kristin Gardner, Gallatin River Task Force
Jeff Dunn, WGM Group

HazerAlvarez, Meghan

From: Katherine Berry <katherine@gallatinwatershedcouncil.org>
Sent: Monday, November 18, 2024 3:34 PM
To: envision
Subject: Wastewater Working Group Public Comment- Nov 19th Planning Board Meeting, FLUM
Attachments: FLUM Public Comment- Wastewater Working Group.pdf

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

Hello,

I am providing public comment (attached) on behalf of the Wastewater Working Group of the Gallatin Water Collaborative for the Planning Board's November 19th meeting. The Gallatin Water Collaborative is a group of over 30 different stakeholders working to coordinate our efforts to protect, restore, and enhance water resources in the Gallatin Valley.

We are excited by the thoughtful consideration of water quality and quantity throughout this process and have been excited to participate.

Thank you for your time, and look forward to the hearing!

Best,
Katherine

--
Katherine Berry, Water Policy Manager
Gallatin Watershed Council
www.gallatinwatershedcouncil.org | katherine@gallatinwatershedcouncil.org
Cell: 860-558-3323



GallatinWater COLLABORATIVE

Dear Planning Board,

The Wastewater Working Group, established as part of the Gallatin Water Collaborative, supports the consideration of ground and surface water quality in the Gallatin County Future Land Use Map, specifically: 1) the FLUM categories that encourage urban-centric growth hooked up to centralized wastewater facilities, and 2) the inclusion of the Groundwater Nitrate Overlay. Residents of Gallatin County have stated clearly in the Growth Plan and reiterated throughout the FLUM public engagement process that they value natural resources. The map represents a thoughtful approach to guiding development patterns that protect public and environmental health using the best available science and data.

The goal of the Wastewater Working Group is for sewage to be managed in a way that does not degrade the quality of groundwater and surface water in the Gallatin Watershed. The group comprises local experts who bring together decades of experience in wastewater, water quality, hydrology, and public health in the Gallatin Valley.

In the Gallatin Watershed, elevated groundwater nitrate levels threaten drinking water quality and stream health. The Montana Department of Environmental Quality identifies 14 streams in the Gallatin Watershed Total Max Dail Load Report as impaired by nitrogen, with subsurface wastewater disposal noted as a primary contributor of nutrients in many areas with high septic densities. The Groundwater Nitrate Overlay highlights areas with elevated nitrate levels in Gallatin Valley, where an exceedance of 2 mg/L is commonly considered to be above natural background levels and indicative of human land use practices, and where concentrations above 10 mg/L pose a direct health risk.

Septic systems generally aren't very effective at removing nitrogen, a challenge amplified by the Gallatin Valley's aquifer, where groundwater and surface water are closely linked by a cobbly alluvial fan. This allows nitrate, which readily dissolves in water, to move quickly from drain fields to downgradient neighbors and streams. Conversely, centralized wastewater facilities provide much higher levels of treatment and are regulated by discharge permits that provide accountability.

Our working group supports the FLUM because it:

- Encourages growth connected to public water and sewer facilities, reducing nitrogen loading from individual septic systems and improving treatment and accountability.
- Uses the Groundwater Nitrate Overlay to help avoid contaminated drinking water wells and identify target areas to limit additional nitrate loading.

GallatinWater COLLABORATIVE

We are encouraged by the County's hard and thoughtful work to address sustainable growth and environmental stewardship. The planning staff did an excellent job engaging the community, stakeholders, and technical experts to inform the FLUM. Good land management is good water management, and we are excited to build a more resilient future together.

Thank you,
The Wastewater Working Group:
Lilly McLane, Gallatin Watershed Council
Katherine Berry, Gallatin Watershed Council
John Edwards, Sacajawea Audubon Society
Kristin Gardner, Gallatin River Task Force

HazerAlvarez, Meghan

From: Katherine Berry <katherine@gallatinwatershedcouncil.org>
Sent: Monday, November 18, 2024 3:35 PM
To: envision
Subject: Watercourse Commons Public Comment- Nov 19th Planning Board Meeting, FLUM
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We are excited by the thoughtful consideration of water quality and quantity throughout this process and have been excited to participate.

Thank you for your time, and look forward to the hearing!

Best,
Katherine

--
Katherine Berry, Water Policy Manager
Gallatin Watershed Council
www.gallatinwatershedcouncil.org | katherine@gallatinwatershedcouncil.org
Cell: 860-558-3323



GALLATIN RIVER TASK FORCE gallatinrivertaskforce.org
o (406) 993 - 2519 **a** PO Box 160513 |1700 Lone Mountain Trail | Big Sky, MT 59716

Dear Gallatin County Planning Board,

On behalf of the Gallatin River Task Force (Task Force), I appreciate the opportunity to provide comment on the Future Land Use Map (FLUM). The mission of the Task Force is to partner with our greater community to lead conservation and inspire stewardship of the Gallatin River Watershed by focusing on ecological health, water supply, and wastewater management. The Gallatin River is a vital ecosystem that supports healthy trout fisheries, wildlife, recreation, and agriculture for downstream communities. These invaluable assets are threatened by significant challenges with water quality and quantity.

These challenges are the result of shifting climate patterns combined with increasing pressure from residential and visitor populations. We are witnessing reduced snowpack, earlier snowmelt, and lower warmer streamflows in the late summer and fall. These changes increase the frequency and intensity of droughts stressing a vulnerable ecosystem. In addition, the Upper Gallatin has grappled with widespread algal blooms in our rivers and streams. These blooms degrade water quality, threaten aquatic life, and disrupt recreational activities.

Therefore, we are extremely encouraged by the significant consideration of water in the FLUM, including:

1. The FLUM **discourages development in highly sensitive and high-risk areas**, including floodplains, channel migration zones, and ecologically significant areas.
2. The FLUM **connects open spaces**, driving growth towards existing infrastructure and making efficient use of land and water resources.
3. The FLUM **incentivizes growth to be connected to public water and sewer facilities**, reducing nitrogen pollution from individual septic systems and increasing treatment accountability.

We also appreciate that the County is incorporating an amendment process for the FLUM to account for new data or changes in existing data. We look forward to sharing data that indicate areas with high groundwater nitrate levels and high potential for groundwater recharge in the Upper Gallatin. We also are excited to continue collaboration with the County and other stakeholders to ensure that these important protections are effectively implemented and maintained for the benefit of the Upper Gallatin Watershed.

The planning staff did an excellent job engaging the community, stakeholders, and technical experts to inform the FLUM. Thank you for your work in facilitating smart, sustainable growth and the opportunity to comment. If you have any questions, please don't hesitate to contact us at 406-993-2519 or kristin@gallatinrivertaskforce.org.

Sincerely,



Kristin Gardner
Chief Executive and Science Officer
Gallatin River Task Force

GALLIK & BREMER, P.C.

Attorneys at Law
777 East Main Street, Suite 203
Post Office Box 70
Bozeman, Montana 59771-0070

November 15, 2024

SENT VIA EMAIL ONLY

Gallatin County Commission
Gallatin County Planning Board
C/o Planning & Community Development Department
Planning@gallatin.mt.gov

RE: Big Sky Lodging LLC - Draft Future Land Use Map and Amendments to the Growth Policy

Dear Honorable Members of the Gallatin County Commission and Gallatin County Planning Board,

This firm has been engaged by Big Sky Lodging, LLC regarding the draft Future Land Use Map and proposed amendments to the Gallatin County Growth Policy (collectively referred to herein as the "FLUM"). Our client opposes the FLUM's adoption as proposed.

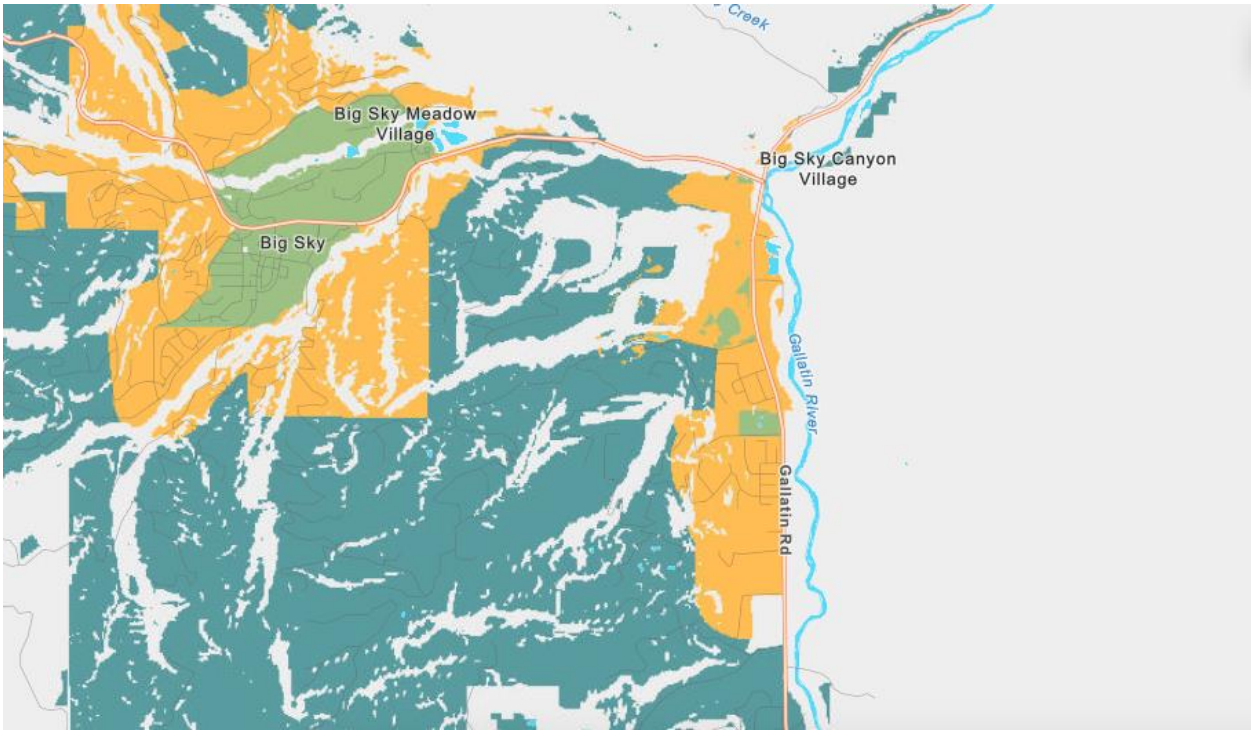
Big Sky Lodging wishes to emphasize the uncertainties created by the FLUM for properties that are already zoned. Our client also is concerned by the conflicting amendment criteria for administrative changes to the FLUM. On behalf of Big Sky Lodging, we respectfully request the Planning Board and County Commission decline to adopt the FLUM as drafted.

Conflicts between the Zoning Regulation and FLUM

Big Sky Lodging owns two parcels of land in the southeast quarter of Section 5, Township 7 South, Range 4 East, P.M.M., Gallatin County, Montana, commonly described as 46950 Gallatin Road, Big Sky, Montana. The properties are located east of Highway 191, south of Highway 64/Lone Mountain Trail. The properties are located within the Gallatin Canyon/Big Sky Zoning District and currently zoned for Commercial & Industrial Mixed Use (C-I).

The FLUM designates the properties as "Managed Growth Areas." Most of the lands in the Big Sky community south of the Highway 191/Highway 64 intersection have this designation, depicted

in yellow:



There are pockets of "Urban Growth Areas" designated along the west side of Highway 191, depicted in green. Two of these pockets are located to the southwest and northwest of our client's properties. The Urban Growth Areas are described as "the Most Suitable areas of Four Corners, and the Big Sky Town Center and Big Sky canyon Community Core areas that are currently served by a public water and sewer district."[1]

Because our client's properties are not currently served by a Water and Sewer District, they are designated as a Managed Growth Area. While these areas are "Moderately Suitable" for development, the FLUM recommends that base densities "be set lower than the capacity of the land."[2] Even with the optional incentives for higher density, the FLUM recommends a base density at one dwelling unit per 20 acres with clustered development or a Planned Unit Development.[3]

Our client purchased the properties based on the entitlements and certainties granted through the Gallatin Canyon/Big Sky Zoning Regulation for land within the C-I district. The purpose of the C-I district is to allow for commercial uses and service enterprises to serve the needs of the traveling public and local residents, as well as to provide areas for light industrial uses to benefit

[1] Draft Gallatin Growth Policy, 8-14 (Nov. 2024).
[2] *Id.* at 8-27.
[3] *Id.* at 8-28.

the greater Big Sky area.[4]

There are no density restrictions for the C-I district. Allowed Permitted Uses include hotels, lodges, various commercial uses, and workforce housing commercial.[5] However, more dense uses require a Conditional Use Permit ("CUP"). Conditional Uses include multi-family dwelling units, multi-family workforce housing, planned unit developments, single-family dwelling units, workforce housing dormitories, and workforce housing mixed-use.[6]

We are concerned it may be impossible for property owners in the C-I district to obtain a CUP for the allowed Conditional Uses once the FLUM is adopted. An applicant for a CUP must demonstrate the proposed use "conforms to the objectives and intent of the applicable District Regulation and applicable growth policy or neighborhood plan." (Emphasis added).[7] We question how a landowner can develop, for example, the allowed Conditional Use of workforce housing or multi-family dwelling units, but conform to a density of one dwelling unit per 20 acres on the small parcels along the Big Sky corridor.

The FLUM creates significant uncertainty for our client and other property owners. It is unknown if they can develop their properties as intended and as otherwise allowed by zoning once the FLUM is adopted. The following staff response to the Round Two Public Outreach is telling:

> The FLUM is a visionary map of how the community wants to grow over time. The map shows where different types of development should happen and will guide future County plans and regulations, like zoning. **However, the FLUM/HS project doesn't change zoning rules by itself, and we're not sure yet how it will affect current zoning.** When the time comes to consider amendments to existing zoning and County's zoning framework, we'll use the FLUM/HS and the data and feedback from this project as a guide to make informed decisions.[8]

When considering the practical impact on land use applications, it is clear the FLUM conflicts with existing zoning entitlements. Even if the County is not directly amending the Zoning Regulations through the FLUM, this is the indirect result. Previously allowed uses, such as Conditional Uses for workforce housing, multi-family dwelling units, and planned unit developments, will be greatly restricted or potentially foreclosed upon adoption of the FLUM.

The result is an *ad hoc* amendment to the County's Zoning Regulations without the required notice and participation to impacted landowners. According to the County's "Part 1" Zoning

[4] Gallatin Canyon/Big Sky Zoning Regulations, § 11.1 (June 13, 2024).
[5] *Id.* at 11.3.
[6] *Id.* at 11.4.
[7] Gallatin County "Part 1" Zoning Admin. Reg., § 10.4 (Aug. 10, 2021).
[8] Exhibit B to Staff Report, Round Two: Public Outreach Report (Emphasis added).

Administrative Regulation, the County cannot amend its Zoning Regulations unless they comply with the Growth Policy. One of the criteria required to amend a Zoning Regulation is that the amendment "is consistent with the District Regulation and applicable growth policy or neighborhood plan . . . ."[9] Thus, moving forward, the County's Part 1 Zoning Regulations, including the Gallatin Canyon/Big Sky Zoning Regulation, cannot be amended unless consistent with the FLUM. The result is a substantial change to the Zoning Regulation without appropriate notice and participation.

Conflicting and Vague Amendment Criteria

In addition to the conflict with existing zoning, it is unclear what process is allowed for property owners in a Managed Growth Area to modify their property's designation to Rural or Urban Growth.

The FLUM provides that Managed Growth Areas can update their designations to accommodate changed conditions, including transitioning to Urban or Rural Growth Areas as infrastructure expands.[10] This modification is supposed to follow the FLUM amendment process outlined in Chapter 9 of the Growth Policy.[11]

Unfortunately, Chapter 9 provides inconsistent guidance as to when and how the FLUM can be amended. While an administrative process is appreciated, we believe the proposed amendments allowing for administrative changes to the FLUM are conflicting and vague. It is unknown under what circumstances a landowner can actually modify their property's designation from Managed Growth to an Urban or Rural Growth Area.

According to the new Chapter 9, "some updates to data used in the FLUM, such as official boundary changes (e.g. municipal or utility service or planning area boundaries) . . . will be incorporated into the FLUM administratively by the Planning Department using the methods described in this document."[12] This language is mandatory. If property designated as a Managed Growth Area connects to a Water and Sewer District, then the Planning Department "will" modify the land's designation to an Urban Growth Area.

However, the following sentence states: "The following types of data updates may be incorporated into the FLUM administratively without a public hearing process: . . . Water and sewer infrastructure planning areas or currently served areas (including for municipal and district

[9] Gallatin County "Part 1" Zoning Admin. Reg. at § 14.3.a.iv.
[10] Draft Gallatin County Growth Policy at 8-27.
[11] *Id.*
[12] *Id.* at 9-3 (Emphasis added).

services)."[13] This language is permissive. If property is served by a Water and Sewer District, this data "may," but is not required, to modify the land's designation to an Urban Growth Area.

This language is conflicting. The inconstancies make it uncertain for a landowner to know whether, when, and under what circumstances the County will modify their property from the Managed Growth designation to Urban Growth designation upon connection to a Water and Sewer District.

It also is unclear whether a landowner also must meet the criteria under the heading, "Review Criteria for Incorporation of New Data or Information in the FLUM," to obtain an administrative change to the FLUM. This section states: "To approve the incorporation of new data into the FLUM, it shall be found that all of the following criteria are satisfied: . . ."[14] This appears to be a mandatory requirement that all data changes require satisfaction of the criteria, even if permitted as an administrative change. We are uncertain, however, if this is actually the intent or required. This is another vague and ambiguous component of the FLUM open to interpretation and dispute.

Assuming a landowner seeking a modification from Managed Growth Area to Urban Growth Area must satisfy the criteria to incorporate new data, it remains unclear how they can actually do so. As explained in other public comment, the required criteria include:

- The data is either adopted, published, or produced in coordination with one or more public agencies or has been published in a peer reviewed publication. . . . [and]
- The data must have clearly defined limitations, and its use in the FLUM must be appropriate based on scientific principals [sic] and best practices, Montana law, and the goals and policies listed in the Growth Policy.[15]

It is unclear how data is "adopted, published, or produced in coordination with one or more public agencies." How will this requirement apply to the connection to a Water and Sewer District? When is the connection "adopted, published, or produced in coordination with one or more public agencies?" Similarly, whether connection to a Water and Sewer District has "clearly defined limitations" is unknown. We assume, but do not know, if incorporating data that confirms connection to a Water and Sewer District is "based on scientific principals."

As a result, these criteria are too vague to provide any legitimate due process to landowners seeking to modify their FLUM designation. Given the subjective nature of the criteria, this raises additional concerns that the criteria will be applied arbitrarily and inconsistently.

[13] *Id.* (Emphasis added).
[14] *Id.* at 9-5.
[15] *Id.*

Conclusion

We believe the FLUM, as proposed, will abrogate the zoning entitlements upon which many landowners have purchased their property and relied upon for future development plans. The direct conflicts between the FLUM and Zoning Regulations will be administratively difficult for staff to administer. The conflicts also unnecessarily expose the County to liability and challenges for years to come.[16] When considering the uncertainty, vagueness, and lack of appropriate due process provided through the amendment process, we have serious concerns regarding the FLUM's impact to landowners and their property rights.

On behalf of Big Sky Lodging, please decline to adopt the FLUM as proposed. The FLUM's inconsistency with existing zoning and the proposed amendment provisions require further review and consideration before adoption.

RESPECTFULLY,
GALLIK & BREMER, P.C.

Erin L. Arnold

Erin L. Arnold
Attorney at Law

Cc: LeeAnn Certain, Chief Deputy County Attorney (LeeAnn.Certain@gallatin.mt.gov)
Client

[16] *See Johnson v. City of Bozeman*, 2024 MT 168, 417 Mont. 400, 553 P.3d 432 (The statute of limitations to appeal a local government decision for improper notice or participation under § 2-3-114, MCA, runs from the date on which the person learns or reasonably should have learned of the decision, not from the date the decision is made.)

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Gallatin County Commissioners
311 W Main St #306
Bozeman, Montana 59715

Dear Gallatin County Commissioners,

I am writing to you as a fifth-generation resident of Gallatin County and an aspiring real estate developer. My deep roots in this community have profoundly shaped my values, my connection to the land, and my vision for its future.

Growing up as a fifth-generation Bozeman native has instilled in me a profound appreciation for our natural heritage and a strong sense of stewardship for the land. From a young age, I was taught the importance of respecting and preserving the environment that sustains us. Hunting and fishing were not merely recreational activities but lessons in conservation, resource management, and the delicate balance of our ecosystem.

My family's long history in this region has imbued me with a deep understanding of Gallatin County's evolution over the decades. I've witnessed firsthand the challenges and opportunities that come with growth, and I'm committed to finding solutions that honor our past while securing a sustainable future.

Four years ago, the ownership group in which I am a member acquired property in our region with the intent to develop larger estate-style home sites that highlight the natural beauty of Montana—a beauty that has been the backdrop of my life and the lives of my ancestors. The The proposed Future Land Use Map will prevent this development. I am hopeful that by explaining the vision and goals for our project you will see that not all development is detrimental for the community, and you will reconsider approving the Future Land Use Map.

1. **Respect for the Land**: Our project aims to preserve large swaths of open space, maintaining wildlife corridors and protecting critical habitats.
2. **Sustainable Practices**: We will implement cutting-edge sustainable building practices, drawing inspiration from traditional Montana homesteading techniques that have stood the test of time.
3. **Community Connection**: The development will include shared spaces that foster a sense of community, much like the tight-knit neighborhoods where I grew up.
4. **Outdoor Heritage**: We'll integrate trails and access points that allow residents to engage with nature responsibly, promoting the outdoor lifestyle that is integral to Montana's identity.

Key objectives for this project include:

1. **Environmental Preservation**: Commitment to safeguarding natural habitats and wildlife corridors, ensuring that future generations can enjoy the same pristine landscapes that I explored as a child.
2. **Sustainable Practices**: Implementation of energy-efficient building designs and sustainable construction methods that reflect Montana's tradition of self-reliance and respect for the environment.
3. **Recreational Integration**: Development of outdoor amenities that encourage an active lifestyle and appreciation for Montana's outdoor heritage, including responsibly managed trail systems and fishing areas.
4. **Architectural Cohesion**: Establishment of strict design guidelines to ensure aesthetic harmony with the surrounding landscape, drawing inspiration from historic Montana architecture.

Our development is specifically designed to avoid contributing to the high-density urban sprawl that has unfortunately become prevalent in parts of our county. By maintaining a low-density approach, we aim to preserve the rural character that makes our region unique and that has been central to my family's way of life for generations. This strategy also ensures that our development will have a negligible impact on local roadways, as the number of new residents and subsequent traffic will be minimal compared to high-density developments.

I firmly believe that this project will attract discerning homeowners who value the unique qualities of Montana and understand the privilege and responsibility of living in such a remarkable place. By offering high-quality, low-density housing options, we can foster a community of residents who are invested in Gallatin County's future and committed to preserving its natural beauty for generations to come.

As a lifelong member of this community, with a family history deeply intertwined with Gallatin County's development, I am dedicated to pursuing responsible growth that honors our heritage while embracing thoughtful development. Our project stands as a testament to the values that have been instilled in me through five generations of Montana living – a deep respect for the land, a commitment to community, and a vision for sustainable growth.

I would greatly appreciate the opportunity to discuss this project further with the commission and address any questions or concerns you may have. I am confident that our approach can serve as a positive example of how development can occur in harmony with our environment, our traditions, and our existing infrastructure.

Thank you for your attention to this matter. I look forward to the possibility of collaborating with you to shape a future for Gallatin County that reflects our shared values and aspirations, while preserving the character and beauty of our beloved Montana landscapes that have been entrusted to us by our forebears.

Please vote against adoption of the Future Land Use Map.

Sincerely, Nate Walker

HazerAlvarez, Meghan

From: Will Shepard <Will@gallatinrealtors.com>
Sent: Thursday, November 7, 2024 3:42 PM
To: Fruh, Regan; HazerAlvarez, Meghan; O'Callaghan, Sean
Subject: GAR Feedback: Future Land Use Map & Housing Study
Attachments: GAR Public Stance. Gallatin County FLUM and HS.pdf

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

Good Afternoon Planning Team!

I hope you're well and recovering from a chaotic election week.

Attached is GAR's feedback on the FLUM & HS that we hope will be helpful in providing another perspective before this goes before the commission for a final vote. This is not a hardline stance, rather a synopsis of Gallatin County Realtor feedback. Our thoughts in this document outline what we like, are concerned about, and hope to see in the final version.

As you read through the stance, please don't hesitate to reach out to me with any questions or feedback.

I am deeply appreciative of the time, energy, and effort you've all put toward this project. Thanks so much for reading this document, and, hopefully, incorporating some of the feedback.

Best,
Will

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Future Land Use Map & Housing Strategy

Developing a Sensible Future Zoning Policy

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Introduction

Gallatin Association of REALTORS® (GAR) commends the county commission, staff, advisory boards, and the community for engaging in productive conversation to develop the Future Land Use Map (FLUM) and Housing Strategy (HS).

Our membership sees this County and its communities change on a regular basis. Gallatin County has seen tremendous growth recently, with no sign of its population increase slowing. With growth come challenges for residents, the housing market, the economy, infrastructure, and planning. The county has the distinctly difficult task of guiding this growth—maintaining its unique character while balancing and accommodating all aspects of Gallatin County's transformation.

The FLUM and HS are the guiding parameters for the future policies that will set forth zoning, development, and planning regulations. The county is required to follow state regulations while incorporating existing county plans, goals, visions, and all county municipalities' plans and goals. These two documents are a step in the right direction for managing the needs of the county as it continues to welcome new residents.

Understanding how and why these plans will inform the future zoning of land under county jurisdiction, GAR's feedback outlines our membership's stance – outlining the positives and negatives in the FLUM & HS as well as potential alternatives. The information in this document is intended to facilitate conversation, expand residents' knowledge, and propose alternatives that, hopefully, can improve the FLUM & HS' practical efficacy and future impacts.

GAR feels strongly that predictability, flexibility, transparency, and preservation must be incorporated into the FLUM and HS. The final, adopted version needs to be readily and widely applicable to Gallatin County for the foreseeable future.

The main takeaways GAR believes paramount to the FLUM & HS' success are as follows:

1. Gallatin County must **ensure transparency** in every manner possible, specifically prioritizing stakeholder engagement and input.
    - Transparency is crucial for the successful implementation of these documents, whether through public awareness, engagement, or educational opportunities.
    - The complexity of these documents is overwhelming but immensely important. Much of the information in the FLUM & HS is convoluted, making it challenging to interpret their broad applications and the future implications of the plans.
2. The FLUM & HS' actionable plans must **respect the character of existing communities** throughout the county.
    - Growth Area designations—which seem to be the outline for future zoning regions—must be written out thoughtfully, such that these areas do not disrupt residents' current land use needs and community values.

- If any of the Growth Areas group dissimilar communities without accounting for their different land uses, it is almost assured that the County's unique communities will be irreversibly damaged, their unique characteristics lost, or wholly disrupted.

3. **Predictability and flexibility** are key.
    - The document, while thorough, needs to be tailored further—especially regarding area maps—to better suit land use capacity, capabilities, and community values to better meet the needs of existing areas and target growth areas.
    - Blanket zoning, in theory and in policy, has no place or fit in Gallatin County. As laid out, blanket zoning is an unintended consequence and a more than probable outcome that GAR is deeply concerned about.
    - Specificity in the FLUM is also of concern, as unspecified designations will lead to ambiguity, inaccuracies, and potentially harmful generalizations in zoning districts and regulations derived from this plan.
    - GAR asks that the Map's details, rationales, intended consequences, and potential unintended consequences be flushed out. If this is done, each Management Area will be thoroughly detailed and align the appropriate and viable land uses.
4. **Water** is poorly addressed throughout the material. Gallatin County is a closed basin with limited water resources.
    - GAR feels strongly that there needs to be a thorough plan laid out in tandem that addresses allocation, consumption, use, viability, and alternatives moving forward.
5. There is **too little emphasis on public-private partnerships** to help affordability.
    - There are available tools that can be leveraged via public-private partnerships that are not outlined in the FLUM & HS. PPPs provide important resources that the county should explore and leverage. GAR believes this is a key area to expand.
    - For example, the Housing Fund, Voluntary Inclusionary Housing, and Employee Housing Assistance Programs are all tools available through PPPs that will enrich the FLUM & HS' beneficial impact and overarching goals.
6. **Expand case study comparisons**.
    - There are many examples of similar County undertakings around the country that have similar premises to the FLUM and HS' purpose from which to draw useful information – whether positive or negative. GAR will not outline example counties from which to draw from in this document.
    - The county has already used other areas of the U.S. as a basis for crafting these documents, and GAR believes this is an area that can be expounded upon. Gallatin County's growth management problems and efforts to find solutions are not unique. GAR recommends that the County spend a little more time growing its knowledge base by using and exploring additional case studies.

The suggestions and rationales for or against specific portions of the county documents are a synthesis of real estate knowledge and the diverse political, economic, and socioeconomic backgrounds of GAR's membership.

HOUSING STRATEGY

The Gallatin County Housing Strategy provides a well-rounded framework to address the growing housing challenges in the region, particularly with the county's rapid population growth and escalating housing costs. The strategy is comprehensive and focuses on supply and land use policies, preservation and stabilization efforts, demand-side strategies, and funding mechanisms.

However, it faces inherent limitations, especially in balancing long-term affordability with immediate housing needs. GAR recommends that emphasis be placed on solutions that incorporate market-based incentives, general subsidies, regulatory reforms, public-private partnerships, rental assistance, and tax abatements and credits – where legally permissible. It is also important to provide similar support for middle-income unit development so that the housing market is well-rounded and not exclusively focused on lower-income thresholds.

Analysis

From a policy perspective, GAR emphasizes the importance of a dynamic housing market that balances supply and demand, advocating for zoning reforms, increasing housing supply, and reducing barriers to development. The Gallatin Housing Strategy aligns well, particularly with its recommendation to reform zoning to allow for more diverse housing types and higher density in areas designated as "Priority Growth Areas." These steps reflect a clear understanding that restrictive zoning exacerbates housing shortages. Additionally, the strategy's emphasis on land banking and incentivizing accessory dwelling units (ADUs) as outlined will be effective – especially where innovative land use and diversification of housing options are stressed. This is essential for maintaining affordability and building out attainable options for diverse income levels.

The need for market-driven solutions that engage public-private partnerships and minimize overly restrictive regulations is a critically important aspect of the Housing Strategy. The strategy introduces a voluntary inclusionary housing ordinance (IHO) as a method to encourage affordable development, but a more market-driven approach – like density bonuses or, where appropriate, Tax Increment Financing (TIF), Urban Renewal districts, and Low-Income Housing Tax Credits (LIHTC) – could offer similar results without deterring developers. These are necessary considerations for effective housing policy, subsidization, and the diversification of the housing stock. If any of the available legal tools are overlooked or underutilized, the result will be ineffective policies that do not grow with or resemble the county.

The risk with IHOs, even voluntary ones, is that they can dampen development momentum if developers view them as burdensome. A more flexible and incentive-driven approach, as outlined in certain sections of GAR's FLUM feedback, can yield better participation from developers while still fostering affordability.

Alternatives – Pros and Cons

One potentially useful alternative to the IHO is to expand the use of density bonuses. By tying higher-density projects to infrastructure improvements, particularly in designated growth areas, developers

are incentivized to build more affordable units without the rigidity of mandatory inclusionary housing-style restrictions.
A pro of this approach is that it can bring higher engagement from the development community and accelerate construction. The con, however, is that density bonuses could concentrate affordable housing in certain areas, potentially limiting socio-economic diversity in other parts of the county.

Another alternative is to expand Tax Increment Financing (TIF) for affordable housing projects, which would require a massive undertaking from the county, municipalities, and community. However, that effort can be aided by building a robust public-private partnership with TIF expansion as a primary goal. If future tax revenue is leveraged for present-day development costs, affordable housing will result and can be injected into all sorts of underutilized areas throughout the county and municipalities.

The pro of using TIF is the financial flexibility it offers local governments to fund housing infrastructure without direct taxation or federal assistance. It also allows local government to retain control over these projects, allocate funding properly, and regulate tax expenditures appropriately, rather than handing this control over to a Housing Authority. A main con is that TIF districts can take years to produce sufficient tax increments, delaying immediate benefits in the housing market.

Rationale

Given the escalating housing costs and immense property tax burdens in Gallatin County, the need for diverse housing options is clear and obvious. The strategy's focus on preservation and stabilization—specifically through deed-restriction incentives—adds an important long-term layer of affordability by locking in lower housing prices. Ensuring long-term affordability is perhaps the most important piece to keeping up with growth rates, alleviating homelessness issues, and providing ways for residents to remain in or close to their community and job. Notably, deed-restricted units must be implemented thoughtfully to allow purchasers to build equity (without destroying the purpose of deed restrictions) and are distributed evenly throughout the county to avoid creating isolated pockets of affordable housing.

Conclusion

Overall, the Gallatin County Housing Strategy is comprehensive and forward-looking, but incorporating more flexible, incentive-based solutions mentioned above could improve the success of the strategy and its positive impact. The integration of these alternatives would better align the strategy with the market-driven dynamics GAR is suggesting – which means that a balanced approach to address both immediate and future housing needs can be properly addressed. Again, exploring all available legal options is paramount to the success of this housing initiative.

FUTURE LAND USE MAP

Urban Growth Areas

The Urban Growth Areas (UGAs) in the FLUM serve as the focal point for community development. Planning for urban growth by directing development to areas with existing utility and infrastructure services is paramount to reducing urban sprawl. Emphasizing transit-oriented design and multimodal networks in UGAs is a largely progressive approach to urban development, promoting reduced car dependency and greater walkability – all designed for urban efficiency.

However, the current lack of a recommended minimum lot size presents some challenges. The absence of specific density guidelines might lead to inconsistencies in urban form, potentially creating fragmented developments that lack cohesion. While the infrastructure constraints are highlighted as the sole limiting factor for density, this approach can significantly burden existing systems if not carefully managed, especially in fast-growing areas.

UGAs encompass a diverse range of land uses, including mixed-use development, residential housing, and various forms of agriculture. Agricultural activity is an important facet of county land uses, and as such, there needs to be assurances that other land uses do not encroach upon or compromise these operations. Similarly, for non-agricultural land use, a delicate balance of regulatory restrictions should not present challenges to their development. Urban agriculture in dense environments poses challenges – regulatory compliance, land-use conflicts, and access to resources – which all need thoughtful guidelines to address these needs.

Alternatives and Recommendations

GAR would like to see a combination of tiered zoning density and minimum lot size requirements in certain areas of the UGAs. This strategy provides more structure to urban development by defining distinct zones within the broader urban area, each with specific density goals aligned with infrastructure capacity and community needs. This approach would also allow planners to designate areas for high, medium, and low-density developments, creating a more predictable urban form that helps balance growth with resource availability, urban sprawl, and community character.

Another alternative is to create incentives for compact development through density bonuses that target mixed-use projects or developments integrating affordable housing. By doing so, developers will maximize and efficiently use urban land while contributing to other community needs, such as affordable housing or green spaces. These types of incentives provide the necessary framework for developers to work without direct regulation while aligning with policy goals and future zoning regulations.

Pros:

1. **Predictable and Managed Growth**: Establishing minimum lot sizes and tiered density zones promotes consistency, ensuring that neighborhoods develop with a coherent identity. It

reduces the risk of haphazard developments, which can place undue stress on public services.

2. **Flexibility in Density Allocation**: A tiered zoning approach would allow flexibility by accommodating high-density developments in transit-rich areas while maintaining lower densities in sections with more limited infrastructure. This adaptability is crucial for optimizing infrastructure utilization and avoiding overextension.
3. **Increased Developer Engagement**: Incentives like density bonuses appeal to developers by increasing potential profitability. When combined with specific public benefit requirements, these bonuses can be a powerful tool to advance community objectives while keeping the private sector engaged.

Cons:

1. **Potential for Reduced Affordability**: Implementing minimum lot size requirements could inadvertently limit the availability of affordable housing by reducing the overall housing supply. The NAR Housing Toolkit suggests that limiting lot sizes without consideration for affordability might create economic barriers, especially for low-income residents.
2. **Complex Zoning Implementation**: Tiered zoning adds layers of complexity to urban planning, requiring substantial administrative oversight. It may also create confusion among developers and property owners regarding compliance requirements and restrictions, necessitating clear communication and enforcement from local authorities.
3. **Risk of Incentive Misalignment**: If density bonuses are not carefully calibrated, there is a risk that the incentives could result in developments that do not fully align with community goals. Developers may pursue projects solely based on profitability rather than considering broader social benefits, such as green spaces or affordable units.

Rationale

The tiered zoning approach with minimum lot sizes and targeted incentives provides a structured framework for the UGAs. Tiered density allows urban growth to be concentrated where it is most sustainable, using existing infrastructure efficiently and allowing for less intense uses.

Incentivizing compact, mixed-use developments allow UGAs to evolve as vibrant, integrated communities that support a variety of housing types and community amenities. By focusing on both flexibility and predictability, this alternative plan strikes a balance that addresses the immediate need for urban expansion while considering long-term sustainability and infrastructure load.

This approach also helps mitigate the “urban-suburban hybrid” risk where inconsistency in density and usage might otherwise lead to poorly integrated neighborhoods. Establishing a clear regulatory structure for urban agriculture is equally important. It would help make this complement other urban uses. For example, guidelines could be introduced to define allowable agricultural practices and ensure they do not impact adjacent residential or commercial activities negatively.

Rural Growth Areas

The Rural Growth Areas (RGAs) are designed to support development at a rural scale, focusing on community cores that have access to utilities, albeit in a less intensive manner compared to Urban Growth Areas. The focus on mixed-use development and transit-oriented design is ambitious and aptly sets the framework for sustainable growth. By providing a range of housing options, mixed-use zones, and transit solutions in rural settings, RGAs can create complete communities rather than pockets of isolated residential areas.

The proposed lot sizes, which range from 2,500 to 15,000 square feet, are exceptionally loose definitions. Rural growth should maintain the character and aesthetic of the existing landscape. Importantly, enforcing smaller lot sizes can lead to suburban-style developments that undermine rural aesthetics and unique community identities. The existing lot size range may create inconsistencies in land use, leading to a patchwork effect where rural and suburban development styles are poorly integrated.

Integrating mixed-use development in rural community cores presents distinct challenges. These areas often lack the infrastructure necessary to support diverse land uses, and the distance from urban centers can limit access to critical services. A lack of adequate infrastructure, like transportation or utility services in mixed-use developments, may have insufficient support services or become underused commercial spaces.

Alternatives and Recommendations

Exploring cluster development and larger lot sizes for the non-clustered portions of these areas may make more sense with the RGAs in the county. Cluster development allows groupings of residential units on smaller lots and reserves larger portions of land for open space, agriculture, or natural habitats. This form of development helps to maintain the rural character of the landscape while also allowing for growth, effectively addressing concerns raised about preserving the integrity of rural areas while accommodating population pressures.

Another potential improvement is to implement agricultural preservation incentives alongside mixed-use zoning. By encouraging developers to retain agricultural elements within their developments, the RGAs can both maintain their rural identity and benefit from growth. These incentives might include tax abatements or density bonuses for preserving farmland, which are effective tools for sustainable rural development.

Pros:

1. **Preservation of Rural Identity**: Cluster development and larger lot sizes help maintain the character of rural areas. They support a rural aesthetic while still accommodating growth, ensuring that the landscape is not overwhelmed by suburban-style development.
2. **Efficient Land Use**: Cluster developments allow for efficient use of infrastructure by concentrating homes in a smaller area. This can help manage service delivery costs more effectively, which is crucial in rural areas where extending infrastructure can be costly.

3. **Support for Agriculture**: Incentives for preserving agricultural land mean that farming remains viable despite development pressures. This approach maintains the rural landscape and supports the local food economy.

Cons:

1. **Resistance to Higher Density**: Rural communities may resist cluster development, perceiving it as too dense compared to traditional rural housing patterns, which can complicate the approval process for new projects.
2. **Increased Planning Complexity**: Managing incentives for agricultural preservation and implementing cluster zoning can increase administrative complexity. If these strategies are explored or incorporated into the FLUM, clear guidelines and enforcement mechanisms are essential. Implementing such measures may be resource-intensive.
3. **Potential Infrastructure Gaps**: While cluster development makes infrastructure delivery more efficient, it requires initial investments that may be too challenging for RGAs. Roads, utilities, and emergency services must be planned carefully to accommodate these developments.

Rationale

Adopting cluster development alongside agricultural preservation incentives in RGAs offers a balanced approach to growth. This strategy allows Gallatin County to accommodate new residents while preserving its rural character, ensuring that development does not compromise the landscape's visual and environmental qualities.

Underscoring the need for community-focused development, GAR emphasizes the importance of integrating growth into existing communities in ways that respect their established character. Cluster development achieves this by concentrating on new construction to preserve open land and agricultural uses. Maintaining rural aesthetics while accommodating growth is critically important.

Integrating incentives for agricultural preservation means that farming remains a viable option. This is particularly important for RGAs, where agriculture plays a significant role in the local economy and community identity. Offering density bonuses or tax incentives encourages developers to incorporate agricultural land preservation into their projects, supporting the dual goals of growth and conservation.

Lastly, mixed-use developments are successful in rural areas only with thoughtful infrastructure planning. Without adequate services, these areas risk becoming unsustainable. Therefore, development should be tied to infrastructure milestones that guarantee new growth can be supported effectively. By linking infrastructure investments and development approvals, the County can make certain that growth within RGAs is both sustainable and beneficial to existing residents.

Annexation Holding Areas

Annexation Holding Areas are the bridge between rural areas and urban municipalities. These areas are designed to limit development until annexation by a nearby municipality becomes feasible, thus preventing premature sprawl. The FLUM's approach, which hinges on property owners' willingness to annex, does a fine job of respecting individual land rights and minimizing sprawl. However, relying on property owners to decide when to annex introduces uncertainty. This can mean delays in infrastructure development and create fragmented land use patterns.

GAR stresses the importance of phased and predictable growth, especially when considering transitions between different types of land use. By relying on voluntary annexation, there is a risk that these areas ripe for growth remain underdeveloped – leading to inefficient uses of infrastructure and inconsistent land use planning. The lack of clear incentives for property owners to annex poses a significant challenge. Additionally, the absence of annexation limits the County's ability to guide development effectively.

Alternatives and Recommendations

A phased annexation program, with structured incentives, aimed at encouraging property owners to annex into the city sooner fits with Annexation Holding Areas. Structured incentives could include density bonuses, tax abatements, or expedited permitting processes for properties that are annexed into municipalities. These incentives make the annexation process more attractive, help these areas develop intentionally, and better align with the surrounding urban infrastructure.

Another recommendation is a pre-annexation agreement that outlines specific development standards and infrastructure requirements that must be met before annexation can occur. Pre-annexation agreements set a clear pathway for municipalities and property owners. This standard sets upfront development expectations, reduces uncertainty, and promotes predictability.

Pros:

1. **Predictable Growth Management**: A phased annexation program ensures that growth in this section of the FLUM is predictable and in line with municipal infrastructure capabilities. Predictability is crucial for resource allocation and long-term planning.
2. **Increased Incentive for Compliance**: By offering clear benefits such as tax reductions or increased development potential, property owners have a tangible incentive to participate in the annexation process sooner. This can help avoid prolonged underdevelopment and provide a better fit for the community vision in these areas.
3. **Pre-Established Development Standards**: Pre-annexation agreements can prevent haphazard development by setting clear standards for density, land use, and infrastructure needs. This will help the growth be cohesive and better aligned with municipal objectives.

Cons:

1. **Administrative Challenges**: Phased annexation programs and pre-annexation agreements add layers of complexity to the administrative process. They require continuous coordination between municipalities, property owners, and the county – necessitating dedicated resources and management.

2. **Potential for Unequal Participation**: Not all property owners may see the value in annexing, even with incentives, which could lead to a patchwork of development in Annexation Holding Areas. This inconsistent growth could still result in inefficient infrastructure use.
3. **Increased Cost Burden for Property Owners**: Annexation often comes with increased property taxes and tax increases for infrastructure. Because of these increased costs, it will deter participation, especially for smaller property owners who may not directly benefit.

Rationale

Introducing a phased annexation program with structured incentives provides a more predictable pathway for growth – promoting both strategic and phased urban expansion. By offering property owners tangible benefits, the County can encourage annexation in a manner that supports both infrastructure development and efficient land use. Tax abatements or density bonuses help to make the annexation process attractive, reduce resistance from property owners, and align the growth with municipal capabilities.

The use of pre-annexation agreements adds another layer of predictability and ensures that development within these holding areas meets certain standards before being absorbed into the municipality. This approach helps avoid situations where land is annexed but remains underdeveloped due to a lack of infrastructure or incompatible land uses. Pre-annexation agreements can provide clarity for both property owners and municipalities – such that all parties wholly understand the requirements and benefits of the annexation process.

With a phased approach and pre-annexation planning, municipalities can ensure that services like water, sewage, and emergency response are available before the area is fully developed. This proactive approach prevents the reactive scramble to provide services, which often results in higher costs and reduced service quality.

Creating a phased annexation schedule that links annexation to specific infrastructure milestones will help growth be logical and sustainable. With requirements for infrastructure improvements as a condition of annexation, the County can effectively manage the growth in Annexation Holding Areas to support both new and existing residents. This phased schedule could be tied to specific indicators like population growth, traffic congestion, or utility capacity. If this system (or something similar) is enacted, annexation occurs only when it is viable – from both an infrastructure and a community perspective.

Public Infrastructure Holding Areas

The Public Infrastructure Holding Areas are designed to manage growth until adequate infrastructure becomes available, which is a prudent measure to prevent unsustainable expansion. GAR believes that the FLUM appropriately emphasized the importance of infrastructure availability in determining appropriate land use. However, the reliance on connecting to a public water and sewer district as the determining factor for transitioning from existing uses to more intense development can be improved. Infrastructure development, particularly in expanding areas, requires clear timelines and funding commitments to avoid stagnation. Without a defined process for establishing these services, these holding areas may face long periods of inactivity or non-cohesive, sporadic development.

The criteria for transitioning between Public Infrastructure Holding Areas, Urban Growth Areas, and Rural Growth Areas are somewhat vague. Providing specific conditions under which landowners could shift categories—such as density incentives or infrastructure milestones—would make the plan more actionable and transparent so long as free use of property is paramount. This can help property owners make informed decisions regarding their investments and development plans.

Alternative:
Introduce Infrastructure Improvement Districts (IIDs) with public-private partnership opportunities. Rather than waiting indefinitely for connection to a public water and sewer district, Public Infrastructure Holding Areas would do well to implement IIDs that facilitate earlier development through coordinated infrastructure investments. Public-private partnerships can be instrumental in accelerating infrastructure development, particularly in areas that are not yet serviced – a tool that GAR would like to see be a point of emphasis.

Pros:

1. **Accelerated Infrastructure Development:** IIDs could provide a mechanism to pool resources from developers and the county, facilitating faster infrastructure development.
2. **Reduced Public Burden:** Public-private partnerships can reduce the financial burden on local governments by sharing costs with developers who benefit directly from the improvements.
3. **Community-Driven Growth:** IIDs allow for local decision-making on which infrastructure improvements should be prioritized, reflecting community needs.

Cons:

1. **Risk of Underdevelopment:** Developers might be hesitant to invest if infrastructure costs are too high or if there is uncertainty around the benefits of forming an IID.
2. **Management Complexity:** IIDs require effective coordination among multiple stakeholders, which can be difficult to achieve and sustain without strong governance.

Important Information:
Infrastructure availability is in direct correlation with sustainable development. Establishing IIDs would allow Public Infrastructure Holding Areas to transition to higher density uses in a controlled manner. This adds flexibility and prevents infrastructure capacity from being overallocated. Additionally, this approach could allow for growth phasing in matching infrastructure improvements with development demands – promoting responsible growth.

Managed Growth Areas

Managed Growth Areas are designed to accommodate the constraints of infrastructure and natural resources. This designation aims to limit growth and prioritize conservation. Density incentives for developers who preserve land for public benefit is a forward-thinking approach and a well-thought-out plan for sustainability in both development and conservation.

The base density limit of one dwelling per 40 acres, even with incentives that allow for up to one dwelling per 20 acres, is overly restrictive for this category. Further, this can potentially discourage meaningful development. Providing attainable housing options is paramount. Stringent density requirements could hinder the development of smaller, attainable housing units that fit the needs of residents.

The public benefits mentioned—open space, agricultural soil preservation, and groundwater recharge—are commendable and map out a wonderfully useful way to maintain the integrity of valuable land in the County. These would benefit from implementation guidelines that provide greater clarity, specifically regarding the method by which the deliverables will be achieved. Undertaking this will allow each of these public benefits to be preserved in perpetuity.

GAR cautions that without well-defined criteria and mechanisms to ensure these benefits are delivered, developers may opt out, resulting in minimal uptake of these incentives. Including clearer definitions and requirements for public benefit provisions will improve the effectiveness of this growth area designation.

Alternative:
Introduce a Conservation Development Overlay (CDO) that combines density transfers and conservation easements. The Managed Growth Areas face significant development constraints due to a lack of infrastructure. Introducing a CDO that combines density transfers and conservation easements would encourage development with conservation goals at the forefront of the plan. Its intended consequence provides flexible growth patterns. Additionally, transferable development rights (TDRs) are a useful tool to help bolster the development and conservation goals in this designation.

Pros:

1. **Balanced Development and Conservation:** A CDO incentivizes developers to preserve ecologically significant areas. In exchange for increased density elsewhere, a balance between growth and environmental sustainability is achieved.
2. **Flexibility for Developers:** TDRs provide developers with the flexibility to increase density in areas where infrastructure is available, helping them realize a return on investment while supporting public conservation goals and reducing the cost burden passed to consumers.
3. **Support for Public Benefits:** Conservation easements ensure that public assets such as open space, wildlife corridors, and agricultural soil preservation are protected in perpetuity. A side effect that GAR supports is the increase in home values for nearby properties.

Cons:

1. **Limited Housing Supply:** Restricting density in certain areas can have the unintended consequence of limiting the overall number of new housing units. In other words, this can mean a reduction in the supply of attainable housing for prospective homebuyers and renters.
2. **Complex Administration:** Managing CDO and TDR programs can be administratively challenging. They require consistent monitoring, enforcement, and regulatory adjustments in code compliance.

Important Information:
Growth management strategies should align with community goals and values. GAR sees this as crucial to the success of this growth area designation and in the entire FLUM. Pursuing and preserving open spaces and responsible use of natural resources only happens with community buy-in. Implementing a CDO allows this important balance to be met. The CDO premise makes it possible for growth to occur only where it is sustainable and provides protections for sensitive areas that are intended to benefit the entire community.

Open and Working Lands

The preservation of agricultural and open lands is a principle that GAR stands behind. Open and Working Lands is written such that it prioritizes agricultural uses and preserves Gallatin County's rural character. The inclusion of residential and limited industrial uses, with appropriate mitigation measures, reflects a balanced approach to accommodating development without compromising agricultural viability. Agricultural and open lands are a key reason why Gallatin County is attractive to residents and tourists – not to mention a key premise for this region's economic vitality and diversity.

However, allowing industrial uses within this designation raises concerns regarding potential conflicts with agricultural activities. GAR would like to note that the risk of incompatible land uses creating negative externalities – such as pollution increases, increased traffic, and negative wildlife pressures – detract from the quality and viability of agricultural activities. The FLUM would benefit from specifying the types of industrial uses permitted and implementing stricter mitigation measures to avoid such conflicts. Additionally, it is important to consider the impact that improper implementation may have on private property rights and usage.

GAR believes it is necessary to provide a more structured approach to ensuring that residential development remains limited and compatible with agricultural uses. For instance, zoning guidelines set out to regulate the scale and type of residential development permitted will support, rather than undermine, agricultural productivity.

Alternative:
Establish a Rural Economic Zone (REZ) to integrate sustainable agriculture, eco-tourism, and limited residential development. GAR believes that the diverse uses in rural areas that provide unique and important economic opportunities are as important as preserving the overall integrity of agriculture. A REZ would allow for a broader range of economic activities, including eco-tourism and agri-

business, in a controlled manner. By leveraging the tools available in a REZ, the Open and Working Lands areas will be able to better balance the integration of agriculture, limited residential, and industrial uses.

Pros:

1. **Economic Diversification:** A REZ would allow landowners to pursue eco-tourism and agri-business, prove additional income streams, and reduce the pressure to convert agricultural land into residential or industrial uses.
2. **Agricultural Preservation:** Integrating limited residential development with agricultural land ensures that farming remains the primary use while allowing for controlled growth.
3. **Community Engagement:** Eco-tourism and agri-business can engage the broader community and visitors in agricultural activities. This premise builds knowledge, understanding, and cultivates support for local agriculture.

Cons:

1. **Risk of Overdevelopment:** Without strict controls, integrating tourism and residential uses could lead to overdevelopment and place agriculture into the category of functional obsolescence – effectively undermining the agricultural focus in the Open and Working Land areas.
2. **Increased Traffic and Environmental Concerns:** Introducing tourism and additional residential uses could lead to increased traffic, noise, and environmental concerns, potentially affecting the quality of life for those residents working the land or living near open space. However, the amount of tourism these areas already see may outweigh this "con."

Important Information:

GAR would like to point out that rural development should primarily support agricultural uses and encourage economic sustainability. A Rural Economic Zone can promote economic growth by aligning the preservation of agricultural lands with the creation of supplementary income. By using this tool, these areas will continue to serve their primary purpose and benefit the residents.

Public Lands, Protected, and Constrained Areas

The Public Lands, Protected, and Constrained Areas category effectively limits new development to protect environmentally sensitive and regulated areas. GAR will always advocate for the safeguarding of natural resources and the prevention of growth in areas that cannot support intensive development. As such, the premise of this growth designation aligns well with GAR's perspective.

GAR fears that without intense public oversight and involvement, the reliance on private land use agreements and regulatory protections may mean that protections are applied inconsistently. Clear, enforceable guidelines, particularly in land use planning, need to be flushed out further. It is worth noting that these areas could benefit from better-defined public input mechanisms or periodic reviews. This will allow protections to remain effective and aligned with community goals.

Additionally, incorporating overlays that specifically guide what limited development could occur would be beneficial. These overlays could include conservation easements or wildlife corridor considerations, providing a clear framework for managing any potential development in a manner that respects the primary goal of protection.

Alternative:

Introduce Community Conservation Partnerships (CCPs) for stewardship and limited development rights. Instead of restricting new development entirely, CCPs could be established to allow limited development via set conservation guidelines and community buy-in. These partnerships would be like the advisory groups already utilized by the county for the collaboration between public and private entities, such as the Planning Coordination Committee. CCPs expand on this cooperation by expanding collaboration so that conservation goals are enhanced and maintained. This allows for controlled development of specific community benefits to be thoughtfully consulted on and implemented by all stakeholders.

Pros:

1. **Community Involvement:** CCPs encourage community participation in the stewardship of protected areas and provide significant benefits to and support for conservation efforts.
2. **Limited Development for Public Benefit:** Under strict guidelines, small-scale development could be allowed. Allowing this would provide additional community amenities and provide more opportunities to meet and expand the conservation goals.
3. **Flexible Use:** These partnerships provide flexibility, allowing the land to serve multiple community needs without compromising environmental protections.

Cons:

1. **Risk of Conservation Compromise:** There is potential that allowing any development can lead to pressure for further relaxation of restrictions or compromise conservation goals.
2. **Increased Complexity in Land Management:** Managing development within protected areas adds complexity to land management, requiring oversight to ensure conservation standards are maintained.

Important Information:

GAR would like to see the conservation efforts be better balanced with community needs. By allowing limited development rights within Public Lands, Protected, and Constrained Areas, CCPs can provide an opportunity for healthy community engagement. CCPs prioritize and bolster environmental protections. Enacting or exploring this idea will show the community that their needs are valued, accounted for, and integrated into overarching zoning regulations and plans.

Municipal Jurisdiction

Municipal Jurisdiction is effective in describing how the County cannot dictate land use within municipal boundaries. It reinforces the interface of jurisdictional boundaries and local autonomy. Respect for municipal land use authority is a monumentally important premise that GAR supports.

Effective coordination between municipal and county authorities is crucial to prevent fragmented development. GAR does take issue with the statement that development is most suitable near existing developed areas. This claim disregards private property rights and, without active collaboration mechanisms, will limit effective growth management. GAR is not advocating for sprawl but rather for establishing a clear framework for intergovernmental cooperation. This approach is more robust and alleviates the burden of development placed on municipalities. If the delicate balance between county and municipal coordination is struck, the result is an alignment of growth policies and zoning regulations between municipalities and Gallatin County that fit the land and its potential uses.

Despite ongoing collaboration and stellar communication between the county and municipalities in Gallatin County, the lack of specificity on how municipalities can coordinate their planning efforts with county-led initiatives might lead to discrepancies in policy implementation. Again, growth in incorporated areas must be consistent with regional planning efforts. Therefore, a more structured approach to coordination, such as formal agreements on shared infrastructure or transportation planning, will make development efforts and growth more predictable and sustainable throughout the county.

Alternative:
Establish Joint Municipal-County Growth Agreements to coordinate development across jurisdictions. As Gallatin County does not directly control land use within municipal areas, establishing Joint Agreements can foster coordinated planning and development. If this FLUM category uses this premise, intergovernmental cooperation can prevent fragmented development and ensure that all communities' growth fits well within county goals and visions. Additionally, this idea allows the county to guide and oversee the unique initiatives and plans each municipality operates on – making Gallatin County and the FLUM the gold standard and guiding principle for managing growth, as it is intended to be.

Pros:

1. **Coordinated Growth Management:** Joint agreements would help align county and municipal growth policies – preventing sprawl and making certain that development occurs in an organized, sustainable manner.
2. **Shared Resources and Infrastructure:** Coordinated agreements could help municipalities and counties share infrastructure investments. This fosters efficient resource use and prevents project redundancy.
3. **Holistic Planning:** These agreements can allow comprehensive planning to account for the needs of municipal, rural, and unincorporated township residents by creating cohesive communities.

Cons:

1. **Potential Conflicts:** The blending of priorities is tricky and could result in clashes between municipal governments and the county. Reaching consensus on growth agreements, in particular, will be a significant hurdle.
2. **Administrative Challenges:** Negotiating and maintaining these agreements require time and resources, which could be challenging for smaller municipalities, such as Three Forks and West Yellowstone, unzoned areas, and Big Sky.

Important Information:

Growth that is cohesive, respectful of residents' needs, and collaborative is paramount to building a sustainable community. GAR believes that intergovernmental collaboration is essential in this respect. Establishing Joint Municipal-County Growth Agreements would allow Gallatin County and municipalities to align their growth policies and zoning regulations where development is efficient, predictable, and benefits all parties. These agreements must include shared goals for infrastructure, transportation, and housing. By building collaborative agreements, rural and urban growth will be better aligned.

Zoning Incentives

GAR understands that there are very few zoning incentive tools available to the County. However, we offer these ideas as a way for the County to expand upon or improve the FLUM and HS, in general, and pave the way for the inevitability of County-wide zoning districts and regulations.

Zoning incentives are one of the most important, often underutilized, tools available to local governments to encourage specific types of development in line with community goals. Given the pertinent State Legislature requirements in Senate and House Bills as well as Court rulings, every legally available carrot and stick must be considered and thoughtfully utilized.

In the typical zoning incentives offered to developers, certain benefits or leniencies are exchanged for providing public benefits or community needs elsewhere. These incentives can play a significant role in shaping urban growth, particularly when the aim is to achieve housing affordability, sustainable development, mixed-use projects, or environmental conservation. Assessing these incentives involves looking at their effectiveness, the potential challenges they bring, and how they align with community objectives.

The effectiveness of zoning incentives largely depends on how well they are designed to align the interests of the community, developers, infrastructure, and land use parameters.

Types of Zoning Incentives – the most common zoning incentives include:

1. **Density Bonuses**: Developers are allowed to build more units than usually permitted by zoning rules if they include affordable housing, green space, or other public benefits. This helps increase the housing stock without extending urban sprawl.
2. **Tax Abatements**: Temporary reductions or exemptions from property taxes are given to developers who build affordable housing, mixed-use developments, or other community-beneficial projects.
3. **Reduced Development Fees**: Reduction or waiver of impact fees for developers undertaking projects that meet specific community needs, such as affordable housing or public amenities.
4. **Expedited Permitting**: Projects that align with community goals can get through the permitting process faster, alleviate the cost and time burdens for developers, and promote the community and county's preferred development types.
5. **Transferable Development Rights (TDRs)**: Allows developers to transfer development rights from one property to another, typically from areas where preservation is desired to areas where higher density is encouraged.
6. **Infrastructure Improvement Contributions**: Zoning incentives sometimes include support for infrastructure improvements, either through contributions made by developers or incentives for expanding utilities to accommodate new development.

Strengths of Zoning Incentives

1. **Align Development with Community Goals**: Zoning incentives, like density bonuses or TDRs, effectively align developer goals with community objectives, such as affordable housing or

environmental preservation. By offering financial or regulatory benefits, developers are encouraged to engage in projects that benefit the wider community.

2. **Encouraging Affordability**: Zoning incentives are particularly effective in promoting the development of affordable housing. By making increased density or reduced costs contingent upon including a certain number of affordable units, municipalities can significantly increase housing stock for low- and middle-income residents. GAR emphasizes the importance of expanding affordable and middle-income housing options in both urban and rural areas.
3. **Promoting Mixed-Use and Sustainable Development**: Incentives such as expedited permitting for mixed-use projects support diverse community needs by encouraging developers to integrate commercial and residential uses. This helps create vibrant neighborhoods where residents can live, work, and play. GAR believes that promoting mixed-use development through zoning incentives is one of the most sustainable ways to use land efficiently and reduce car dependency.
4. **Conservation and Environmental Protection**: Incentives that involve TDRs allow development to be shifted away from ecologically sensitive areas to locations more suitable for growth. This strategy helps protect vital natural resources and agricultural land while promoting development in designated areas, striking a balance between conservation and necessary urban growth.
5. **Flexibility and Predictability**: Zoning incentives can introduce flexibility within a rigid zoning framework, allowing developers to have more choices regarding what can be built and where. At the same time, offering predictable incentives provides clarity to developers about the benefits of aligning with community goals, fostering a more cooperative relationship between municipalities and developers.

<u>Challenges of Zoning Incentives</u>

1. **Complex Administration**: Implementing zoning incentives like density bonuses and TDRs involves added administrative layers, which require robust oversight mechanisms. These complexities can strain local governments, especially those with limited resources, making it challenging to enforce compliance effectively. For example, tracking the implementation of density bonuses to ensure that affordable housing units are delivered as promised requires ongoing monitoring and effective governance.
2. **Unequal Impact on Housing Affordability**: While zoning incentives can help promote affordable housing, there is a risk that developers may not adequately pass on the benefits to end-users. In some cases, affordable units may remain out of reach for the lowest-income segments due to rising construction costs or insufficient incentives to offset expenses. If incentives like tax abatements are insufficiently generous, developers may either not pursue affordable housing or may pass higher costs onto buyers of non-affordable units, which can ultimately affect market dynamics.
3. **Developer Reluctance**: Some developers may be hesitant to participate in incentive-based zoning due to perceived additional costs or limitations on project profitability. For instance, if density bonuses do not sufficiently offset the costs of providing affordable units or green space, developers may choose not to pursue projects under these terms. Balancing incentives to ensure they are attractive enough for developers while still delivering significant public benefits is a complex challenge that needs careful calibration.
4. **Risk of Overdevelopment**: Density bonuses can sometimes lead to overdevelopment in areas already under infrastructural strain, particularly if municipalities lack the resources to expand public services such as sewage, water supply, and emergency services. This risk is exemplified by the need for infrastructure capacity to match increased densities. Failing to do so could lead to reduced quality of life for residents and increased strain on community services.

5. **Potential for Conflicting Uses**: Mixed-use incentives can lead to conflicts if incompatible uses are encouraged without proper guidelines. For example, the integration of residential and light industrial uses within the same neighborhood without adequate planning could lead to noise, traffic, or pollution issues, which may negatively impact residents' quality of life. Thus, incentives must be crafted carefully to ensure compatibility of uses in mixed-use developments.

Recommendations for Improving Zoning Incentives

1. **Create Infrastructure-Linked Incentives**: Incentives should be explicitly tied to infrastructure capacity and improvements. For instance, allowing increased density should be contingent on ensuring that local infrastructure, such as water, sewer, and transportation networks, can accommodate the additional load. By tying zoning incentives to infrastructure milestones, local governments can prevent the risks associated with overdevelopment and ensure that services keep pace with population growth.
2. **Balanced Incentive Calibration**: The value of zoning incentives must be calibrated to ensure that they provide sufficient motivation for developers while guaranteeing public benefits. Density bonuses and tax relief should be large enough to offset the costs of affordable housing construction without significantly reducing developer profits. A well-calibrated incentive system encourages participation without undermining the economic viability of projects.
3. **Integrate Performance-Based Standards**: Implementing performance-based standards can ensure that zoning incentives achieve their intended outcomes. For example, affordable housing density bonuses could be linked to specific affordability thresholds that must be maintained over a long period (e.g., 20-30 years). Performance-based standards could also apply to environmental benefits, where developers must demonstrate the ecological benefits of preserved lands or provide regular updates on the impact of green space.
4. **Community Engagement in Incentive Design**: To ensure that zoning incentives truly align with community needs, municipalities should involve local stakeholders in the design process. Community input can help identify which public benefits are most important—such as affordable housing, green spaces, or infrastructure investments—and ensure that zoning incentives are structured to deliver these priorities effectively.
5. **Simplify the Incentive Application Process**: Developers often face bureaucratic hurdles when applying for zoning incentives, which can deter participation. Streamlining the process for accessing incentives—such as offering a "one-stop shop" for permitting and incentive applications—can reduce these barriers. Efficient administrative processes are essential for the success of incentive-based growth strategies. Simplifying the application and review processes helps foster a more developer-friendly environment, ensuring that incentives reach their target audience.
6. **Zoning Incentive Audits**: Periodically auditing zoning incentive programs can help identify inefficiencies, misuse, or areas for improvement. Audits can determine whether density bonuses are effectively resulting in affordable housing or whether tax abatements are contributing to community priorities. Regular assessment and revision based on empirical data ensure that zoning incentives remain relevant and effective in a changing development landscape.

Conclusion

Zoning incentives are powerful tools that can significantly shape development patterns and ensure that community goals are met in an economically viable manner. They offer municipalities a means to guide growth, support affordable housing, encourage mixed-use development, and preserve environmentally sensitive areas. When well-designed, incentives can create a win-win scenario where developers receive financial or regulatory benefits, and communities benefit from enhanced public goods and services.

However, the successful implementation of zoning incentives requires thoughtful calibration to balance developer interests with community needs. Challenges such as administrative complexity, developer hesitance, and infrastructure readiness need to be managed effectively to avoid unintended consequences, such as overdevelopment or inequitable outcomes.

Best practices can be summed up by the following:

- Align incentives with infrastructure capabilities,
- Involve community stakeholders in the design process,
- Incentives are both attractive to developers and beneficial to the public.

Through these measures, zoning incentives can play a central role in helping Gallatin County achieve a balanced and sustainable growth strategy that aligns with both community goals and developer interests.

Dear Gallatin County Commissioners,

I am writing to express my grave concerns regarding the proposed Future Land Use Map (FLUM) and its potential implications for property owners in Gallatin County.

The FLUM, as currently proposed, represents a significant overreach of authority that threatens to undermine the established zoning process and land use decisions in the county. As the precedent stands, County citizens have had the power to decide on local land use control through the zoning process. This system has been a cornerstone of the greater Gallatin community development and land use planning. It allows for actual notice, participation, and protest by all affected landowners.

However, the adoption of the FLUM as an ad hoc regulatory tool threatens to bypass this crucial voting process, potentially placing an unprecedented amount of power in the hands of the few who participated in the FLUM's development. This circumvention of established procedure is deeply troubling and raises serious questions about the future of local governance and property rights in the county.

I strongly urge you to reconsider the implementation of the FLUM. The future of our county's land use should remain in the hands of its citizens through the established process, by which landowners receive actual notice of proposed zoning controls on their land.

As a concerned landowner, I, along with many others, intend on closely monitoring this situation and are prepared to take appropriate action to protect our rights and the integrity of this paramount process.

Sincerely,
Dave Arnholt
Gallatin County Landowner

Outlook

Fwd: Future Land Use Map

From O'Callaghan, Sean <Sean.OCallaghan@gallatin.mt.gov>
Date Wed 11/6/2024 8:12 AM
To HazerAlvarez, Meghan <Meghan.Hazeralvarez@gallatin.mt.gov>; Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov>

Begin forwarded message:

From: Commission <Commission@gallatin.mt.gov>
Date: November 6, 2024 at 7:51:57 AM MST
To: "Brown, Zach" <Zach.Brown@gallatin.mt.gov>, "MacFarlane, Scott" <Scott.MacFarlane@gallatin.mt.gov>, "Boyer, Jennifer" <Jennifer.Boyer@gallatin.mt.gov>, "O'Callaghan, Sean" <Sean.OCallaghan@gallatin.mt.gov>
Subject: FW: Future Land Use Map

image001.png Derek Vissage
Administrative Assistant
Gallatin County Commission
311 W Main St Suite 306
Bozeman, MT 59715
406-582-3000

From: Mike Stenberg <mstenberg@hyaliteeng.com>
Sent: Tuesday, November 5, 2024 11:26 AM
To: envision <envision@gallatin.mt.gov>
Cc: Commission <Commission@gallatin.mt.gov>
Subject: Future Land Use Map

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

Hello,

The purpose of this email is to provide a few comments on the proposed FLUM. First though, thank you for the time and effort putting this together. To be brief a few

comments below:

1. It appears the area(s) surrounding the Rae Water & Sewer District and areas around Four Corners W&S may be more suitable for Urban, Rural, or Public Infrastructure versus Managed Growth. Managed Growth around Rae W&S seems inappropriate given existing planned service area of the District and surrounding parcels, along with suitable traffic patterns. Appears the area currently shown around Four Corners could be pushed out more north, south, east, and west. This may also be appropriate from the Churchill center as Manhattan will eventually increase sewer capacity, along with Gateway as FCWSD expands.

Seems like there should be an expansion of Urban, Rural, and Public Infrastructure further out from these areas? And is there a conflict with current zoning districts? Example is Gooch Hill West Area surrounding Rae which is currently zoned RX-HD, MD, etc....

2. How does FLUM affect current Neighborhood Plans?

3. Will there be an extra step to complete a map amendment of the FLUM when development is planned?

4. Are there incentives for creation of another regional W&S District similar to FCWSD and Rae?

5. Are there incentives for creation of smaller regional/community water and sewer systems similar to Valley Grove?

Thanks, all for now. May have more comments soon.

We have moved! Please see our new address below:

Mike Stenberg, PE
Principal Project Manager | Director of MT Operations | Civil Service Group
P (406) 587-2781 | M (406) 580-2881
Hyalite Engineers, PLLC | 161 W. Haley Springs Road, Ste. 101 | Bozeman, MT 59718

North Dakota Offices - Valley City, Bismarck, Dunn Center
Montana Office - Bozeman

Outlook

Fwd: FLUM Comment wrt Gooch Hill West Neighborhood Plan area and RAE Water & Sewer District

From O'Callaghan, Sean <Sean.OCallaghan@gallatin.mt.gov>
Date Wed 11/6/2024 8:12 AM
To HazerAlvarez, Meghan <Meghan.Hazeralvarez@gallatin.mt.gov>; Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov>

Begin forwarded message:

From: Commission <Commission@gallatin.mt.gov>
Date: November 6, 2024 at 7:51:34 AM MST
To: "Brown, Zach" <Zach.Brown@gallatin.mt.gov>, "Boyer, Jennifer" <Jennifer.Boyer@gallatin.mt.gov>, "MacFarlane, Scott" <Scott.MacFarlane@gallatin.mt.gov>, "O'Callaghan, Sean" <Sean.OCallaghan@gallatin.mt.gov>
Subject: FW: FLUM Comment wrt Gooch Hill West Neighborhood Plan area and RAE Water & Sewer District



From: Brock Athman <bathman@alliedengineering.com>
Sent: Tuesday, November 5, 2024 12:26 PM
To: envision <envision@gallatin.mt.gov>; Commission <Commission@gallatin.mt.gov>
Subject: FLUM Comment wrt Gooch Hill West Neighborhood Plan area and RAE Water & Sewer District

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

To Whom It May Concern:

In viewing the Draft FLUM, I noticed that the area in and around the RAE Water & Sewer District, which is also the area encompassed by the Gooch Hill West Neighborhood Plan area is designated as "Managed Growth Areas" with a base density of 1 dwelling unit per 40 acres. This is not in line with the Gooch Hill West Neighborhood Plan nor with the existing density of the RAE District.

I would suggest that the area currently served by the RAE Water and Sewer District and area potentially served by RAE (defined within the Gooch Hill West Neighborhood Plan) have a different designation to align with existing densities and be reflective of the previous community planning undertaken with the Gooch Hill West Neighborhood Plan.

Thanks,

Brock Athman, PE, LEED AP
Civil Engineer

Allied Engineering Services, Inc.
Tel: 406.582.0221
www.alliedengineering.com
SAM UEI: LYARYWD1YSZ1
CAGE: 1GHU7

November 19, 2024

Gallatin County Commission
Gallatin County Planning Board
C/o Planning & Community Development Department
311 West Main Street
Bozeman, MT 59715
Planning@gallatin.mt.gov

RE: Opposition to Future Land Use Map

Dear Gallatin County Commission and Gallatin County Planning Board,

This letter is submitted on behalf of Ashrel, LLC, one of the owners of Tracts 2, 3, 4, and 5 of Certificate of Survey No. 3126. Ashrel opposes the draft Future Land Use Map (FLUM) for the reasons described in the letters dated September 25, 2024 and November 15, 2024, and submitted by Gallik & Bremer, P.C.

The proposed designation of Managed Growth Area and Open and Working Lands is incompatible with the existing and allowed uses on the property and in the surrounding residential subdivisions. The split-designation on Tracts 3 and 5 also creates uncertainty as to these tracts' use and development.

As explained in the other opposition letters, we agree that the FLUM conflicts with existing zoning entitlements without appropriate notice and participation and will prohibit needed residential development in the community. The FLUM also includes vague and conflicting amendment criteria that fails to provide landowners with a meaningful process to modify the designation on their property.

Please deny the FLUM as currently presented for your consideration.

Sincerely,

Tim Reilley

Envision Gallatin

LAND USE & HOUSING STRATEGY

Attachment C – Post Round 2 Comments

Post Round 2 to November 26th Intent to Adopt Hearing: These comments were received after the public hearings for the FLUM were noticed up until public comments were closed for the November 26th hearing.

HazerAlvarez, Meghan

From: Adam Sigler <liamsigler@gmail.com>
Sent: Sunday, November 24, 2024 10:50 AM
To: envision
Subject: Public comment on FLUM - support adoption

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

Hello,
My name is Adam Sigler and I live at 623 South, 15th Avenue in Bozeman.
I am a professor and the water quality specialist for the public engagement branch of the university, and my PhD research and area of focus is land use effects on water quality and public engagement on that topic. I am commenting today in my capacity as a citizen of Gallatin County.
I am very impressed with the high caliber of work the county planning office has conducted to produce the FLUM. Specifically, it is great to see a high priority placed on new development connecting to centralized water infrastructure.
I was recently lead author on a water quality data layer, compiling groundwater nitrate concentration data from multiple sources that had never before been combined and made publicly available. That data layer was adopted as a nitrate groundwater overlay in the FLUM. Given the data currently available for nitrate, the extent of measurable human contaminant based influence on groundwater in the Gallatin is widespread. In addition to nitrate, we are also learning more about emerging contaminants, which includes a host of chemicals that go down the drain, and scientists are finding those chemicals in private wells in the valley.
In my job, I lead a statewide program that guides private well owners through testing and understanding their water quality. In the Gallatin, 95% of program participants are also on septic systems. Let's assume that every well and septic owner in the Gallatin has all the information, knowledge, skills, and funding to maintain their systems and that every system was installed perfectly to specifications. Even then, septic systems recharge groundwater after only rudimentary treatment that do not remove the majority of nitrate and many other contaminants and discharges those contaminants to groundwater. In reality, not all systems are installed perfectly to spec, and 40% of participants have responded that they do not feel they have the information and skills they need to maintain and protect their water systems.

Individual well and septic systems are a great option for very low density rural development. They are not a good option for many of the existing densities in the Gallatin and are certainly not appropriate for extensive continued development on 1 to 5 acre lot size. To protect our water resources here in the Gallatin, it is essential that new development be encouraged to occur on centralized water and sewer to every extent possible.

To be clear, continued development with well and septic systems on 1-5 acre lots, will have negative impacts on our ground and surface water quality. 30 years from now, our water resources in the Gallatin will inevitably be under a lot more strain than they are now. I hope we can look back at pivotal junctures like this one, and be grateful that we made choices for proactive growth policies because an ounce of prevention is worth a pound of cure.

Once the investment has been made in individual well and septic systems, it will never again be as cost effective to convert to the centralized water systems we need to protect our water quality.
I have lived in the Gallatin for 20 years, and love this place where we are blessed with incredible water resources.

I believe the FLUM is a great step in the direction of encouraging development on centralized water and sewer that is critical to protect those water resources.

I am writing to express my support for the adoption of the FLUM.

Thank you,
Adam Sigler
Concerned citizen

HazerAlvarez, Meghan

From: Allen Potts <allen@bigsky.com>
Sent: Monday, November 25, 2024 12:02 PM
To: envision
Subject: FLUM

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

To whom it may concern,
After being made aware of the Gallatin county FLUM land use map, I am very disappointed in Gallatin county's decision to put such an initiative in place on such short notice to the members of the county. I personally just learned about this within the last week. I knew nothing about this until very recently and its shocking that is being considered for adoption tomorrow.

Furthermore, the density outlined will stop all development in the county when we have a glaring housing shortage already. I don't understand how this is good for the future of Gallatin county.

I would urge the county to reconsider.

Thanks,
Allen

Allen Potts
Sales Associate
The Big Sky Real Estate Co.
C (406) 451-1203
E allen@bigsky.com

25 Town Center Ave | PO Box 160040 | Big Sky, Montana 59716
-
View all my listings at https://bigskyrealestate.com/team/allen-potts/
-
Exclusive brokerage for new real estate developments within Moonlight Basin, Spanish Peaks Mountain Club, Montage Residences Big Sky, and One&Only Moonlight Basin.

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HazerAlvarez, Meghan

From: Amy Sheppard <amyjosheppard@gmail.com>
Sent: Saturday, November 23, 2024 9:11 AM
To: envision
Subject: FLUM comment

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

Hi, my name is Amy Sheppard. I love living in Bozeman and I love wild places and open spaces. My hope is that as we plan for the future of the Gallatin Valley we consider ways to reduce and mitigate wild places that will be destroyed. Thank you.

Amy Sheppard
401 N Wallace Ave
Bozeman

Sent from my fancy iPhone

HazerAlvarez, Meghan

From: Andy and Paulette Epple <bigskyepples@msn.com>
Sent: Monday, November 25, 2024 10:33 AM
To: envision
Subject: Comment on proposed Future Land Use Map and supporting documents

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

Dear Gallatin County Commissioners: I wish to express my wholehearted support for adoption of the proposed Future Land Use Map and its supporting documents, as developed and presented by the Steering Committee after many months of deliberation and public engagement. The FLUM represents a comprehensive approach to managing and reasonably providing for growth in the unincorporated areas of Gallatin County, while preserving agriculture, open space, sensitive lands, wildlife habitat, water resources, and other values important to all of us who live here. The proposed Future Land Use categories will serve to encourage growth and development adjacent to areas already served by public water and sewer systems and other critical infrastructure and services. These policies will protect water resources and agricultural uses throughout the valley, while keeping down the cost of delivery of public services.

The supporting narrative discussions, map layers, land use and population data, and analyses presented in conjunction with the Future Land Use Map are thorough and comprehensive. They provide an excellent foundation upon which to support the FLUM as presented and should be adopted as part of the overall package.

One aspect of the FLUM may need clarification prior to final adoption, i.e., how the Future Land Use Map (and especially its Moderate Growth Area land use category) relates to and advances the goals and objectives of the 2020 Triangle Area Plan. In particular, it would seem appropriate to acknowledge that higher density development could occur in that area when public water and sewer systems become available.

The final version of the plan would also benefit from the inclusion of an "Executive Summary" and a "quick Reference" matrix of sorts explaining aspects of the various land use categories.

The need for this kind of comprehensive approach to managing growth in Gallatin County is long overdue. Too much land has already been taken out of agriculture production through haphazard sprawl which has compromised the character of our beautiful valley. The time is now to take the bold step of adopting this Future Land Use Map proposal. Others may point out urge delay or disapproval of it. This would be a mistake. Countless thoughtful hours of work by your Steering Committee and others have gone into its development, which clearly reflects the values and aspirations of the vast majority of Gallatin County citizens. As such, I urge you to approve a Resolution of Intent to Adopt the Proposed Future Land Use Map, and to fully adopt it at your earliest convenience.

Thank you for this opportunity to comment on the FLUM and thank you for your service to the citizens of Gallatin County.

Respectfully submitted,

Andrew Epple
1725 Hillside Lane
Bozeman, MT



Dear Gallatin County Commissioners,

The Craighead Institute is writing in support of the current status of the Future Land Use Map (FLUM) that reflects the needs and wishes of the community. The Craighead Institute's mission is to provide conservation solutions to people and wildlife. Our comments will pertain to the needs of wildlife regarding potential changes to FLUM.

1. Changes to the Moderate Growth Areas from 1:40 building to acre would be very detrimental to wildlife. As it stands, this density level allows for migration patterns in the Gallatin Valley to be maintained as well as connectivity between different properties and habitats. Wildlife is sensitive to density and allowing changes such as 1-5 unit per acre will greatly disrupt wildlife populations within the area and increase mortality due to vehicle collisions.
2. If changes to the Moderate Growth Areas (1-5 acre unit) are implemented in areas that are not adjacent to already existing human populations and infrastructure, a proliferation of wells would be expected to be placed on these lots. This number of wells would stress the already existing problems with groundwater extraction and increase nitrogen output into streams and groundwater. These nitrates negatively impact fisheries and watersheds by producing algal blooms and oxygen deprivation.
3. Implementation of the 1-5 acre unit instead of 1-40 acre unit would further exacerbate the loss of sensitive lands including riparian and native habitat that wildlife rely on. As the sensitive lands project highlighted, there is little riparian and deciduous trees within the Gallatin Valley and they support the vast majority of biodiversity within the valley. Loss of these habitats will affect numerous species including ungulates, birds and amphibians.

Stakeholders and staff have worked long and hard to develop the FLUM. At this juncture we do not see that the changes outlined above would be in line with the original intent of FlUM and would have negative impacts on wildlife that are already stressed due to current growth.

Sincerely,

April Craighead
Executive Director
Craighead Institute

HazerAlvarez, Meghan

From: Beth Madden <bethmadden64@gmail.com>
Sent: Saturday, November 23, 2024 8:36 AM
To: envision
Subject: Comments on Proposed Gallatin County Future Land Use Map (FLUM)

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

To: Gallatin County Commissioners
Re: Proposed Future Land Use Map (FLUM)

I submit these comments in support of the proposed Future Land Use Map (FLUM), and I thank all involved for their efforts in creating this map and model.

I am a Gallatin County resident (15 yrs) and have lived in Montana for more than 40 years. I value our high quality of life here in the Gallatin Valley, but worry about ongoing and future developments' effects on our natural resources – especially our waters and lands, and ecosystem health.

I am pleased to see the proposed model taking into account our natural resources, public resources and public safety, and quality of life indicators to inform our future growth patterns in the county.

I support the base density of one dwelling per 40 acres in Moderate Growth Areas. This creates an opportunity for more predictable growth patterns, while discouraging haphazard patterns. Lower base densities will lead to greater fragmentation of habitats, rivers, and agricultural lands, along with a host of other problems.

It is very important that the FLUM encourages new development to be connected to our public wastewater systems, rather than increasing individual septic systems. The same goes for encouraging connection to our public water supply rather than private wells. Judicious and resilient water management in this valley is critical as we move into the future.

I am especially pleased to see that the FLUM discourages development in areas identified as highly sensitive and/or high risk. This is vital not only for our ecosystem function, but for public safety as well.

Again, I am so grateful that Gallatin County is doing this important work to facilitate more sustainable growth in our valley. Thank you for your efforts.

Sincerely,
Beth Madden
408 Overbrook Drive
Bozeman, MT 59715

HazerAlvarez, Meghan

From: Brooke Lahneman <blahneman@gmail.com>
Sent: Sunday, November 24, 2024 9:05 AM
To: envision
Subject: Public Comment for County Commission Meeting 11/26/24

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

Dear County Commission,

My name is Brooke Lahneman, I live at 623 S. 15th Ave., Bozeman, MT 59715. Thank you for the opportunity to provide public comment. I've been a resident of Gallatin County since 2017, and am on the City of Bozeman Sustainability Citizen Advisory Board. I'm also a professor of business management and sustainability. But today I'm here to comment as a citizen. I have a deep interest in facilitating economies and societies to grow healthily, but in ways that take science, the natural environment, and communities' well-being into account. The Future Land Use Map (FLUM), through its multi-stakeholder collaboration over a year to develop it, has taken great steps to integrate these diverse considerations into its development and thus is vitally important in supporting our community's wellbeing in the short and long-terms. The FLUM takes in complex scientific and stakeholder-informed information to distill into highly useful guidelines for ways in which our county can continue to develop housing and infrastructure, and grow our local economy, but in ways that consider our water availability and its quality, our wildlife and ecosystems, and ability to support our agricultural industries as well as recreate here in rivers and mountains. The FLUM has captured diverse voices and opinions, and scientific expertise, to create its guidance through rigorous stakeholder engagement. So many of us love this place because of these natural and social amenities, and for our livelihoods, and not prioritizing them in future development would destabilize the very foundation of what makes our community a fantastic place to live, as well as undermine the ability to sustain livelihoods as we know them now. With the FLUM, we have great potential to create win-wins for our economy, community, and environment - over the long-term.

Sincerely,
Brooke Lahneman

HazerAlvarez, Meghan

From: Chris Miles <chrismilesdvm@gmail.com>
Sent: Monday, November 25, 2024 5:38 AM
To: envision
Subject: FLUM

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

Dear planning board members

Please adopt the Gallatin County Future Land Use Map and limit expansion of development unless access to city well and sewer systems are available.

Protect the water resource for all current county residents.

Chris Miles
44 South Pheasant Dr
Bozeman
Hyalite Foothills HOA

HazerAlvarez, Meghan

From: Christian Burke <tcburke1356@gmail.com>
Sent: Friday, November 22, 2024 7:44 PM
To: envision
Subject: FLUM approval

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

To whom it may concern ,

I am writing in support of the FLUM, I believe it provides the backbone for a structured future in Gallatin County. As a 10 + year river guide, I am well acquainted with the importance of our water resources. I appreciate that the FLUM is proactive when it comes to water management. Your approval of the FLUM is critical to our future as a county.

T. Christian Burke
Bozeman

HazerAlvarez, Meghan

From: Christie Francis <1christiefrancis@gmail.com>
Sent: Sunday, November 24, 2024 3:18 PM
To: envision; Brown, Zach; Boyer, Jennifer; MacFarlane, Scott
Subject: Please adopt the FLUM for Gallatin County

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

Hello,

My name is Christie Francis and I was the co-chair of the commission appointed committee which created and then represented the Gallatin Gateway Community Plan. It has now been well over a decade since that plan was created and adopted into the Gallatin County Growth policy. Since that adoption there has been rampant and nearly unguided growth in Gallatin Gateway and much more than the Community Plan is necessary. I have participated in the Envision Gallatin process from its inception, as have many of my neighbors and community members. The process to attend, participate and comment on Envision Gallatin has been often and widely accessible. Please don't wait any longer to build a framework by which Gallatin County can be protected. In the past, broad language in the Growth Plan, unconnected zoning districts and litigation by developers not happy with commission decisions, have cost tax payers dollars and left our rural areas vulnerable to sprawl. I am contacting Envision Gallatin and the Gallatin County Commissioners to please adopt the FLUM (Future Land Use Map) to the Gallatin County Growth Policy and also vote to use the FLUM to guide growth in Gallatin County.

Respectfully,
Christie Francis
146 Travois Trail
P.O. Box 15
Gallatin Gateway, MT

HazerAlvarez, Meghan

From: envision
Subject: FW: FLUM Map

From: Craig May <craig@ckmayexcavating.com>
Sent: Friday, November 22, 2024 5:51 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: FLUM Map

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

It has come to my attention that the county future land use map has an agenda to influence and set the use for future lands which are contrary to the idea of protecting the interests of the public. It seems that there is an extremely low involvement with the public. It also is estimated that less than 500 people commented or even understand the ramifications of the Future Land Use Map being proposed by Gallatin County. It also seems that the proposed densities of 1/40 acres in the managed growth areas do not help to direct density but actually will result in spread across the County. With the maps I suggest that they be non-regulatory as to not be used by the county as more of a zoning map to dictate land use for future development and amendments. It also could be said that FLUM is structured against development of lands held by certain individuals and not others to benefit the interests of others. This is why the County should not use FLUM more like zoning as it seems very likely and seems to be happening with recent Belgrade submissions of subdivisions proposed already. To put this FLUM Map out as a guide for future growth will only set the agenda that this a zoning regulation that would take changing to just present a future subdivision that would be using existing major roads, adjacent to water or sewer and also adjacent to existing higher density developments.

To close my comment: this will be major blow to many small businesses and longtime landowners in the valley with hopes of prospering and leaving their families with what they sacrificed for many years to build and retain for future development to benefit their families and others. Future planning needs to happen I agree, but this needs to happen with a majority of public involvement not only a few with an agenda

I thankyou for your time and consideration of our concerns here and hope that the future of Gallatin County is for the people as this very important decision is made

CRAIG MAY | CK May Excavating

C: 406.599.1644 | P.O Box 1426 Belgrade, MT 59714

HazerAlvarez, Meghan

From: Crosby Branch <crosby@boundarydev.com>
Sent: Monday, November 25, 2024 11:18 AM
To: envision
Subject: Gallatin County Future Land Use Map Update FLUM

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

Dear County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County, which I believe will have serious negative consequences for property owners and the future growth of our community.

Firstly, I am shocked and deeply concerned that this proposal is being considered for adoptio. I only learned of these proposed changes very recently, and it is unsettling that such significant zoning restrictions could be imposed on the county without sufficient public awareness or input. Many landowners, including myself, were unaware of these changes until it was almost too late to have a meaningful say in the process.

The proposed density limits outlined in the FLUM, such as 1 house per 40 acres or 1 house per 160 acres, are simply too restrictive and will effectively halt any meaningful development in the county. This is particularly troubling given our current housing shortage. The county is facing a growing demand for housing, yet this plan will only exacerbate the issue by severely limiting the ability to build homes and meet the needs of our expanding population. Rather than promoting responsible growth, this FLUM will result in stagnation, with fewer opportunities for families to find affordable housing.

Additionally, the map designates much of the county as "Open and Working Lands" or "Managed Growth Areas," effectively imposing zoning restrictions on both zoned and unzoned lands. This restricts the flexibility of landowners to use their property as they see fit, whether for development or other productive purposes. This is a clear overreach of county power and undermines the rights of property owners.

The lack of consideration for existing infrastructure—such as roads, water, and sewer systems—is another major flaw of this proposal. In some areas, the proposed low-density restrictions do not reflect the reality of the infrastructure available, which could support higher-density development. The county should be planning for growth in a way that integrates existing resources, rather than limiting them.

Moreover, the lack of adequate public engagement throughout the process is deeply concerning. With fewer than 500 comments submitted in a county of over 100,000 residents, it is clear that most landowners are unaware of the potential impacts of these changes. The Planning Board's recommendation to deny the FLUM was a sound decision, and I strongly urge the Commissioners to follow their advice and reject this proposal.

In conclusion, I ask that you deny the FLUM until a more appropriate, thoughtful, and transparent plan can be developed—one that addresses the county's housing needs, respects the rights of landowners, and plans for sustainable growth.

Thank you for your time and attention to this matter. I look forward to your thoughtful consideration of these concerns.

Sincerely,
Crosby Branch
Gallatin County Resident
763 248 3004

HazerAlvarez, Meghan

From: Derek Williams <derek@bridgerdevelop.com>
Sent: Friday, November 22, 2024 2:47 PM
To: envision; Planning
Subject: County FLUM opposition

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

To whom it may concern,

I am writing to ask for more due diligence to be performed related to the proposed County FLUM. I believe the FLUM as proposed to be very arbitrary and would expect that landowners will argue the FLUM results in a taking of property given the preclusion of residential developments on most lands. This will result in increased and unnecessary legal claims. Landowners purchase their property based on the zoning and land use controls in place. While it is understood that local government regulations can change, landowners do not expect such regulations to completely foreclose all residential development on their property. This is not a reasonable expectation of property ownership. I view the proposal as complete moratorium on development in a time where there is a massive housing shortage leading to even higher housing prices and less affordability. Additionally, the added amendment process also does not provide a reasonable process for landowners to modify their property's designation due to the vague and overly restrictive amendment criteria.

I encourage you to decline to adopt the FLUM as proposed. Please reconsider the proposal so that it does not have the effect of wholly restricting residential development in the majority of the County. At a minimum, the criteria for amendments must be revised to provide clarity and predictability to landowners seeking to modify the designation on their land.

Derek

Derek Williams, P.E. | Owner/Founder

BRIDGER DEVELOPMENT STRATEGIES LLC

PO Box 10130
Bozeman, Montana 59719
303-887-4045
derek@bridgerdevelop.com

HazerAlvarez, Meghan

From: Dick Shockley <ddshockley@aol.com>
Sent: Friday, November 22, 2024 7:43 AM
To: envision
Subject: FLUM adoption support.

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

Gallating County Planning / ENVISION,

As a citizen long involved and monitoring growth planning for Gallatin Gateway and the larger Gallatin County areas, I strongly urge adoption of the FLUM and HS as soon as possible. Although the Planning Board voted to reject with concerns about more dense growth areas, rural designations, and their perception of too little public participation, those concerns do not substaniate again halting to process and further "kicking this can down the road".

The reality is that if specific revisions are warranted, the revisions may quickly be incorporated. As one involved in such public meetings, hearings and public participation in growth planning and other county processes, I can tell you that the amount of public participation and simple attendance at such public meetings will never be what many would deem to be adequated public participation and input.

Furthermore, realizing that implementation of these plans will result in the guidance much too long in being developed for Gallatin Gateway and all of the county, but this regulatory guidance though firm, is always to be somewhat dynamic in light of changes on the ground and with population movement.

So, please formally adopt, implement, and establish this regulatory guidance for the betterment of all county areas. It has been way too long in coming! 'Decades late!!!

Respectfully,
Richard H. Shockley
627 Gateway South Rd. Gallatin Gateway, MT 59730 406 570-1370

HazerAlvarez, Meghan

From: Don Krueger <donkrueger1@gmail.com>
Sent: Monday, November 25, 2024 11:33 AM
To: envision
Subject: Future Land Use Management (FLUM) - Statement in Support

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

Dear Gallatin County Commissioners,

Due to a prior commitment, I may be unable to attend the November 26th County Commission hearing. However, I would like to express my strong support for the Future Land Use Management Plan (FLUM) you will be considering at that meeting. The FLUM provides a roadmap for future, sustainable development for Gallatin County and comes at a critical time of unprecedented growth.

My family are residents and homeowners in Bozeman. We treasure Bozeman's sense of community and its diverse recreational and cultural opportunities, unique for such a city of its size and location. The FLUM provides a vision for how Gallatin County can develop in a way that promotes responsible growth and stewardship for future generations.

The FLUM is the culmination of many hours of work by a wide range of interest groups, including numerous public meetings, email comments, survey responses, and expert/practitioner meetings. It represents the best of the community - teamwork, knowledge-based, data-driven and carefully balanced. Importantly, it is not a static document, but a guide to a Gallatin County where we can continue to thrive and enjoy this special place. The on-going work of monitoring and adjusting that is described in the FLUM will ensure we make intelligent and appropriate water and land use decisions in the future.

Thank you for the opportunity to comment on this important work.

Regards,

Don Krueger
Bozeman MT 59715

HazerAlvarez, Meghan

From: Elizabeth Pfaff <epfaff4@gmail.com>
Sent: Sunday, November 24, 2024 1:09 PM
To: envision
Subject: FLUM

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

I , as a county landowner and longtime resident of Bozeman, WHOLEHEARTEDLY support the FLUM and its intentions to manage sustainable growth in our county. We must be visionary in preserving the reasons people come here, live here and were here before the growth. We can do BOTH, and not cave to developers and outside interests. Please support FLUM and its goals in preserving our water, our land and our view shed. Lets realize we are all neighbors here, not just profiteers. Our future depends on it.

Sincerely,
Elizabeth A. Pfaff
6501 Leverich LAne
Bozeman Mt 59715

HazerAlvarez, Meghan

From: Emily Pallo O'Connor <emilypallo@gmail.com>
Sent: Saturday, November 23, 2024 11:00 AM
To: envision
Subject: FLUM Support

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

Dear Gallatin County Commissioners,

My name is Emily O'Connor and I have been a Gallatin County resident for 12 years. In those 12 years I have seen significant growth in our County and have been concerned with the impacts that growth is having on public safety, wildlife, water quality and supply, and the character of our community. I value growth that is intentional and balanced. I believe the FLUM, as currently presented, represents sustainable growth and is backed by science and data that support how we can grow in a way that is in balance with the carrying capacity of our land and water resources.

I appreciate all of the time and effort the county has committed to this process to date and encourage you to adopt the draft Gallatin County Future Land Use Map (FLUM) without significant changes that would impact the protection of our land and water resources.

With gratitude,
Emily

--
Emily Pallo O'Connor
Mobile Phone: (406) 548-8111
Email: emilypallo@gmail.com

HazerAlvarez, Meghan

From: Erica Brubaker <erica@wildjoescoffee.com>
Sent: Saturday, November 23, 2024 9:02 AM
To: envision
Subject: FLUM

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

Hi, my name is Erica, and I support the Gallatin County Future Land Use Map to preserve the open spaces we all moved here to enjoy. Preserving the wildlife habitats and open land is important to me as a resident because this open space is such an important balance to the hubbub of city life. Skiing, biking, hunting, hiking, views, animal sightings and clean air are all part of what brings my family joy in this beautiful valley, and will for generations to come.

Thank you,

Erica Brubaker
Owner/Manager
Cell: 406.272.0504
Store: 406.586.1212

WILD JOE*S COFFEE SPOT
www.wildjoescoffee.com
18 W Main St.
Bozeman, MT 59715

HazerAlvarez, Meghan

From: Fiona Grubin <oni1531@gmail.com>
Sent: Sunday, November 24, 2024 2:34 PM
To: envision
Subject: Public comment for County Commission hearing on FLUM as an amendment to the Growth Policy 11/26

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

Hi, my name is Fiona Grubin and I would like to share my strong support for adopting the future land use map as an amendment to the growth policy for our county. I have lived in Gallatin County for more than seven years and am proud to call this place home. I deeply value our water, land, and the environment around us and know that it is imperative to be strategic as the explosive growth here continues to ensure that we are not harming our environment and natural resources. I care about the health of our ecosystem because we are inseparable from it; what we do to the land we do to ourselves. Managing growth in a way that respects and considers the ecosystem and all its components is an essential part of building a healthy future for residents of Gallatin County. The many opportunities for outdoor recreation in this area are what distinguish this as home for many people in the valley, myself included. I love being able to spend time on the land and it is a huge source of emotional, physical, and spiritual strength and nourishment. Water is our most vital resource, and the FLUM includes important considerations for growth that protect and sustain our natural water resources. In the west in particular, maintaining clean water sources is the biggest challenge we face and other areas in the west that have experienced rapid and consistent development are now struggling to source enough water to sustain the population. We can head off this challenge by incorporating strategic planning principles such as those outlined in the FLUM. I write this not only as a person who loves the land we live on, but also as a scientist and public health researcher. The health of the people of Gallatin County is interdependent on the health of our ecosystem as we must fortify protections for the environment and land use as the county continues to grow. Please take the opportunity to plan for smart, healthy growth.

HazerAlvarez, Meghan

From: Lilly McLane <lilly@gallatinwatershedcouncil.org>
Sent: Friday, November 22, 2024 5:28 PM
To: envision
Subject: Gallatin Watershed Council Letter RE: Intent to Adopt the FLUM
Attachments: Gallati Watershed Council Letter RE Intent to Adopt the FLUM.pdf

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

To the Gallatin County Planning Staff and Commissioners,

We have valued the opportunity to engage in the process of shaping our future. Please consider the attached letter from the Gallatin Watershed Council regarding the adoption of the Gallatin County Future Land Use Map. Thank you for your investment in our community to prioritize public resources, public safety, and our quality of life.

Sincerely,
Lilly McLane
--

Lilly McLane, Watershed Restoration Director
Gallatin Watershed Council
http://gallatinwatershedcouncil.org
Cell: 410.371.8221



GALLATIN WATERSHED COUNCIL

Dear Gallatin County Commissioners,

The Gallatin Watershed Council is writing in support of a Future Land Use Map that reflects the values of our community and aligns with the intent of the Growth Policy. Our mission is to guide collaborative stewardship of water in the Gallatin Valley for a healthy and productive landscape. Like your planning staff, we spend much of our time listening to the needs and stories of our community. We consistently hear that people value our rivers and streams, wildlife, open space, and agricultural identity and fear losing what we love about this place as we grow. These values and concerns are reflected in the results of the public engagement during the Growth Policy and then again in the FLUM.

With that, we urge you to consider the materials in front of you carefully and would like to bring a few key points to your attention:

- **The model takes a holistic look at public resources, public safety, and quality of life to inform growth patterns across Gallatin County.** Land use categories and associated base densities are derived from the carrying capacity of land and water resources and access to public water and sewer, as opposed to existing development and special interest. The FLUM creates a vision for the future that is not based on past growth patterns, but on the ability to sustain growth while also maintaining the things we value, such as clean water, wildlife, and open and working lands.

- **The base density in Moderate Growth Areas of one dwelling unit per 40 acres is a tool for intentionally expanding already urbanized areas, driving growth to be connected to public water and sewer, and avoiding the haphazard "leap-frog" or "pop-corn" development patterns.** The FLUM incentivizes developments to incorporate into land use categories with higher densities and smaller lot sizes where parcels are adjacent to municipalities and existing water and sewer districts. If the base density in the Moderate Growth Area were to be lower, for example, one dwelling unit per 1-5 acres, the ability of cities and towns to accommodate the needs of a growing population is already lost. It would continue to create the classic problem that when the boundary of an urbanized area inevitably marches outward and reaches these developments, smaller lot sizes, more traffic, and taller buildings are offensive to the character of the existing, more spread-out neighborhoods in the County. This creates pushback and is one of the main frustrations we hear at development review hearings. Alternatively, a base density of 1:40 in Managed Growth Areas creates an opportunity for

more predictable growth patterns that progress systematically outward from community cores.

- **Proposed base densities in Moderate Growth Areas and Open and Working Lands intentionally provide contiguous open spaces that farmers, ranchers, wildlife, streams, and rivers need.** Alternatively, a lower base density of one dwelling unit per 1-5 acres will result in growth patterns that rapidly consume land in a way that has the greatest potential to fragment wildlife habitats, river systems, and agricultural operations.

- **The FLUM discourages the proliferation of individual septic systems and encourages growth to be connected to public wastewater treatment facilities.** In the Gallatin Watershed, elevated groundwater nitrate levels threaten drinking water quality and stream health. The Montana Department of Environmental Quality identifies 14 of our streams as impaired by nitrogen, with subsurface wastewater disposal noted as a primary contributor. The Groundwater Nitrate Overlay highlights areas with elevated nitrate levels in Gallatin Valley, where an exceedance of 2 mg/L is commonly considered to be above natural background levels and indicative of human land use practices, and where concentrations above 10 mg/L pose a direct health risk. Discouraging additional nutrient loading from septic systems is critical to sustainable growth.

- **The FLUM discourages the proliferation of exempt groundwater wells and incentivizes growth to be connected to public water supply.** In the Gallatin Watershed we share a limited supply of water and Cities, towns, and farmers legally have the right to use more water than Mother Nature supplies each year. Our groundwater and surface water are closely connected, and every drop pulled from the ground affects downstream water users and the volume of water flowing in our streams and rivers.

- **The FLUM discourages development in highly sensitive and high-risk areas.** In the interest of public safety and public resources, the model identifies areas unsuitable for development, including wildfire-prone areas, steep slopes, and areas close to rivers and streams. Homes built in wildfire-prone areas are not only at risk, but also handicaps management practices that promote healthy forests that are less susceptible to mega-fires. The Watercourse Commons has been included in the FLUM as a compilation of spatial data layers including floodplains, channel migration zones, and riparian areas. Rivers and streams need space to flood, erode, and support riparian vegetation in order to minimize risk to infrastructure and property, naturally slow and

store water, provide fish and wildlife habitat, and treat and filter pollution to maintain clean water.

The FLUM represents many, many hours of hard work by the planning staff, public, stakeholders, and experts that have shown up to constructively envision and inform our future. The Gallatin Watershed Council has participated throughout the process by collaborating with scientists and the community to bring diverse perspectives and technical resources to the process. The model is based on a foundation of science and data, taking into account aquifer characteristics, wildlife habitat and migration corridors, high-risk areas prone to wildfire and flooding, agricultural soils, and proximity to existing infrastructure like public water and sewer. It represents a thoughtful approach to guiding development patterns with respect to the carrying capacity of our land and water resources.

We are encouraged by the County's intentional work to address sustainable growth and environmental stewardship. Good land management is good water management, and we are excited to build a more resilient future together.

Thank you,

The Gallatin Watershed Council

HazerAlvarez, Meghan

From: Daryl Monroe-Bilotti <dandgbilotti@gmail.com>
Sent: Friday, November 22, 2024 3:01 PM
To: envision
Subject: FLUM Proposal

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

My name is Gary Bilotti . My wife Daryl Monroe-Bilotti and we have lived in Gallatin Gateway, (Bear Creek Properties)
For 27 years.

I have submitted several E-mail comments and thoughts regarding the FLUM project. I have also attended three meetings. There was a large number of citizens at each of the meetings. I know that there have been an equally large number of E-mail submittals made.

I BELIEVE THAT THE COUNSEL, FOR WHAT EVER REASON(DELAY TACTICS) has asked for more public comment. Seems as though there has been more than ample comment from the public. An even larger concern is why the counsel is asking for "HIGHER DENSITY". This is NOT an issue that needs to be addressed unless the counsel is looking to help builders make more of a profit by increasing the density . Are we not crowded enough? Is there any logical reason to completely destroy our rural way of life? Isn't there enough traffic on Highway 191 now?

Gary Bilotti
Daryl Monroe-Bilotti
77 Little Bear Road West
Gallatin Gtwy, MT 59730
dandgbilotti@gmail.com

Sent from Mail for Windows

HazerAlvarez, Meghan

From: Adam Sigler <liamsigler@gmail.com>
Sent: Sunday, November 24, 2024 10:50 AM
To: envision
Subject: Public comment on FLUM - support adoption

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

Hello,
My name is Adam Sigler and I live at 623 South, 15th Avenue in Bozeman.
I am a professor and the water quality specialist for the public engagement branch of the university, and my PhD research and area of focus is land use effects on water quality and public engagement on that topic. I am commenting today in my capacity as a citizen of Gallatin County.
I am very impressed with the high caliber of work the county planning office has conducted to produce the FLUM. Specifically, it is great to see a high priority placed on new development connecting to centralized water infrastructure.
I was recently lead author on a water quality data layer, compiling groundwater nitrate concentration data from multiple sources that had never before been combined and made publicly available. That data layer was adopted as a nitrate groundwater overlay in the FLUM. Given the data currently available for nitrate, the extent of measurable human contaminant based influence on groundwater in the Gallatin is widespread. In addition to nitrate, we are also learning more about emerging contaminants, which includes a host of chemicals that go down the drain, and scientists are finding those chemicals in private wells in the valley.
In my job, I lead a statewide program that guides private well owners through testing and understanding their water quality. In the Gallatin, 95% of program participants are also on septic systems. Let's assume that every well and septic owner in the Gallatin has all the information, knowledge, skills, and funding to maintain their systems and that every system was installed perfectly to specifications. Even then, septic systems recharge groundwater after only rudimentary treatment that do not remove the majority of nitrate and many other contaminants and discharges those contaminants to groundwater. In reality, not all systems are installed perfectly to spec, and 40% of participants have responded that they do not feel they have the information and skills they need to maintain and protect their water systems.

Individual well and septic systems are a great option for very low density rural development. They are not a good option for many of the existing densities in the Gallatin and are certainly not appropriate for extensive continued development on 1 to 5 acre lot size. To protect our water resources here in the Gallatin, it is essential that new development be encouraged to occur on centralized water and sewer to every extent possible.

To be clear, continued development with well and septic systems on 1-5 acre lots, will have negative impacts on our ground and surface water quality. 30 years from now, our water resources in the Gallatin will inevitably be under a lot more strain than they are now. I hope we can look back at pivotal junctures like this one, and be grateful that we made choices for proactive growth policies because an ounce of prevention is worth a pound of cure.

Once the investment has been made in individual well and septic systems, it will never again be as cost effective to convert to the centralized water systems we need to protect our water quality.
I have lived in the Gallatin for 20 years, and love this place where we are blessed with incredible water resources.

I believe the FLUM is a great step in the direction of encouraging development on centralized water and sewer that is critical to protect those water resources.

I am writing to express my support for the adoption of the FLUM.

Thank you,
Adam Sigler
Concerned citizen

HazerAlvarez, Meghan

From: Allen Potts <allen@bigsky.com>
Sent: Monday, November 25, 2024 12:02 PM
To: envision
Subject: FLUM

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

To whom it may concern,
After being made aware of the Gallatin county FLUM land use map, I am very disappointed in Gallatin county's decision to put such an initiative in place on such short notice to the members of the county. I personally just learned about this within the last week. I knew nothing about this until very recently and its shocking that is being considered for adoption tomorrow.

Furthermore, the density outlined will stop all development in the county when we have a glaring housing shortage already. I don't understand how this is good for the future of Gallatin county.

I would urge the county to reconsider.

Thanks,
Allen

Allen Potts
Sales Associate
The Big Sky Real Estate Co.
C (406) 451-1203
E allen@bigsky.com

25 Town Center Ave | PO Box 160040 | Big Sky, Montana 59716
-
View all my listings at https://bigskyrealestate.com/team/allen-potts/
-
Exclusive brokerage for new real estate developments within Moonlight Basin, Spanish Peaks Mountain Club, Montage Residences Big Sky, and One&Only Moonlight Basin.

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HazerAlvarez, Meghan

From: Amy Sheppard <amyjosheppard@gmail.com>
Sent: Saturday, November 23, 2024 9:11 AM
To: envision
Subject: FLUM comment

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

Hi, my name is Amy Sheppard. I love living in Bozeman and I love wild places and open spaces. My hope is that as we plan for the future of the Gallatin Valley we consider ways to reduce and mitigate wild places that will be destroyed. Thank you.

Amy Sheppard
401 N Wallace Ave
Bozeman

Sent from my fancy iPhone

HazerAlvarez, Meghan

From: Andy and Paulette Epple <bigskyepples@msn.com>
Sent: Monday, November 25, 2024 10:33 AM
To: envision
Subject: Comment on proposed Future Land Use Map and supporting documents

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

Dear Gallatin County Commissioners: I wish to express my wholehearted support for adoption of the proposed Future Land Use Map and its supporting documents, as developed and presented by the Steering Committee after many months of deliberation and public engagement. The FLUM represents a comprehensive approach to managing and reasonably providing for growth in the unincorporated areas of Gallatin County, while preserving agriculture, open space, sensitive lands, wildlife habitat, water resources, and other values important to all of us who live here. The proposed Future Land Use categories will serve to encourage growth and development adjacent to areas already served by public water and sewer systems and other critical infrastructure and services. These policies will protect water resources and agricultural uses throughout the valley, while keeping down the cost of delivery of public services.

The supporting narrative discussions, map layers, land use and population data, and analyses presented in conjunction with the Future Land Use Map are thorough and comprehensive. They provide an excellent foundation upon which to support the FLUM as presented and should be adopted as part of the overall package.

One aspect of the FLUM may need clarification prior to final adoption, i.e., how the Future Land Use Map (and especially its Moderate Growth Area land use category) relates to and advances the goals and objectives of the 2020 Triangle Area Plan. In particular, it would seem appropriate to acknowledge that higher density development could occur in that area when public water and sewer systems become available.

The final version of the plan would also benefit from the inclusion of an "Executive Summary" and a "quick Reference" matrix of sorts explaining aspects of the various land use categories.

The need for this kind of comprehensive approach to managing growth in Gallatin County is long overdue. Too much land has already been taken out of agriculture production through haphazard sprawl which has compromised the character of our beautiful valley. The time is now to take the bold step of adopting this Future Land Use Map proposal. Others may point out urge delay or disapproval of it. This would be a mistake. Countless thoughtful hours of work by your Steering Committee and others have gone into its development, which clearly reflects the values and aspirations of the vast majority of Gallatin County citizens. As such, I urge you to approve a Resolution of Intent to Adopt the Proposed Future Land Use Map, and to fully adopt it at your earliest convenience.

Thank you for this opportunity to comment on the FLUM and thank you for your service to the citizens of Gallatin County.

Respectfully submitted,

Andrew Epple
1725 Hillside Lane
Bozeman, MT



Dear Gallatin County Commissioners,

The Craighead Institute is writing in support of the current status of the Future Land Use Map (FLUM) that reflects the needs and wishes of the community. The Craighead Institute's mission is to provide conservation solutions to people and wildlife. Our comments will pertain to the needs of wildlife regarding potential changes to FLUM.

1. Changes to the Moderate Growth Areas from 1:40 building to acre would be very detrimental to wildlife. As it stands, this density level allows for migration patterns in the Gallatin Valley to be maintained as well as connectivity between different properties and habitats. Wildlife is sensitive to density and allowing changes such as 1-5 unit per acre will greatly disrupt wildlife populations within the area and increase mortality due to vehicle collisions.
2. If changes to the Moderate Growth Areas (1-5 acre unit) are implemented in areas that are not adjacent to already existing human populations and infrastructure, a proliferation of wells would be expected to be placed on these lots. This number of wells would stress the already existing problems with groundwater extraction and increase nitrogen output into streams and groundwater. These nitrates negatively impact fisheries and watersheds by producing algal blooms and oxygen deprivation.
3. Implementation of the 1-5 acre unit instead of 1-40 acre unit would further exacerbate the loss of sensitive lands including riparian and native habitat that wildlife rely on. As the sensitive lands project highlighted, there is little riparian and deciduous trees within the Gallatin Valley and they support the vast majority of biodiversity within the valley. Loss of these habitats will affect numerous species including ungulates, birds and amphibians.

Stakeholders and staff have worked long and hard to develop the FLUM. At this juncture we do not see that the changes outlined above would be in line with the original intent of FlUM and would have negative impacts on wildlife that are already stressed due to current growth.

Sincerely,

April Craighead
Executive Director
Craighead Institute

HazerAlvarez, Meghan

From: Beth Madden <bethmadden64@gmail.com>
Sent: Saturday, November 23, 2024 8:36 AM
To: envision
Subject: Comments on Proposed Gallatin County Future Land Use Map (FLUM)

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

To: Gallatin County Commissioners
Re: Proposed Future Land Use Map (FLUM)

I submit these comments in support of the proposed Future Land Use Map (FLUM), and I thank all involved for their efforts in creating this map and model.

I am a Gallatin County resident (15 yrs) and have lived in Montana for more than 40 years. I value our high quality of life here in the Gallatin Valley, but worry about ongoing and future developments' effects on our natural resources – especially our waters and lands, and ecosystem health.

I am pleased to see the proposed model taking into account our natural resources, public resources and public safety, and quality of life indicators to inform our future growth patterns in the county.

I support the base density of one dwelling per 40 acres in Moderate Growth Areas. This creates an opportunity for more predictable growth patterns, while discouraging haphazard patterns. Lower base densities will lead to greater fragmentation of habitats, rivers, and agricultural lands, along with a host of other problems.

It is very important that the FLUM encourages new development to be connected to our public wastewater systems, rather than increasing individual septic systems. The same goes for encouraging connection to our public water supply rather than private wells. Judicious and resilient water management in this valley is critical as we move into the future.

I am especially pleased to see that the FLUM discourages development in areas identified as highly sensitive and/or high risk. This is vital not only for our ecosystem function, but for public safety as well.

Again, I am so grateful that Gallatin County is doing this important work to facilitate more sustainable growth in our valley. Thank you for your efforts.

Sincerely,
Beth Madden
408 Overbrook Drive
Bozeman, MT 59715

HazerAlvarez, Meghan

From: Brooke Lahneman <blahneman@gmail.com>
Sent: Sunday, November 24, 2024 9:05 AM
To: envision
Subject: Public Comment for County Commission Meeting 11/26/24

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

Dear County Commission,

My name is Brooke Lahneman, I live at 623 S. 15th Ave., Bozeman, MT 59715. Thank you for the opportunity to provide public comment. I've been a resident of Gallatin County since 2017, and am on the City of Bozeman Sustainability Citizen Advisory Board. I'm also a professor of business management and sustainability. But today I'm here to comment as a citizen. I have a deep interest in facilitating economies and societies to grow healthily, but in ways that take science, the natural environment, and communities' well-being into account. The Future Land Use Map (FLUM), through its multi-stakeholder collaboration over a year to develop it, has taken great steps to integrate these diverse considerations into its development and thus is vitally important in supporting our community's wellbeing in the short and long-terms. The FLUM takes in complex scientific and stakeholder-informed information to distill into highly useful guidelines for ways in which our county can continue to develop housing and infrastructure, and grow our local economy, but in ways that consider our water availability and its quality, our wildlife and ecosystems, and ability to support our agricultural industries as well as recreate here in rivers and mountains. The FLUM has captured diverse voices and opinions, and scientific expertise, to create its guidance through rigorous stakeholder engagement. So many of us love this place because of these natural and social amenities, and for our livelihoods, and not prioritizing them in future development would destabilize the very foundation of what makes our community a fantastic place to live, as well as undermine the ability to sustain livelihoods as we know them now. With the FLUM, we have great potential to create win-wins for our economy, community, and environment - over the long-term.

Sincerely,
Brooke Lahneman

HazerAlvarez, Meghan

From: Chris Miles <chrismilesdvm@gmail.com>
Sent: Monday, November 25, 2024 5:38 AM
To: envision
Subject: FLUM

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

Dear planning board members

Please adopt the Gallatin County Future Land Use Map and limit expansion of development unless access to city well and sewer systems are available.

Protect the water resource for all current county residents.

Chris Miles
44 South Pheasant Dr
Bozeman
Hyalite Foothills HOA

HazerAlvarez, Meghan

From: Christian Burke <tcburke1356@gmail.com>
Sent: Friday, November 22, 2024 7:44 PM
To: envision
Subject: FLUM approval

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

To whom it may concern ,

I am writing in support of the FLUM, I believe it provides the backbone for a structured future in Gallatin County. As a 10 + year river guide, I am well acquainted with the importance of our water resources. I appreciate that the FLUM is proactive when it comes to water management. Your approval of the FLUM is critical to our future as a county.

T. Christian Burke
Bozeman

HazerAlvarez, Meghan

From: Christie Francis <1christiefrancis@gmail.com>
Sent: Sunday, November 24, 2024 3:18 PM
To: envision; Brown, Zach; Boyer, Jennifer; MacFarlane, Scott
Subject: Please adopt the FLUM for Gallatin County

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

Hello,

My name is Christie Francis and I was the co-chair of the commission appointed committee which created and then represented the Gallatin Gateway Community Plan. It has now been well over a decade since that plan was created and adopted into the Gallatin County Growth policy. Since that adoption there has been rampant and nearly unguided growth in Gallatin Gateway and much more than the Community Plan is necessary. I have participated in the Envision Gallatin process from its inception, as have many of my neighbors and community members. The process to attend, participate and comment on Envision Gallatin has been often and widely accessible. Please don't wait any longer to build a framework by which Gallatin County can be protected. In the past, broad language in the Growth Plan, unconnected zoning districts and litigation by developers not happy with commission decisions, have cost tax payers dollars and left our rural areas vulnerable to sprawl. I am contacting Envision Gallatin and the Gallatin County Commissioners to please adopt the FLUM (Future Land Use Map) to the Gallatin County Growth Policy and also vote to use the FLUM to guide growth in Gallatin County.

Respectfully,
Christie Francis
146 Travois Trail
P.O. Box 15
Gallatin Gateway, MT

HazerAlvarez, Meghan

From: envision
Subject: FW: FLUM Map

From: Craig May <craig@ckmayexcavating.com>
Sent: Friday, November 22, 2024 5:51 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: FLUM Map

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

It has come to my attention that the county future land use map has an agenda to influence and set the use for future lands which are contrary to the idea of protecting the interests of the public. It seems that there is an extremely low involvement with the public. It also is estimated that less than 500 people commented or even understand the ramifications of the Future Land Use Map being proposed by Gallatin County. It also seems that the proposed densities of 1/40 acres in the managed growth areas do not help to direct density but actually will result in spread across the County. With the maps I suggest that they be non-regulatory as to not be used by the county as more of a zoning map to dictate land use for future development and amendments. It also could be said that FLUM is structured against development of lands held by certain individuals and not others to benefit the interests of others. This is why the County should not use FLUM more like zoning as it seems very likely and seems to be happening with recent Belgrade submissions of subdivisions proposed already. To put this FLUM Map out as a guide for future growth will only set the agenda that this a zoning regulation that would take changing to just present a future subdivision that would be using existing major roads, adjacent to water or sewer and also adjacent to existing higher density developments.

To close my comment: this will be major blow to many small businesses and longtime landowners in the valley with hopes of prospering and leaving their families with what they sacrificed for many years to build and retain for future development to benefit their families and others. Future planning needs to happen I agree, but this needs to happen with a majority of public involvement not only a few with an agenda

I thankyou for your time and consideration of our concerns here and hope that the future of Gallatin County is for the people as this very important decision is made

CRAIG MAY | CK May Excavating

C: 406.599.1644 | P.O Box 1426 Belgrade, MT 59714

HazerAlvarez, Meghan

From: Crosby Branch <crosby@boundarydev.com>
Sent: Monday, November 25, 2024 11:18 AM
To: envision
Subject: Gallatin County Future Land Use Map Update FLUM

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

Dear County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County, which I believe will have serious negative consequences for property owners and the future growth of our community.

Firstly, I am shocked and deeply concerned that this proposal is being considered for adoptio. I only learned of these proposed changes very recently, and it is unsettling that such significant zoning restrictions could be imposed on the county without sufficient public awareness or input. Many landowners, including myself, were unaware of these changes until it was almost too late to have a meaningful say in the process.

The proposed density limits outlined in the FLUM, such as 1 house per 40 acres or 1 house per 160 acres, are simply too restrictive and will effectively halt any meaningful development in the county. This is particularly troubling given our current housing shortage. The county is facing a growing demand for housing, yet this plan will only exacerbate the issue by severely limiting the ability to build homes and meet the needs of our expanding population. Rather than promoting responsible growth, this FLUM will result in stagnation, with fewer opportunities for families to find affordable housing.

Additionally, the map designates much of the county as "Open and Working Lands" or "Managed Growth Areas," effectively imposing zoning restrictions on both zoned and unzoned lands. This restricts the flexibility of landowners to use their property as they see fit, whether for development or other productive purposes. This is a clear overreach of county power and undermines the rights of property owners.

The lack of consideration for existing infrastructure—such as roads, water, and sewer systems—is another major flaw of this proposal. In some areas, the proposed low-density restrictions do not reflect the reality of the infrastructure available, which could support higher-density development. The county should be planning for growth in a way that integrates existing resources, rather than limiting them.

Moreover, the lack of adequate public engagement throughout the process is deeply concerning. With fewer than 500 comments submitted in a county of over 100,000 residents, it is clear that most landowners are unaware of the potential impacts of these changes. The Planning Board's recommendation to deny the FLUM was a sound decision, and I strongly urge the Commissioners to follow their advice and reject this proposal.

In conclusion, I ask that you deny the FLUM until a more appropriate, thoughtful, and transparent plan can be developed—one that addresses the county's housing needs, respects the rights of landowners, and plans for sustainable growth.

Thank you for your time and attention to this matter. I look forward to your thoughtful consideration of these concerns.

Sincerely,
Crosby Branch
Gallatin County Resident
763 248 3004

HazerAlvarez, Meghan

From: Derek Williams <derek@bridgerdevelop.com>
Sent: Friday, November 22, 2024 2:47 PM
To: envision; Planning
Subject: County FLUM opposition

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

To whom it may concern,

I am writing to ask for more due diligence to be performed related to the proposed County FLUM. I believe the FLUM as proposed to be very arbitrary and would expect that landowners will argue the FLUM results in a taking of property given the preclusion of residential developments on most lands. This will result in increased and unnecessary legal claims. Landowners purchase their property based on the zoning and land use controls in place. While it is understood that local government regulations can change, landowners do not expect such regulations to completely foreclose all residential development on their property. This is not a reasonable expectation of property ownership. I view the proposal as complete moratorium on development in a time where there is a massive housing shortage leading to even higher housing prices and less affordability. Additionally, the added amendment process also does not provide a reasonable process for landowners to modify their property's designation due to the vague and overly restrictive amendment criteria.

I encourage you to decline to adopt the FLUM as proposed. Please reconsider the proposal so that it does not have the effect of wholly restricting residential development in the majority of the County. At a minimum, the criteria for amendments must be revised to provide clarity and predictability to landowners seeking to modify the designation on their land.

Derek

Derek Williams, P.E. | Owner/Founder

BRIDGER DEVELOPMENT STRATEGIES LLC

PO Box 10130
Bozeman, Montana 59719
303-887-4045
derek@bridgerdevelop.com

HazerAlvarez, Meghan

From: Dick Shockley <ddshockley@aol.com>
Sent: Friday, November 22, 2024 7:43 AM
To: envision
Subject: FLUM adoption support.

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

Gallating County Planning / ENVISION,

As a citizen long involved and monitoring growth planning for Gallatin Gateway and the larger Gallatin County areas, I strongly urge adoption of the FLUM and HS as soon as possible. Although the Planning Board voted to reject with concerns about more dense growth areas, rural designations, and their perception of too little public participation, those concerns do not substaniate again halting to process and further "kicking this can down the road".

The reality is that if specific revisions are warranted, the revisions may quickly be incorporated. As one involved in such public meetings, hearings and public participation in growth planning and other county processes, I can tell you that the amount of public participation and simple attendance at such public meetings will never be what many would deem to be adequated public participation and input.

Furthermore, realizing that implementation of these plans will result in the guidance much too long in being developed for Gallatin Gateway and all of the county, but this regulatory guidance though firm, is always to be somewhat dynamic in light of changes on the ground and with population movement.

So, please formally adopt, implement, and establish this regulatory guidance for the betterment of all county areas. It has been way too long in coming! 'Decades late!!!

Respectfully,
Richard H. Shockley
627 Gateway South Rd. Gallatin Gateway, MT 59730 406 570-1370

HazerAlvarez, Meghan

From: Don Krueger <donkrueger1@gmail.com>
Sent: Monday, November 25, 2024 11:33 AM
To: envision
Subject: Future Land Use Management (FLUM) - Statement in Support

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

Dear Gallatin County Commissioners,

Due to a prior commitment, I may be unable to attend the November 26th County Commission hearing. However, I would like to express my strong support for the Future Land Use Management Plan (FLUM) you will be considering at that meeting. The FLUM provides a roadmap for future, sustainable development for Gallatin County and comes at a critical time of unprecedented growth.

My family are residents and homeowners in Bozeman. We treasure Bozeman's sense of community and its diverse recreational and cultural opportunities, unique for such a city of its size and location. The FLUM provides a vision for how Gallatin County can develop in a way that promotes responsible growth and stewardship for future generations.

The FLUM is the culmination of many hours of work by a wide range of interest groups, including numerous public meetings, email comments, survey responses, and expert/practitioner meetings. It represents the best of the community - teamwork, knowledge-based, data-driven and carefully balanced. Importantly, it is not a static document, but a guide to a Gallatin County where we can continue to thrive and enjoy this special place. The on-going work of monitoring and adjusting that is described in the FLUM will ensure we make intelligent and appropriate water and land use decisions in the future.

Thank you for the opportunity to comment on this important work.

Regards,

Don Krueger
Bozeman MT 59715

HazerAlvarez, Meghan

From: Elizabeth Pfaff <epfaff4@gmail.com>
Sent: Sunday, November 24, 2024 1:09 PM
To: envision
Subject: FLUM

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

I , as a county landowner and longtime resident of Bozeman, WHOLEHEARTEDLY support the FLUM and its intentions to manage sustainable growth in our county. We must be visionary in preserving the reasons people come here, live here and were here before the growth. We can do BOTH, and not cave to developers and outside interests. Please support FLUM and its goals in preserving our water, our land and our view shed. Lets realize we are all neighbors here, not just profiteers. Our future depends on it.

Sincerely,
Elizabeth A. Pfaff
6501 Leverich LAne
Bozeman Mt 59715

HazerAlvarez, Meghan

From: Emily Pallo O'Connor <emilypallo@gmail.com>
Sent: Saturday, November 23, 2024 11:00 AM
To: envision
Subject: FLUM Support

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

Dear Gallatin County Commissioners,

My name is Emily O'Connor and I have been a Gallatin County resident for 12 years. In those 12 years I have seen significant growth in our County and have been concerned with the impacts that growth is having on public safety, wildlife, water quality and supply, and the character of our community. I value growth that is intentional and balanced. I believe the FLUM, as currently presented, represents sustainable growth and is backed by science and data that support how we can grow in a way that is in balance with the carrying capacity of our land and water resources.

I appreciate all of the time and effort the county has committed to this process to date and encourage you to adopt the draft Gallatin County Future Land Use Map (FLUM) without significant changes that would impact the protection of our land and water resources.

With gratitude,
Emily

--
Emily Pallo O'Connor
Mobile Phone: (406) 548-8111
Email: emilypallo@gmail.com

HazerAlvarez, Meghan

From: Erica Brubaker <erica@wildjoescoffee.com>
Sent: Saturday, November 23, 2024 9:02 AM
To: envision
Subject: FLUM

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

Hi, my name is Erica, and I support the Gallatin County Future Land Use Map to preserve the open spaces we all moved here to enjoy. Preserving the wildlife habitats and open land is important to me as a resident because this open space is such an important balance to the hubbub of city life. Skiing, biking, hunting, hiking, views, animal sightings and clean air are all part of what brings my family joy in this beautiful valley, and will for generations to come.

Thank you,

Erica Brubaker
Owner/Manager
Cell: 406.272.0504
Store: 406.586.1212

WILD JOE*S COFFEE SPOT
www.wildjoescoffee.com
18 W Main St.
Bozeman, MT 59715

HazerAlvarez, Meghan

From: Fiona Grubin <oni1531@gmail.com>
Sent: Sunday, November 24, 2024 2:34 PM
To: envision
Subject: Public comment for County Commission hearing on FLUM as an amendment to the Growth Policy 11/26

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

Hi, my name is Fiona Grubin and I would like to share my strong support for adopting the future land use map as an amendment to the growth policy for our county. I have lived in Gallatin County for more than seven years and am proud to call this place home. I deeply value our water, land, and the environment around us and know that it is imperative to be strategic as the explosive growth here continues to ensure that we are not harming our environment and natural resources. I care about the health of our ecosystem because we are inseparable from it; what we do to the land we do to ourselves. Managing growth in a way that respects and considers the ecosystem and all its components is an essential part of building a healthy future for residents of Gallatin County. The many opportunities for outdoor recreation in this area are what distinguish this as home for many people in the valley, myself included. I love being able to spend time on the land and it is a huge source of emotional, physical, and spiritual strength and nourishment. Water is our most vital resource, and the FLUM includes important considerations for growth that protect and sustain our natural water resources. In the west in particular, maintaining clean water sources is the biggest challenge we face and other areas in the west that have experienced rapid and consistent development are now struggling to source enough water to sustain the population. We can head off this challenge by incorporating strategic planning principles such as those outlined in the FLUM. I write this not only as a person who loves the land we live on, but also as a scientist and public health researcher. The health of the people of Gallatin County is interdependent on the health of our ecosystem as we must fortify protections for the environment and land use as the county continues to grow. Please take the opportunity to plan for smart, healthy growth.

HazerAlvarez, Meghan

From: Lilly McLane <lilly@gallatinwatershedcouncil.org>
Sent: Friday, November 22, 2024 5:28 PM
To: envision
Subject: Gallatin Watershed Council Letter RE: Intent to Adopt the FLUM
Attachments: Gallati Watershed Council Letter RE Intent to Adopt the FLUM.pdf

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

To the Gallatin County Planning Staff and Commissioners,

We have valued the opportunity to engage in the process of shaping our future. Please consider the attached letter from the Gallatin Watershed Council regarding the adoption of the Gallatin County Future Land Use Map. Thank you for your investment in our community to prioritize public resources, public safety, and our quality of life.

Sincerely,
Lilly McLane
--

Lilly McLane, Watershed Restoration Director
Gallatin Watershed Council
http://gallatinwatershedcouncil.org
Cell: 410.371.8221



GALLATIN WATERSHED COUNCIL

Dear Gallatin County Commissioners,

The Gallatin Watershed Council is writing in support of a Future Land Use Map that reflects the values of our community and aligns with the intent of the Growth Policy. Our mission is to guide collaborative stewardship of water in the Gallatin Valley for a healthy and productive landscape. Like your planning staff, we spend much of our time listening to the needs and stories of our community. We consistently hear that people value our rivers and streams, wildlife, open space, and agricultural identity and fear losing what we love about this place as we grow. These values and concerns are reflected in the results of the public engagement during the Growth Policy and then again in the FLUM.

With that, we urge you to consider the materials in front of you carefully and would like to bring a few key points to your attention:

- **The model takes a holistic look at public resources, public safety, and quality of life to inform growth patterns across Gallatin County.** Land use categories and associated base densities are derived from the carrying capacity of land and water resources and access to public water and sewer, as opposed to existing development and special interest. The FLUM creates a vision for the future that is not based on past growth patterns, but on the ability to sustain growth while also maintaining the things we value, such as clean water, wildlife, and open and working lands.

- **The base density in Moderate Growth Areas of one dwelling unit per 40 acres is a tool for intentionally expanding already urbanized areas, driving growth to be connected to public water and sewer, and avoiding the haphazard "leap-frog" or "pop-corn" development patterns.** The FLUM incentivizes developments to incorporate into land use categories with higher densities and smaller lot sizes where parcels are adjacent to municipalities and existing water and sewer districts. If the base density in the Moderate Growth Area were to be lower, for example, one dwelling unit per 1-5 acres, the ability of cities and towns to accommodate the needs of a growing population is already lost. It would continue to create the classic problem that when the boundary of an urbanized area inevitably marches outward and reaches these developments, smaller lot sizes, more traffic, and taller buildings are offensive to the character of the existing, more spread-out neighborhoods in the County. This creates pushback and is one of the main frustrations we hear at development review hearings. Alternatively, a base density of 1:40 in Managed Growth Areas creates an opportunity for

more predictable growth patterns that progress systematically outward from community cores.

- **Proposed base densities in Moderate Growth Areas and Open and Working Lands intentionally provide contiguous open spaces that farmers, ranchers, wildlife, streams, and rivers need.** Alternatively, a lower base density of one dwelling unit per 1-5 acres will result in growth patterns that rapidly consume land in a way that has the greatest potential to fragment wildlife habitats, river systems, and agricultural operations.

- **The FLUM discourages the proliferation of individual septic systems and encourages growth to be connected to public wastewater treatment facilities.** In the Gallatin Watershed, elevated groundwater nitrate levels threaten drinking water quality and stream health. The Montana Department of Environmental Quality identifies 14 of our streams as impaired by nitrogen, with subsurface wastewater disposal noted as a primary contributor. The Groundwater Nitrate Overlay highlights areas with elevated nitrate levels in Gallatin Valley, where an exceedance of 2 mg/L is commonly considered to be above natural background levels and indicative of human land use practices, and where concentrations above 10 mg/L pose a direct health risk. Discouraging additional nutrient loading from septic systems is critical to sustainable growth.

- **The FLUM discourages the proliferation of exempt groundwater wells and incentivizes growth to be connected to public water supply.** In the Gallatin Watershed we share a limited supply of water and Cities, towns, and farmers legally have the right to use more water than Mother Nature supplies each year. Our groundwater and surface water are closely connected, and every drop pulled from the ground affects downstream water users and the volume of water flowing in our streams and rivers.

- **The FLUM discourages development in highly sensitive and high-risk areas.** In the interest of public safety and public resources, the model identifies areas unsuitable for development, including wildfire-prone areas, steep slopes, and areas close to rivers and streams. Homes built in wildfire-prone areas are not only at risk, but also handicaps management practices that promote healthy forests that are less susceptible to mega-fires. The Watercourse Commons has been included in the FLUM as a compilation of spatial data layers including floodplains, channel migration zones, and riparian areas. Rivers and streams need space to flood, erode, and support riparian vegetation in order to minimize risk to infrastructure and property, naturally slow and

store water, provide fish and wildlife habitat, and treat and filter pollution to maintain clean water.

The FLUM represents many, many hours of hard work by the planning staff, public, stakeholders, and experts that have shown up to constructively envision and inform our future. The Gallatin Watershed Council has participated throughout the process by collaborating with scientists and the community to bring diverse perspectives and technical resources to the process. The model is based on a foundation of science and data, taking into account aquifer characteristics, wildlife habitat and migration corridors, high-risk areas prone to wildfire and flooding, agricultural soils, and proximity to existing infrastructure like public water and sewer. It represents a thoughtful approach to guiding development patterns with respect to the carrying capacity of our land and water resources.

We are encouraged by the County's intentional work to address sustainable growth and environmental stewardship. Good land management is good water management, and we are excited to build a more resilient future together.

Thank you,

The Gallatin Watershed Council

HazerAlvarez, Meghan

From: Daryl Monroe-Bilotti <dandgbilotti@gmail.com>
Sent: Friday, November 22, 2024 3:01 PM
To: envision
Subject: FLUM Proposal

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

My name is Gary Bilotti . My wife Daryl Monroe-Bilotti and we have lived in Gallatin Gateway, (Bear Creek Properties)
For 27 years.

I have submitted several E-mail comments and thoughts regarding the FLUM project. I have also attended three meetings. There was a large number of citizens at each of the meetings. I know that there have been an equally large number of E-mail submittals made.

I BELIEVE THAT THE COUNSEL, FOR WHAT EVER REASON(DELAY TACTICS) has asked for more public comment. Seems as though there has been more than ample comment from the public. An even larger concern is why the counsel is asking for "HIGHER DENSITY". This is NOT an issue that needs to be addressed unless the counsel is looking to help builders make more of a profit by increasing the density . Are we not crowded enough? Is there any logical reason to completely destroy our rural way of life? Isn't there enough traffic on Highway 191 now?

Gary Bilotti
Daryl Monroe-Bilotti
77 Little Bear Road West
Gallatin Gtwy, MT 59730
dandgbilotti@gmail.com

Sent from Mail for Windows

HazerAlvarez, Meghan

Subject: FW: The FLUM and various comments by inteerested parties !

From: gary kachadurian <gary@kach55.com>
Sent: Sunday, November 24, 2024 8:22 PM
To: Brown, Zach <Zach.Brown@gallatin.mt.gov>; Boyer, Jennifer <Jennifer.Boyer@gallatin.mt.gov>; MacFarlane, Scott <Scott.MacFarlane@gallatin.mt.gov>; Scott, Chris <Chris.Scott@gallatin.mt.gov>
Subject: The FLUM and various comments by inteerested parties !

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

Hello all and thank you for your time and service. I am writing this with two voices: one as a developer of housing (over 3,000 units in a 30 year real estate career and more locally the Cannery Flats Apartments) and also as a land owner of 110 acres in Gallatin Gateway.

Many months ago a committee was charged with listening to consituents, organizing community meetings, and ultimately recommending the FLUM to the Planning Board and the Commisioners. Their hard work was not done in a vacuum. They clearly are not "anti-development". but what they have presented is a *GUIDE* for Gallatin County going forward, to help in the consideration of ongoing developer proposals for tracts of land that sometimes are, and sometimes are not, adjacent to other developments of similar density and of similar recreational and wildlife and traffic considerations. They spent countless hours meeting with your constituents. But now the development community is worried (scared?) that there will never be any developable land left in Gallatin County. Hard to fathom....

Frankly it's hard for me to understand how developers think adoption of the FLUM will be a governing document over anything they present to you. It is a *GUIDE*. Just like they have always been asked in your meetings (like thre Sandhill devvelopment and others similar) they will continue to have to make the case why their proposal fits the are of concern, and does not adversely impact water, traffic, wildlife and other usual issues. Adoption of the FLUM does not cause anyone harm to anyone's property ownership rights. It merely states that the County needs a compass to help in assessing future proposals, some of which are easy to address and others not so easy.

Clearly the Hylite Development Group is concerned with the FLUM, otherwise they would not have spent thousand of dollars on legal assitance in writing to you and listing their FLUM concerns including threats. I have read their counsel's letter. They seems to imply that adopting the FLUM will take away some of their property rights. That is FALSE !! All the FLUM is saying is, this is what our exhaustive research tells us about the County land available. Your (Hylite's) land is in an area of very large tracts of ranches and why do you think it fits the Gallatin Coutny landscape?
Why do you think it will not adversely affect the herd of elk there, or the adding of traffic to 191, or the adding of septic systems that may ultimately fail and discharge to the canals adjacent? If you can prove this should not be a concern, that's something we the Commisioners will consider.

Gallastin County is not "land-starved". There is pleanty of land left for all developers to create communities of housing. The FLUM attempts to give a *GUIDE* for the County's future. It should be obvious to all that the further that development occurs from the city center of Bozeman the densities should be reduced. It is logical and expected.

I'm available to discuss this with any of you if needed. My voice is not respresenting "Pro" or "con" as to development. But I will strongly say that the hours of work put in to culminate with the FLUM should not be dismissed. I have heard from a few that "well, if the Planning Board voted against the FLUM then the Commissioners will no doubt go along with their vote". My hope is that you look at the FLUM as a backdrop of how our County should generally look in the years to come. It is such a special place, like no other that I know of.

Again, thank you for considering what I have written and I wish you the best in your efforts which are very appreciated.

Gary Kachadurian
809 Yankee Creek Road
Gallatin Gatewa, Montana 59730

Gary Kachadurian
The Kachadurian Group, LLC.
http://www.thekachadurian group.com

(312) 501-0650

HazerAlvarez, Meghan

From: envision
Subject: FW: Gallatin County Future Land Use Map Update

From: Greg Holt <greg@gallatininsurance.com>
Sent: Friday, November 22, 2024 10:06 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Gallatin County Future Land Use Map Update

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

I am requesting that the Commission denies the FLUM until a more appropriate plan that informs the public what they can and cannot do with their land. This current plan is ludicrous.

Thanks!

Greg Holt | **Agent**
200 W. Madison Ave, Belgrade, MT 59714
Belgrade 406-388-7211 | **Bozeman** 406-587-0196
Fax 406-388-1412



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HazerAlvarez, Meghan

From: Jamie Dobbs <jamieraedobbs@gmail.com>
Sent: Monday, November 25, 2024 7:29 AM
To: envision
Subject: FLUM

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

I urge you to honor the many, many hours of hard work by the public, stakeholders, and technical experts that have gone into envisioning and informing the Future Land Use Map. I support the input and comments of Gallatin Watershed Council. Please follow the recommendations based on science and expert opinions to grow our towns in alignment with the limitations of our water sources, and in honor of our shared values of open space and recreation.

Thank you,
Jamie Dobbs
3782 Pipestone St
Bozeman, MT 59718

HazerAlvarez, Meghan

From: Jessica Vivion <jess@jessicavivion.com>
Sent: Monday, November 25, 2024 11:02 AM
To: Planning; envision
Subject: Opposition to the FLUM

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

Dear Gallatin County Planning Department,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM), which I only became aware of very recently. I am shocked that something with such far-reaching implications for Gallatin County is being considered for adoption tomorrow, with many residents—including prospective homeowners like myself—having little to no knowledge of its development or potential consequences.

As someone hoping to make Gallatin County my home, I am deeply concerned that the density restrictions outlined in the FLUM will effectively halt development across the county at a time when we are already facing a housing shortage. Limiting development options will further drive up housing costs and make homeownership unattainable for many, undermining the community's ability to grow sustainably and equitably.

This rushed process and lack of broader public awareness raise serious questions about transparency and inclusivity. I urge the county to delay adopting the FLUM to allow for further public engagement and a thorough reassessment of its impact on the housing crisis.

Thank you for your time and consideration.

Jessica Vivion
3876 Baxter Lane
Bozeman, MT 59718

HazerAlvarez, Meghan

From: John Edwards <jedwards@anchorqea.com>
Sent: Saturday, November 23, 2024 11:20 AM
To: envision
Cc: John Edwards
Subject: Edwards Comments on the draft FLUM

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

Hello Envision Team.

I am in full support of moving forward to revise and eventually adopt the Future Land Use Map and associated documents.
The amount of work and detail that has gone into the FLUM is very impressive.
The citizens of the county need to have the eventual acceptance of the FLUM as a precursor to developing a zoning program for the county.
Without zoning the environment that brought us to this valley in the first place will degrade to the point where we truly will become the
BoJangeles that everyone fears.

However more work is needed to make this document easier for the public to absorb and understand.
The map showing the extent of each land use category is easy to visualize, but the descriptions of the categories need to be shortened and simplified to make it easier to differentiate between categories. A single table that lists all of the land use categories and identifies and compares the key features of each category would be very helpful. An executive summary that the public could review in a short amount of time would potentially garner more input from the public.

Great Work!!

Thanks

John Edwards, RG, CEG

HazerAlvarez, Meghan

From: envision
Subject: FW: Proposed Future Land Use Map

-----Original Message-----
From: Josh Mckenzie <joshandbrita@gmail.com>
Sent: Monday, November 25, 2024 8:42 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Proposed Future Land Use Map

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

Dear Commissioners,

I recently became aware of the proposed Future Land Use Map (FLUM) being considered by the Gallatin County commissioners on Tuesday November 26th. I am very concerned with this proposed FLUM and strongly ask the commissioners to deny the FLUM as proposed.
1. To my knowledge, there has been little public involvement in this process that affects so many landowners- many of whom are unaware of the proposed FLUM.
2. As I understand the FLUM, it has areas where the density is 1 per 40 or 1 per 160 that currently have public roads and public sewer and/or water services. This does not make sense for the planned growth in the county.
3. The proposed 1 per 40 acre density will create the huge sprawl areas that the county has been trying to mitigate for the last 30 years. Why would we try to manage open space if we will require large areas to have sporadic developments up and down the county? It doesn't direct targeted growth in a way that is well designed for the future of our county, in my opinion.
4. I agree that there needs to be lower densities, but these areas should be directed at the triangle, along major roads, adjacent to public water or sewer, and next to higher density developments.

I would urge the county commissioners to deny the FLUM until a clear and strategic map can be developed to direct the growth in Gallatin County. Thank you for reading my comments.

Josh Mckenzie

HazerAlvarez, Meghan

From: kade embry <kade_embry@hotmail.com>
Sent: Monday, November 25, 2024 11:49 AM
To: Commission
Cc: envision
Subject: FLUM

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

Dear Commissioners.

My name is Kade Embry and I was born and raised in Bozeman. I grew up all over town and I currently own 10 acres of land off of Cottonwood Rd close where my father owned some land. I am very concerned about this new FLUM map. I went to one of the meetings and I don't think it is very well thought out and I didn't even know FLUM was happening until I overheard a conversation. I don't think I am alone in not knowing that this was being designed and I know I am not alone in not understanding why we need it!!! It appears to be a large overreach and will be used by the commissioners to make decisions about what people can do with their land in the future. Again, we already have zoning. I understand that only about 500 people out of 120,000 residents even commented on it.

My comments on denying implementation of the FLUM:

1. **The Planning Board overwhelmingly voted against it**
2. **Lack of Density in any new developments**
3. **FLUM would have to be changed to accommodate a land owner from developing their property**
4. **FLUM paints over areas with a broad stroke and doesn't look at existing development.**
5. **FLUM is arbitrary, on the map, multiple landowners have multiple designated areas of what they can and can't do. Makes no sense.**
6. **NOT enough public comments and the landowners already have zoning and don't need more county restrictions.**
7. **The density of the map is incredibly low**
8. **The county is already unfordable and this will cut off more supply and make prices go even higher for local people who can't afford to live here already.**
9. **Flum doesn't account for existing subdivisions or infrastructure. There are areas with 1 per 40 or 1 per 160 acre densities proposed that have existing public sewer and/or water.**
10. **We need more single-family homes in the valley and this is promoting more apartments, we have too many already and we need to promote home ownership.**

Here's an example of how the county is looking at future growth. I understand that they want to bring S 27th all the way to Waylon Dr in Home 40. Through Sir Arthur Dr (an older neighborhood that is a windy road and narrow), instead of Fowler? Fowler is already a main road and could connect to Main Street from Hyalite. S. 27th can't connect to Main, it is incredible close to 19th, it would be a windy road. Where Fowler is straight, ready to go. Can connect from one end of town to the other. There are already easements in place for it. It can be easily widened and would relieve a lot of stress on 19th. S 27th has no common sense. NONE. Please review that as well.

Flum: This is a bad plan and not thought out very well. They looked at a old map and then came up with this plan as an overlay. All of the land owners and citizens I have now told about it and I know are VERY VERY against FLUM. All!

Thank you.

Kade Embry
469 Sir Arthur Dr.

HazerAlvarez, Meghan

From: Kevin Cook <kevin@cookdevelopmentmt.com>
Sent: Friday, November 22, 2024 11:22 AM
To: envision
Subject: FLUM

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

Dear Commissioners,
I am in support of the process of having a future land use map. This is just not ready for adoption and needs some additional work.
The two big areas that need work are the Managed Growth area and the Open and Working Lands area.

- **Managed Growth Area**
  - **1/40 acres base density is too low.**
  - **Existing zoning districts within this area should be shown on the map with zoning designations.**
    - **This will help understand what already exists and help plan for the future.**
  - **Existing water and sewer districts should be shown as growth areas**
    - **Funding to expand these local water and sewer districts is key for responsible growth in the county.**
- **Open and Working Lands**
  - **1/160 acre base density is too low.**
    - **Give a process to amend an area and do a neighborhood master plan to allow for future growth**
    - **Neighborhood master plan would answer the transportation, water, sewer, schools and related topics to development.**
    - **As we grow in the valley, there will be compatible residential uses that need a path to come forward in this area.**
      - **Example would be a golf course development with residential in the rolling hills west of the Gallatin River.**
        Cottonwood Hills Golf Course is a good example, the Alberda's leased 100 acres to the Bob Quick back in 1984 to build Cotton Wood Hills Golf Course. It provides needed recreation option for the growing community and works good with agriculture in the location.
    - **Mineral extraction (Gravel Pit)**
      - **Along major roads in rural areas this needs to be a priority. Part of keeping costs down for housing is having gravel resources with reasonable trucking times.**
        - **The further the truck drives to deliver the gravel, higher the cost and the longer the truck is on the major roads.**
        - **Promote onsite gravel extraction as part of the development process.**
          - **Base coarse gravel is great but encourage the development to crush gravel for the roads.**
          - **If a project has 3 miles of Road, it needs 35,000 yards of material to build the road or 1760 truck loads at 20 yards/truck. This can greatly reduce the truck trips for the base infrastructure if the gravel is mined on site when possible.**

The FLUM is an important planning document that needs to be give options to navigate the future. The current map can be interpreted as low density minimal development unless you annex into Bozeman or Belgrade. 4 Corners and Gateway are other small nodes for development but we need more options.
Thank you for considering
Kevin Cook

HazerAlvarez, Meghan

From: Marcia Kaveney <marciakaveney@gmail.com>
Sent: Monday, November 25, 2024 10:49 AM
To: envision; Commission
Subject: Comments for Tuesday 11/26/24 meeting re: FLUM

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

Dear County Commissioners:

I am writing to you in support of a Gallatin Valley Future Land Use Map (FLUM) that reflects the goals and values of valley residents. I am a long-time county resident (35 years), former environmental educator and science teacher, and more recently, a co-founder of the Bozeman Tree Coalition (BTC). My comments below are my individual thoughts.

I care deeply about the health of the valley's human and animal residents, sustainability of its water sources, and maintaining intact wildlife habitat and corridors. It's very important to me that County and City elected officials prioritize excellent stewardship of the county's land, water, and habitat in perpetuity, when you are reviewing the Gallatin County FLUM and future land use plans.

Please consider the following points as you review documents under your review authority:

- **Viewing land use decisions through the lens of sustainability or land health improvement and not past growth patterns**
- **Limiting new exempt wells and septic systems**
- **Avoiding "leap-frog" development patterns and sprawl by maintaining a base density of 1 housing unit per 40 acres in the Moderate Growth Area**
- **Incentivizing new building/development to be adjacent to or within existing urbanized areas**
- **Increasing protection of wildlife corridors, wildlife habitat, and riverlands. (Case in point for allowing rivers room to roam: Bridger Creek and Legends II in Bozeman. Natural beaver activity of Bridger Creek and subsequent erosion is threatening Boylan Rd. and several houses in the area due to their close placement to this dynamic creek. The City of Bozeman has so far allocated $100K for its future plans to armor the river bank and Legends HOA has had to adopt annual beaver trapping to avoid additional land loss.)**
- **Increasing protection of indigenous trees such as cottonwoods and willows to protect insect and bird diversity made possible by native plants**

I appreciate and thank you for your intentional work toward sustainable growth and good land stewardship in the valley.

Thank you for your consideration of my comments,

Marcia Kaveney
1496 Boylan Rd.

Bozeman, MT

HazerAlvarez, Meghan

From: mari eggers <marijeggers@gmail.com>
Sent: Sunday, November 24, 2024 5:10 PM
To: envision
Subject: Support the FLUM

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

Dear County Commissioners,

As a long time rural resident of Gallatin County, and member of a family with five generations in Montana, I wholeheartedly support the Gallatin County Future Land Use Map (FLUM) for the sake of our quality of life, health and economy. However, I do understand the Planning Board's concerns and appreciate your wanting to hear more from rural residents. As a rural resident, I would like to make the following comments:

(1) We have analyzed the static water level in the wells in our HOA (Hyalite Foothills), and the data from 32 of our wells, over a 40+ year period, shows with 95% confidence, that *"The static water level for our subdivision, as a whole, has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout this period."* At the far more stringent 99.9% confidence level, it's -0.52 +/- 0.21 ft/yr. The Local Water Quality District says it has analyzed static water levels in their monitoring wells and they are finding a similar rate of drop. We are already withdrawing groundwater faster than nature is recharging it, which means all of our wells and hence our home values are already at risk.

(2) Any financial institutions issuing mortgages for rural homes should be taking this risk into account - will the wells dry up before the mortgages are paid off?

(3) Nitrate from septic systems is already contaminating our groundwater, and hence also our rivers and streams. Well water with nitrate levels > 10 mg/L can be fatal for infants consuming it, and there is increasing evidence of health risks for all ages at 5 mg/L and above. Nitrate pollution of streams and rivers increases the risks of hazardous algal blooms, and hence of multiple cyanotoxins produced and released by cyanobacteria. Saxitoxin, for example, is a neurotoxin and has a Health Reference Level (recommended upper limit) in drinking water of 0.0035 micrograms/liter (EPA CCL4). In other words, even extremely low levels are toxic. (Its "potency" score is 9 out of 10.) Cyanotoxins can be extremely expensive to remove/destroy for drinking water treatment plants.

Please consider:
- Refining and updating the existing groundwater model for our valley, so we have a factual basis for understanding how much water we have and what that means for Land Use Planning.
- Seriously considering requiring Level 2 treatment for the installation of any new septic systems, especially where groundwater nitrate levels are already impaired.

Thank you for the difficult and demanding work you do, and your service to our County and communities.

Best regards,
Mari Eggers
Hyalite Foothills

HazerAlvarez, Meghan

From: George Stewart <gsgofish@gmail.com>
Sent: Monday, November 25, 2024 8:27 AM
To: envision; Brown, Zach; Boyer, Jennifer; MacFarlane, Scott
Subject: Please adopt the FLUM for Gallatin County

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

Hello County Commissioners,

My name is Mary Ellen Stewart, and I have been a resident of Gallatin Gateway for 16 years and a landowner for 30 years.

I attended the Planning Board meeting last week and was surprised by how unfamiliar the Board seemed with the FLUM project—as if they were learning about it for the first time. Their last-minute requests for clarity around density indicate a concerning lack of communication between departments, which could have been addressed much earlier in the process.

My husband and I have actively provided feedback to Envision Gallatin at every stage of this planning process. It's essential that we act now to establish a framework to protect Gallatin County's future.

I urge you to adopt the FLUM (Future Land Use Map) into the Gallatin County Growth Policy and to vote in favor of using the FLUM to guide growth across the county.

Sincerely,
Mary Ellen Stewart
340 Bushnell Road
PO Box 25
Gallatin Gateway, MT 59730

HazerAlvarez, Meghan

From: Mike Foran <mforan@energy-1.net>
Sent: Monday, November 25, 2024 12:06 PM
To: envision
Subject: FLUM

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

Dear County Commissioners,

As a concerned resident of Gallatin County, I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) and its potential impact on our community and property rights.

Like many of my neighbors, I only recently became aware of the proposed changes, which is deeply troubling given the significant implications for property owners. It feels as though this proposal is being rushed forward without adequate public awareness or meaningful input, leaving many residents uninformed about the potential effects on their land and the future of our county.

The density restrictions outlined in the FLUM, such as 1 house per 40 acres or even 1 house per 160 acres, are far too limiting. These restrictions would not only hinder responsible development but also worsen our already pressing housing shortage. As our community grows, we need solutions that balance sustainable development with the needs of our residents, and this plan fails to achieve that balance.

Additionally, the designation of large areas as "Open and Working Lands" or "Managed Growth Areas" imposes significant zoning restrictions, even on unzoned lands. This is a clear overreach that undermines the rights of property owners to decide how best to use their land. These changes will limit flexibility for families, farmers, and other landowners while offering little benefit in return.

Another critical concern is the lack of consideration for existing infrastructure. In areas where roads, water, and sewer systems could support higher-density development, these restrictive density limits make no sense. The county should be planning for growth that leverages existing resources, not creating unnecessary barriers.

Finally, the lack of sufficient public engagement throughout this process is unacceptable. With fewer than 500 comments submitted in a county of over 100,000 residents, it's clear that most people are unaware of the proposed changes and their implications. The Planning Board's recommendation to deny the FLUM reflects the community's need for a more thoughtful and transparent planning process.

I urge you to reject the current FLUM and prioritize a more inclusive, balanced approach—one that respects property rights, addresses housing needs, and promotes thoughtful growth for the future of Gallatin County.

Thank you for considering my concerns. I hope you will take these issues to heart as you make your decision.

Sincerely,

Mike Foran

Energy 1

Mike Foran *President*
2042 Stadium Drive Suite 2 • Bozeman, MT 59715
406.587.2917 (O) • 406.600.7047 (C)
mforan@energy-1.net | www.energy-1.net

HazerAlvarez, Meghan

From: Mike Magrans <mike@theoutlawpartners.com>
Sent: Friday, November 22, 2024 12:43 PM
To: envision
Subject: County FLUM

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

To whom it may concern,

I am writing to ask for more due diligence to be performed related to the County FLUM.

We see the proposed density as arbitrary and requires more diligence. In speaking with our team members, community members, clients, investors, and residents…there is NO awareness of this process. Finally, we are very concerned about any moratorium on development in a time where there is a massive housing shortage leading to the median sales price in Bozeman to hit an all-time of $900,000.

Please reconsider.

Mike

--



Mike Magrans
Managing Partner / Chief Investment Officer

11 Lone Peak Dr. Suite 201 Big Sky, MT 59716
mobile: 646.483.6729
OUTLAWREALESTATEPARTNERS.COM



HazerAlvarez, Meghan

From: Andy and Paulette Epple <bigskyepples@msn.com>
Sent: Monday, November 25, 2024 12:07 PM
To: envision
Subject: Comments on the Gallatin Co. Future Land Use Map

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

Dear Gallatin County Commissioners,

I am writing in support of the proposed Future Land Use Map and supporting land use category descriptions. This plan recognizes our rapidly growing population and will provide for it by encouraging dense development and growth in our expanding urban areas and around currently growing unincorporated population centers. It will prioritize keeping future development in areas that can be served by public water and sewer systems and help control the proliferation of individual wells and on-site septic systems, thus protecting our water quality. By limiting development sprawl and limiting density in the Managed Growth and Open and Working Lands areas, the plan will protect the open space, agricultural lands, wildlife habitat, riparian corridors, sensitive lands, and water quality that we all value so much for our quality of life in Gallatin County.

You are to be commended for pursuing a comprehensive plan for guiding and managing growth in the county. The Steering Committee and others involved have done an incredible job of developing this plan and have worked hard to balance sustainable growth with the esthetic and environmental values that I, and the majority of our citizens, value so much. This is a plan that's time has come, and I encourage you to adopt the Proposed Future Land Use Map as a guiding document for the future.

Thank you for this opportunity to comment.

Respectfully,

Paulette Epple
1725 Hillside Lane
Bozeman, MT 59715

HazerAlvarez, Meghan

From: Peter Husby <peterohusby@yahoo.com>
Sent: Saturday, November 23, 2024 9:21 AM
To: envision
Subject: FLUM

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

Hello

I am writing to support the Future Land Use Map for Gallatin County. Our quality of life and health of our water suppy, wildlife habitat and agricultural land are severely threatened by rampant development. If we want our children and grandchildren to have a healthy environment, we must act now. It is almost too late!

Please support the FLUM!

Thank you.

Peter Husby
5767 Foster Lane
Belgrade

HazerAlvarez, Meghan

From: Robin Smith Fedock <robinsmithfedock@gmail.com>
Sent: Monday, November 25, 2024 10:39 AM
To: envision
Subject: I support the adoption of the FLUM

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration.
Sincerely,
Robin Fedock

Sent from my iPhone

HazerAlvarez, Meghan

From: Sean Kirsch <seankirsch@gmail.com>
Sent: Sunday, November 24, 2024 8:16 PM
To: envision
Subject: Support of future land use map

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

Hi, my name is Sean Kirsch, and I value wildlife because I hunt and fish with my wife and kids. I want this to be a lifelong dream for them as much as myself. I care about ensuring intact wildlife habitat and Wild places will endure for the next generations to come. Please support the FLUM. Thank you

Sean

HazerAlvarez, Meghan

From: Valerie Samii <catwomanvfs@yahoo.com>
Sent: Monday, November 25, 2024 8:13 AM
To: envision
Subject: FLUM Support

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

Dear Gallatin County Commissioners,

I am writing in support of the Future Land Use Map (FLUM).

The FLUM is urgently needed for our fast-growing county. As a homeowner and permanent resident of Bozeman, I have followed the development of the FLUM as a member of this community. I am aware of the careful, data-driven process that went into the document. The FLUM is a critical set of guiding principles to help Gallatin County with sustained growth and avoid issues that would damage our water and land, disrupt our quality of life, and other potential impacts to our future.

I have lived in other areas of the country and have seen first-hand the value of a comprehensive management plan for growth, as well as the consequences of not having a plan in place.

I urge the Commission to adopt the FLUM. It has been vetted by all stakeholders through a year-long process, as well as experts in good land and water management, and serves as a model for our future growth.

Sincerely,

Valerie F. Samii
Bozeman, MT 59715

HazerAlvarez, Meghan

From: envision
Subject: FW: Vote Against FLUM

From: Vince Blanton <vince@blantoncontracting.com>
Sent: Thursday, November 21, 2024 11:58 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Vote Against FLUM

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

Good Morning-

I am requesting that the Commission deny the FLUM until a more appropriate plan for density is developed and the following:

1. Extremely low involvement by the public. Most landowners were not aware of what was happening. They were estimating less than 500 people commented in a county of over 100K people.
2. FLUM Map does not account for existing roads, water or sewer infrastructure. There are areas with 1 per 40 or 1 per 160 acre densities proposed that have existing public sewer and/or water.
3. Proposed densities of 1/40 acres in the managed growth areas do not help to direct density, but actually will result in spread across the County.
4. If the goal is to direct and plan for future growth, then lower densities need to be allowed in areas such as the triangle, along major roads, adjacent to public water or sewer, and adjacent to existing higher density developments

Vince Blanton
Owner
Cell: 406.600.9799
Email: Vince@blantoncontracting.com
P.O. Box 1015
Belgrade, MT 59714
www.BuildWithBlanton.com
EMPOWERING CONSTRUCTION EXCELLENCE

Outlook

I support the adoption of the FLUM

From Adam Fedock <adam.fedock@gmail.com>
Date Mon 11/25/2024 4:46 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.

Sustainable, intelligent, and ecologically sound development is vital to the future of Gallatin County, and is your mandate.

Thank you for your consideration.

Sincerely,
Adam Fedock

Outlook

I support the adoption of the FLUM

From Anna Crider <achusted87@gmail.com>
Date Mon 11/25/2024 12:24 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Anna Husted Crider
Full-time Big Sky resident

Outlook

Against the proposed FLUM and Managed Growth Areas

From Brent Amunrud <bamunrud2@gmail.com>
Date Mon 11/25/2024 5:06 PM
To envision <envision@gallatin.mt.gov>

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

I am writing in strong opposition to the proposed FLUM. I also am taken aback that something so large in impact and detrimental to property owners and the future of Gallatin Valley is so far along without being notified or made aware. I just became aware of this proposal today through another concerned party. This is unacceptable, in my opinion, that no information was mailed to constituents (as far as I know).

Subdivisions to the north of our property have been in place for quite some time. A new subdivision to the south of us is approved and in development. A subdivision to the west of us has also been submitted for review. We are very close to being boxed in. It will continue to get more dangerous and extremely difficult for our land to be farmed. In addition, no farmer will want to take on so few acres surrounded by houses and traffic. City infrastructure will not be extended out here, since the surrounding subdivisions already have water and sewer covered. From what I can tell, we will be stuck for decades (if not longer) as a managed growth area that we could build one house on even though we are zoned residential suburban. If you can't farm and you cannot responsibly develop, you have effectively made the land almost useless.

There are already stringent and careful zoning and guidelines outlining developments. We are all for the intelligent and careful development of Gallatin County. However, this proposal, throws property rights out the window. We have been working hard (spent $100,000 on water testing and related expenses... working through the DNRC) to ensure a future subdivision on our property would not affect ground water (use infiltration gallery with existing agricultural water rights to replace any ground water used for residential use). We spent years working on this to be responsible developers of our land that has been in our family since the late 1950s early 1960s.

Again, I am just coming up to speed so it is impossible for me to articulate everything until I understand the proposal better. This should NOT pass. Also, for the record, this is the first I have heard of this.

Thank you for your time.

Brent Amunrud

Outlook

FLUM

From Brian Cassell <brian.casselldvm@gmail.com>
Date Mon 11/25/2024 4:42 PM
To envision <envision@gallatin.mt.gov>

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

Hi, I'm resending my comment from a few minutes ago, now updated with my name and address.

Hi, I'm writing to encourage the adoption of the recently formulated Gallatin County FLUM. The importance of this robust document in preserving resources for the community (and visitors) can't be overstated. I'm just one of the many citizens here who are motivated by our experiences with the natural environment here in the county, where my family actively birdwatchers, hikes, bikes and watches wildlife.

I'm puzzled by the Planning Board's recommendation against adoption as that would reject an enormous amount of work and feedback from a broad swath of people and organizations, essentially silencing the voice of the people. My suspicion is that the Planning Board simply wants to take the path that will provide them with the least resistance for their work in the future. If true, this reasoning is very shortsighted and doesn't account for the larger picture where the citizens are able to have a direct voice in their community, a tenet of democracy.

Sincerely,
Brian Cassell
2525 Bergamot Ct
Bozeman, MT. 59715

Outlook

FLUM opposition

From Caitlin Tamposi <caitlin@boundarydev.com>
Date Mon 11/25/2024 2:42 PM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to express my opposition to the Future Land Use Map. I am an engaged member of the community, and I only heard about this by chance over the last couple of days.

The density guidance in the document seems arbitrary and extreme. I agree with the stated goals of the FLUM, but there is no way to interpret the guidance as anything other than a moratorium on development in the County which is short on housing as it is. I understand the goal of encouraging land annexation, but in practice the FLUM is simply creating an opportunity for billionaires to buy up large tracts of land and create sprawl.

We do not want sprawl, we want to maintain agricultural lands!

Thank you,

Sincerely,
Catilin Tamposi
Gallatin County Resident

Caitlin Tamposi
Boundary Development
603-801-8203

Outlook

Water issues

From Christy Sankey <[redacted]gmail.com>
Date Mon 11/25/2024 1:29 PM
To envision <envision@gallatin.mt.gov>

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

Hi Mari,

The city/country Planning Community need to think long-term regarding the resources of water for this area. I ask them to research, review and study the history and current situations of this topic.

As we know, the city of Bozeman has water restrictions. The Hyalite reservoir , a water source for the area, is not sustainable for the growth we have seen in the valley.

Within our subdivision, Hyalite Foothills, many of the property owners have had to dig deeper wells within the past five years or so.

I feel as though the Committees and Board members have but off more than necessary for our valley. With more development, more resources are taxed. In the future with no water supply, all properties will plunge into the depths of no resale value.

Thank you for your attention to this matter.

Christy Sankey

Outlook

Letter of Support for FLUM

From Connor Parrish <connor.parrish@tu.org>
Date Mon 11/25/2024 3:44 PM
To envision <envision@gallatin.mt.gov>
Cc Patrick Byorth <Patrick.Byorth@tu.org>

1 attachment (205 KB)
TU FLUM letter of support_CP.pdf;

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

Hello,

My name is Connor Parrish, and I am the Gallatin Home River Initiative project manager for Trout Unlimited. I am submitting a letter of support for FLUM (attached). Please let me know if you have any difficulties accessing the attachment.

Sincerely,

Connor Parrish, Gallatin Home Rivers Initiative, Montana Water Program

Gallatin County Commission
311 W. Main Street, Suite 306
Bozeman, MT 59715

November 25, 2024

Dear Gallatin County Commissioners,

I am writing on behalf of Trout Unlimited (TU) to express our support for the adoption of the Future Land Use Map (FLUM). As a local leader in conservation, TU has five decades of experience working in Gallatin County with people from all backgrounds to protect and restore streams and landscapes for the betterment of our fisheries, wildlife, and communities. However, the unprecedented growth of the Gallatin Valley over the past decade has placed strain on our natural resources and the regional amenities that attract people to Gallatin County. Adoption of FLUM represents our best chance to preserve the fish and wildlife, open spaces, water quality, water availability, and way of life in Gallatin County.

Without significant changes to how Gallatin County regulates growth, the health of our water supply and function of our streams and landscapes will continue to decline. Despite being a "closed basin", cities in the Gallatin Valley are facing future water supply issues due to rapid development and growth. This has prompted a feasibility study into the potential to move water from Canyon Ferry Reservoir, uphill, via a 60-mile pipeline. This project would likely carry a multibillion-dollar price tag. Currently, 14 streams in the lower Gallatin watershed are listed as impaired by Montana Department of Environmental Quality (DEQ), threatening our streams and quality of drinking water. At this time, no city or zoning district in Gallatin County meets the DEQ recommended setbacks and riparian buffers for protecting water quality. Similarly, nowhere in Gallatin County are setback and riparian buffer regulations meeting the recommendations laid out by Montana Fish Wildlife and Parks (FWP) for sustaining healthy fish and wildlife populations.

There are fractions of Gallatin County's stakeholders who oppose the growth regulations outlined in FLUM, feeling that they are unfair or burdensome. However, without new regulations directing growth towards existing municipalities, agriculture, healthy rivers and the citizens of Gallatin County will bear the burden. Without the proposed measures, Gallatin County will be left to engineer its way out of water supply and water quality issues. Without new growth regulations, the rural character and natural resources that attract people to live and visit Gallatin County will be irreparably damaged. And without FLUM's guidance on growth, the prized trout fisheries of the Gallatin and East Gallatin Rivers will be headed for an uncertain future. For this reason, TU strongly supports adoption of FLUM by the Gallatin County Commissioners. If we can responsibly manage growth, we can secure a healthy and sustainable future for Gallatin County.

Sincerely,

Connor Parrish

Connor Parrish
Restoration Project Manager

Trout Unlimited: America's Leading Coldwater Fisheries Conservation Organization
321 East Main Street, Suite 411, Bozeman, MT 59715
(406) 223-9331• email: connor. parrish@tu.org • www.tu.org

Outlook

I support the adoption of the FLUM

From David R. Hough <david.r.hough@gmail.com>
on behalf of
davidrhough@gmail.com <DavidRHough@Gmail.com>
Date Mon 11/25/2024 1:57 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

David R. Hough
davidrhough@gmail.com

Outlook

High Density Development in the Valley

From Derek Clark <derekgclark@hotmail.com>
Date Mon 11/25/2024 4:29 PM
To envision <envision@gallatin.mt.gov>

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

Hello,

I am writing as a resident of Hyalite Foothills to voice my concern over the Planning Boards recent decision against adopting the draft of the Gallatin County Future Land Use Map (FLUM) and their proposed changes that would allow much higher density developments in the Valley.

As I am sure they are aware, we have been collecting data on the static water level (depth to the water table) of our wells. Dr. Canfield's analysis of the data from 32 of our wells, over a 40+ year period, shows with 95% confidence, that *"The static water level for our subdivision, as a whole, has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout this period."* At the far more stringent 99.9% confidence level, it's -0.52 +/- 0.21 ft/yr. I have been told the Local Water Quality District are seeing similar results valley-wide in their groundwater monitoring wells. This appears to be indisputable evidence that we as a community are already pumping groundwater out faster than nature is replenishing it and that allowing higher density developments in areas without public water & sewer connections will significantly exacerbate the issue.

If wells run dry what happens to home values? What would happen to entire neighborhoods/communities? Please see the link to the article below. While not quite analogous to our situation, it does clearly demonstrate how essential an adequate water supply is to a community. Home values plummet, retirement funds tied to equity in the homes disappear, entire communities destroyed. This might see like an extreme opinion but it is certainly plausible. It is my opinion that the planning commission must adopt FLUM in its current form and limit any and all high density development in areas without public water and sewer connections.

Thank you for your consideration,

Derek Clark

https://www.theguardian.com/us-news/2023/jan/27/arizona-scottsdale-water-cut-off-rio-verde-foothills-drought



Their Arizona community was ideal. Then their neighbor cut off the water

Residents of Rio Verde Foothills had their water turned off by Scottsdale, which cites the mega-drought for the move

www.theguardian.com

Outlook

Protest adopting the FLUM

From Erica Searl <ericasearl@gmail.com>
Date Mon 11/25/2024 4:06 PM
To envision <envision@gallatin.mt.gov>

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

Gallatin County Commission:

I am writing to protest adopting the FLUM in any form at this point.

I just heard that such a thing exists today, and it affects me greatly.

Thank you,
Erica Searl

Outlook

limit additional developments with more wells and septic systems

From Geoffrey Goodman <geofftrevor@msn.com>
Date Mon 11/25/2024 12:51 PM
To envision <envision@gallatin.mt.gov>
Cc Margaret Eggers <mari.eggers@montana.edu>

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

The FLUM analysis speaks directly about the water table throughout the Gallatin Valley and shows similar water table reductions as doe's our Hyalite Subdivision 40 year data with 30 participating wells.
Exactly how did you reach your conclusion to scrap those extensive and objective findings and go ahead with build, build, build approach? Is there an endless supply of water that we should be aware of?
I had to re- drill a new well since mine went dry at 124 feet- water was hit at 140 feet and finalized the new well at 200 feet- why the extra expense of an additional 40 feet- for decisions like you are proposing since I have little confidence in government making informed and in some cases hard but realistic decisions.
Please re-evaluate your position.
Geoffrey Goodman
286 Meadowlark Dr
Bozeman, MT 59718
Sent from my iPad

Outlook

(No subject)

From Heidi Genito <heidigenito@gmail.com>
Date Mon 11/25/2024 3:04 PM
To envision <envision@gallatin.mt.gov>

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

Hi,

As a Bozeman resident, I am writing in support of a Future Land Use Map that reflects the values of our community to promote sustainable growth and environmental stewardship. Good land management will allow our community to build a more resilient future together.

I find a great deal of value in the FLUM connecting open space. Open space benefits us all by allowing rivers to roam, wildlife to migrate, and farmers to farm. Gallatin Valley is a community that values our outdoor resources and good healthy land to grow healthy food to feed a healthy lifestyle.

I care about ensuring an intact ecosystem that bolsters our community and allows the joy of being in wild places to endure forever. Thank you.

Heidi Genito

Outlook

I support the adoption of the FLUM

From John Applegate <jbaflyfish@gmail.com>
Date Mon 11/25/2024 4:05 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

John Applegate
245 Dulohery Ln
Bozeman, MT 59715

Outlook

FLUM

From June Billings <backtobach85@gmail.com>
Date Mon 11/25/2024 4:49 PM
To envision <envision@gallatin.mt.gov>

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

My name is June Safford and I have lived in Bozeman for over fifty years. I edited Bozeman From The Heart, published before Bozeman became a gift to developers. Flum, as a guide of development is thoughtfully considered and based on science and data and also on hearts! I am not only hoping for a better future for citizens, but for wildlife, recreation, clean air, public health and of course safety. FLUM should be voted on as it is... a means by which our quaLity of life in this valley will not be further eroded. Before development should come planning. May you all get on board with a plan that may mitigate some of the damage already done and be a beacon for a better, more environmentally friendly future. Thank you for what you do that benefits this community.

Outlook

I support the adoption of the FLUM

From Kathryn Bouchard <katbarbou@gmail.com>
Date Mon 11/25/2024 1:16 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,

Kathryn Bouchard

Outlook

Adopting the FLUM

From kyra celine <kceline17@gmail.com>
Date Mon 11/25/2024 3:23 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a resident and employee of Gallatin County, I value clean water, wildlife, outdoor recreation, and open lands, and I fully support the adoption of the FLUM.

Adopting the FLUM is so meaningful when it comes to looking toward the future of development in Big Sky and the entirety of the county. I want to make sure that our waterways stay as clean as possible, and assure that wildlife is taken into consideration in the early stages (and all stages) of proposed developments- whether residential or commercial. I look forward to seeing the multitude of ways that the FLUM could (and will!) help us pan out.

We urge that this adoption be prioritized and followed!

Thank you for your consideration.

Warm regards,
Kyra Hinton

Outlook

I support the adoption of the FLUM

From Lili Geiser <eleeg03@yahoo.com>
Date Mon 11/25/2024 1:26 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,

Lili Geiser

Outlook

Lilly McLane Letter RE Intent to Adopt FLUM

From Lilly McLane <lillyd4d@gmail.com>
Date Mon 11/25/2024 3:50 PM
To envision <envision@gallatin.mt.gov>

1 attachment (128 KB)
Lilly McLane Letter RE Intent to Adopt FLUM.pdf;

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

Gallatin County Planning Staff and Commissioners,

Please find my comment letter attached. Thank you for your consideration, and I look forward to the discussion.

Sincerely,
Lilly McLane

Lilly McLane
309 N Bozeman Ave
November 25, 2023
RE: Public Hearing and Decision on a Resolution of Intent to Adopt the Gallatin County Future Land Use Map as an Amendment to the Growth Policy

Dear Gallatin County Commissioners,

I want to address the concerns raised by the Planning Board during last week's hearing about the draft Future Land Use Map. I will argue that the base densities are supported by the intent of the policy, science, and broadly across the community. I will also argue that the base densities proposed by the Planning Board would not be a compromise but would actually reverse the effect of the FLUM. The result would be accelerated sprawl and negative impacts of growth on the environment, agricultural operations, and our community's overall well-being.

Whatever the specifics of the FLUM, the guiding intent is to safeguard public interest and shared resources. Montanans are a fiercely independent bunch, and we cherish individual property rights, but not at the expense of our neighbors. Gallatin County's *Code of the New West* spells this out in every line: "Appreciate the splendor of Montana's natural beauty…;" "Be a good steward of the land…;" "show respect for local laws, for wildlife, for the land and for the people…;" "show friendliness to visitors and neighbors…;" and "Work together for the good of the whole…." Growth should be guided in a way that prevents one individual's actions from infringing upon the rights and property of others or the community at large.

The base densities proposed in the draft FLUM for Open and Working Lands and Moderate Growth Areas of one dwelling per 140 acres and one dwelling per 40 acres, respectively, are not arbitrary but are carefully considered to fulfill the intent of the policy. When developments are completed in Open and Working Lands and Moderate Growth Areas, adequate open space to protect public resources and the ability to farm and ranch is maintained. The base densities serve another, important purpose: make it attractive for developments to incorporate into Growth Areas in order to take advantage of higher densities and smaller lot sizes. As a result, this drives more predictable growth patterns that progress systematically outward from community cores and avoid haphazard "leap-frog" or "pop-corn" development patterns. This also avoids the scenario where the ability of a growing city or town to accommodate more people and housing is handicapped when its boundary inevitably reaches an existing, spread-out subdivision in the County.

Alternatively, a lower base density of one dwelling unit per 1-5 acres will result in growth patterns that rapidly consume land in a way that has the greatest potential to fragment wildlife habitats, river systems, and agricultural operations - each of which requires **contiguous** open space to thrive. This would double down on groundwater well and septic proliferation and continue to pollute already impaired groundwater and surface water quality and draw from an already over allocated water supply. The result would promote growth patterns that cumulatively infringe on our right to a clean and healthful environment entitled to us by the Montana Constitution as well as the rights of existing water rights holders.

We see the consequences of unstructured growth all around us every day. The status quo has left many concerned, and the public clearly wants to do better. This tool offers an opportunity to shift from making decisions based on the impacts of individual developments, to proactive planning that considers the cumulative and long-term impacts of growth at a macro level.

Finally, I urge you not to dismiss the years of effort that have gone into this process—the time, expertise, and public input that have shaped these recommendations. You asked us to show up, and we did several years ago for the Growth Policy and again over the past year for the FLUM. If there were concerns about the public engagement strategy, the time to address those was early in the process, not at the finish line. We are lucky to have a cohesive team of planning staff employed by the County that is talented, dedicated, and committed to working collaboratively. Their contributions and the public's involvement should be valued, not disregarded.

This is our chance to step back, see the bigger picture, and make thoughtful, informed decisions about our community's future. Please approach this responsibility with the care it deserves and with a copy of the *Code of the New West* close at hand.

Sincerely,
Lilly McLane

Outlook

Opposition letter regarding FLUM

From Lisa Collins <lisacollinsmt@gmail.com>
Date Mon 11/25/2024 3:13 PM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County. I believe this proposal poses serious risks to property owners and the future development of our community.

Firstly, I am alarmed by the lack of public awareness and input surrounding this proposal. I, like many landowners, only recently learned about the proposed changes. It is troubling that significant zoning restrictions could be considered without ensuring the community is fully informed and engaged. This lack of transparency undermines trust and limits the opportunity for meaningful public participation.

The proposed density restrictions, such as limiting development to 1 house per 40 acres or 1 house per 160 acres, are excessively restrictive and would effectively halt meaningful development across the county. These measures are particularly concerning given the current housing shortage. With an increasing demand for housing, such restrictive policies would only worsen the crisis, preventing families from accessing affordable housing and stifling the county's growth.

Additionally, the designation of much of the county as "Open and Working Lands" or "Managed Growth Areas" imposes significant restrictions on both zoned and unzoned properties. This approach severely limits landowners' ability to use their property for development or other productive purposes. Such overreach undermines private property rights and sets a concerning precedent for county governance.

The proposed plan also fails to consider the potential of existing infrastructure, such as roads, water, and sewer systems, to support higher-density development. In many areas, these resources are already in place and could facilitate growth. Instead, the FLUM imposes blanket restrictions that disregard the realities of our infrastructure, hindering the county's ability to grow responsibly.

Perhaps most concerning is the insufficient public engagement in this process. With fewer than 500 comments submitted in a county of over 100,000 residents, it's clear that the majority of landowners are unaware of the potential impacts of these changes. The Planning Board's recommendation to deny the FLUM reflects the shortcomings of this proposal, and I urge the Commissioners to honor their recommendation and reject it.

In conclusion, I respectfully request that you deny the FLUM and prioritize the development of a more thoughtful, balanced, and transparent plan—one that addresses housing needs, respects property

rights, and fosters sustainable growth in our county.

Thank you for your attention to this critical issue. I look forward to your careful consideration of these concerns.

Sincerely,

Lisa Collins

Lisa Collins | REALTOR®
ABR, GRI, SRES

406-580-2694 | lisacollinsmt@gmail.com
www.lisacollinsrealestate.com

I would love to hear from you. Leave me a review!

Outlook

FLUM

From famreav@comcast.net <famreav@comcast.net>
Date Mon 11/25/2024 3:24 PM
To envision <envision@gallatin.mt.gov>

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

To: Envision Gallatin

It has come to my attention just today that there is a proposal and hearing in the works regarding zoning changes in Gallatin County. The FLUM proposal apparently has great ramifications for me and my family and our property. This is new news to me. As a land owner, I have not been informed of any potential changes and thus have not had opportunity to speak into it. I am not in favor of this change as I currently understand it, especially without more information and opportunity to address the impact on our land.

Please put a stop to this proposal at least until due notice has been given.
Thank you for your consideration,
Marcia Reavely

Outlook

FLUM meeting scheduled for 11/26/2024 (tomorrow)

From Mark@amunrud.com <Mark@amunrud.com>
Date Mon 11/25/2024 3:48 PM
To envision <envision@gallatin.mt.gov>

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

I live in and own land in the FLUM area. I had not heard about this FLUM proposal until today, one day before the vote to adopt it by the county commissioners. Since this is new to me, I may not understand it accurately, but it seems that the land owned by my siblings and me will suddenly change to only allow 1 home per 40 acres. Since we have about 65 acres, that means it will be limited to one home until the city of Bozeman provides community water and sewer.

Our land is surrounded by subdivisions. It is no longer profitable to farm our land as it is too small and too difficult to get farm equipment to it. We have been working for the last few years toward subdividing it. We spent many hours and dollars doing this. We had the land rezoned to allow for one acre lots, and the county commissioners past that change without opposition. We also spent many dollars getting approval for wells on each lot. If FLUM passes, all our time and money has been wasted. Furthermore, our land which is now very valuable will have very little value until the city of Bozeman provides water and sewer. It cannot be farmed profitably and FLUM would stop any subdivision. We would need to continue to pay taxes and spray for weeds, but the land would not provide income until some undetermined time in the future.

Why have I never heard about this FLUM proposal? This is a huge issue to me. I can see that this proposal might benefit the city of Bozeman in the future, but it is going to cost me an immense amount of money until that future date when they provide water and sewer. Is there a guaranteed date set that the city of Bozeman will provide water and sewer?

The FLUM proposal, as I understand it, is severly flawed. If it passes unchanged, I will feel violated. I suggest one of the following:

1. The FLUM proposal is tabled until it can be improved; or
2. Our land be removed from the proposed FLUM area; or
3. The city of Bozeman guarantees water and sewer within the next two years to our land (our planned subdivision date).

Please do not pass the existing FLUM proposal. At least give us some time to examine and improve its provisions.

Thank you,

Mark Amunrud
6200 Johnson Road
Bozeman, MT 59718

Outlook

I support the adoption of the FLUM

From Mark <mtmalibutan@gmail.com>
Date Mon 11/25/2024 12:45 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,
Mark Engle
71 Pleasant View Dr.
Bozeman

Outlook

I support the adoption of the FLUM

From Megan Crook <megkat23@yahoo.com>
Date Mon 11/25/2024 12:39 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Megan Sokolowski
Sent from my iPhone

Outlook

I support the adoption of the FLUM

From Nina Mondani <nina.mondani@gmail.com>
Date Mon 11/25/2024 1:40 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,
Nina mondani

Outlook

Comments on FLUM adoption

From Noreen and Roger Breeding <rog7nor@gmail.com>
Date Mon 11/25/2024 4:16 PM
To envision <envision@gallatin.mt.gov>

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

I have participated in the process of developing the FLUM since near the beginning with the existing land use profile. Although I was unable to attend the public meetings, I have read that documents and studied the maps and submitted comments on them.

I feel that the FLUM and Housing Strategy are vital to improving and maintaining our quality of life. Even as a former GIS professional, I find the future land use map confusing. It displays too many disparate data layers.

Wildlife and open space are the most important values of the Gallatin Valley. They draw newcomers and keep long-time residents here. Without them this county will not be the same or worth working so hard to protect. It will become anywhere USA.

I suggest that the future land use map be revamped to use the Gallatin County Sensitive Lands map layers as the base for land use planning. Protecting connectivity, water quality and quantity, wildlife and biodiversity and agricultural heritage by managing growth through land use planning should be the utmost priority. (Connectivity means lands that facilitate ecological interactions and wildlife movement to food, shelter, reproduction, clean water, and critical winter ranges.) By focusing planning on protecting sensitive lands, the future land use map would be simplified and the data would be unified into a single theme. It would also preserve the most important values of our quality of life.

The fact that much of the sensitive lands include private property should not deter this approach. People will be more inclined to cooperate in the land use planning process if they know the wildlife value of their land and the importance of protecting it.

Noreen Breeding

Outlook

I support the adoption of the FLUM

From Pam McCurley <mccurleynomads@gmail.com>
Date Mon 11/25/2024 3:21 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,

Pam McCurley

Outlook

Trout Unlimited Water Program Support for the FLUM!

From Patrick Byorth <Patrick.Byorth@tu.org>
Date Mon 11/25/2024 1:38 PM
To envision <envision@gallatin.mt.gov>

1 attachment (191 KB)
TU Water FLUM Support 20241125.pdf;

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

Dear Commissioners and Planning Staff,

Please accept the attached as Trout Unlimited's enthusiastic support for adoption of the FLUM. Thanks for all of your hard work on this!

Pat

PATRICK BYORTH | Montana Water Director, Western Water and Habitat Project
321 E. Main Street, Suite 411, Bozeman, MT 59715
pbyorth@tu.org | 406.548.4830 | www.tu.org

Patrick Byorth, Montana Water Director

Gallatin County Commission
311 W. Main Street, Suite 306
Bozeman, MT 59715

Transmitted via electronic mail to: envision@gallatin.mt.gov

November 25, 2024

Dear Gallatin County Commissioners,

Trout Unlimited is the nation's largest coldwater conservation organization, with over 440,000 members nationwide and 4,500 members and thirteen chapters in Montana, the largest of which is here in Gallatin County. Our work is collaborative in nature, reaching across political lines, working with industry, agriculture, and communities to secure a future for coldwater fishes and the habitats they rely on. The County's impressive efforts to develop a visionary Future Land Use Map (FLUM) is a great example of a diverse community developing a shared vision for the county.

Population growth isn't necessarily a catastrophe to be averted as much as an opportunity to craft a vision for the communities of the Gallatin Valley to grow in a thoughtful, measured approach that does not sacrifice the natural or economic amenities that draw people here. As drafted, the FLUM's focus directs growth toward existing municipalities, where water and sanitation can be provided in a way that does not sacrifice either water quality or quantity. Uncontrolled sprawl across undeveloped lands in the county will tap already overallocated streams and groundwater and harm water quality. The FLUM will encourage dispersed growth in undeveloped open space across the county, which with reasonable regulations like setbacks from waterways, will manage growth and protect natural amenities.

Criticisms that the FLUM was adopted without public participation was a big surprise, after over a year of public participation. I struggle to understand how anyone truly interested in engaging in the process felt left out. The FLUM has been well vetted, supported, and crafted with diverse interests. No single industry or organization should be allowed to derail such a significant community wide effort. We applaud the impressive outreach of the county staff and the broad participation of community members.

Please adopt the FLUM!

Sincerely,



Patrick Byorth,

Trout Unlimited: America's Leading Coldwater Fisheries Conservation Organization
321 East Main Street, Suite 411, Bozeman, MT 59715
• cell: (406) 548-4830 • email: pbyorth@tu.org • www.tu.org

Outlook

I support the adoption of the FLUM

From Rudy Warren <rudywarren2012@gmail.com>
Date Mon 11/25/2024 3:55 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Rudy Warren

Outlook

Public Comment about the FLUM for the County Commissioners' meeting on 11/26

From Sale Rhodes <esrhodes8@gmail.com>
Date Mon 11/25/2024 4:00 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Commissioners,

My name is Sale Rhodes and I am a water planner with MT DNRC, a PhD candidate in MSU's department of Earth Science, and a new mother. I care deeply about the proposed density and land designations detailed in the FLUM as a roadmap for ensuring a thriving Gallatin County for generations to come. Below I explain how the FLUM supports 3 critical concerns related to Gallatin County's growth and future: water supply and conflict, open space and working lands, and the local economy. Each of these contribute to the beloved character of our county and the communities we are all a part of here. **I hope you will consider these concerns and the future of our shared space in your decision and urge you to support the FLUM.**

The base density suggestions for moderate growth areas encourage connectivity to existing services and infrastructure, including sewer and water. This will optimize our energy and resource efficiency and protect natural resources from the stresses of development and corresponding contamination. The density suggestions in the FLUM will especially encourage connections to existing public water supply systems, which will help us have a better account of total water use compared to supply by mitigating the need for additional exemption wells. This will preempt and potentially even avoid future water conflicts in the county. Furthermore, connection to existing sewer and wastewater treatment systems will minimize opportunities for harmful contamination of our ground and surface waters. Less contamination means less hazard, and less cleanup. **Support for the FLUM means encouraging utilization of existing water infrastructure to maximize efficiency, water quality, water quantity, and peace in Gallatin County.**

The proposed density guidelines in the FLUM for Open and Working lands appreciates the importance of agriculture, biodiversity, and natural resources to this area and the communities living in it. Gallatin County is part of the Greater Yellowstone Ecosystem, the largest intact terrestrial ecosystem in the lower 48, and is home to many species from elk to bear, and from sage brush to white bark pine. Fragmentation not only threatens not only critical habitat from forests to grasslands to rivers, but crops and livestock as well. The FLUM's suggested development guidelines will protect open space for all users, human and otherwise, through preserving habitats and natural resources (see the comment submitted by the Gallatin Watershed Council for more detail on how adequate space can combat nitrogen contamination from livestock, crops and development). **Support for the FLUM means protecting the landscape that defines our region.**

Finally, the FLUM proposes land use and density guidelines that support a flourishing local economy. Abundant open space and densely populated centers are conducive to the recreation and tourism that are pillars of our region's economy. Ensuring that wildlife have habitat, waterways are healthy, and producers have access to the land they need to grow food are all necessary for Gallatin County's economy and are incorporated into the FLUM. Furthermore, increased density and open space means communities will be closer to emergency services and more protected from natural hazards including wildfire and subsequent erosion and damage, which are increasing in frequency. **Support for the FLUM means enabling the health and prosperity of Gallatin County into the future.**

As a new mom, I am concerned for the next generation. I support the FLUM because I support the next generation of farmers, ranchers, skiers, hunters, and thriving Montanans. I want my son to enjoy Gallatin County's bountiful landscape, pristine natural resources, and vibrant community as I do. In conclusion, **support for the FLUM means celebrating the character of Gallatin County and all the life it supports.**

I write with optimism, excitement, and pride to be part of a community that thinks ahead about growth, recognizing opportunities to celebrate and protect its integrity. I write to encourage you all to support the FLUM and allow us to share all that we love about Gallatin County with the next generation.

Thank you for reading,
Sale Rhodes

Outlook

FW: Future Land Use Map

From Planning <Planning@gallatin.mt.gov>
Date Mon 11/25/2024 4:01 PM
To envision <envision@gallatin.mt.gov>

1 attachment (15 KB)
FLUM planning letter.docx;

Dawn McKay
Planning Technician

Gallatin County
Department of Planning
311 W. Main St. Room 108
(406) 582-3130
Gallatin County is working on a Future Land Use Map and Housing Strategy that will influence future development, learn about the project and how to get involved by clicking here: Envision Gallatin

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From: Commission <Commission@gallatin.mt.gov>
Sent: Monday, November 25, 2024 2:47 PM
To: Boyer, Jennifer <Jennifer.Boyer@gallatin.mt.gov>; Brown, Zach <Zach.Brown@gallatin.mt.gov>; MacFarlane, Scott <Scott.MacFarlane@gallatin.mt.gov>; Clerk and Recorder <clerkandrecorder@gallatin.mt.gov>; Planning <Planning@gallatin.mt.gov>
Subject: FW: Future Land Use Map

Derek Vissage
Administrative Assistant
Gallatin County Commission
311 W Main St Suite 306
Bozeman, MT 59715
406-582-3000

From: Office Manager <info@goldeneaglewoodwork.com>
Sent: Monday, November 25, 2024 2:41 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: Future Land Use Map

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

Hello,

I am sending the attached letter on behalf of my employer who owns property along Highway 191.

thanks,
Samantha Holdorf
Office Manager
Northgate LLC
PO Box 559
Gallatin Gateway, MT 59730

11/25/24

Dear Commissioners/Planning Staff,

I did not know there was a Future Land Use Map until this month. As a landowner that will be directly impacted by this map, I am asking for you to pause this process for further public input.

Gallatin County has more than 100,000 residents but it seems only a very small number of residents are even aware of the FLUM, let alone participating in this process. My lack of prior involvement was purely ignorance, not apathy about the situation. In fact, I purchased my property along the Highway 191 corridor with growth in mind.

I would also like to understand the map better. I do not see that all the current roads and water/sewer infrastructures included in the map. As it is written, it seems density would be extremely low along Hwy 191, which makes no sense to me. I am concerned that lack of dense development along a major corridor will lead to urban sprawl. Ultimately leaving very few places in our county for agriculture, trails, and preservation.

I believe it is important to maintain private property rights and allow developers, ranchers, and landowners to use their property appropriately. Please pause this process and allow more time for public input.

Thank you for your time.

Northgate LLC
PO Box 559
Gallatin Gateway, MT 59730

Outlook

Feedback w/r/t Future Land Use Amendment

From Sarah Reilley <sarah@sarahreilleyinteriors.com>
Date Mon 11/25/2024 12:47 PM
To envision <envision@gallatin.mt.gov>

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

Hello,

Over the weekend I was made aware of the County's plans around the Future Land Use Amendment. I try to be very engaged with the community and understand what is going on in Gallatin County. I was shocked that I knew nothing about something that will have such a huge impact on the County. I am fortunate to have a home in the County, but I have a number of friends who have had a horrible experience trying to find a home. I agree with additional safeguards for our water, and beautiful environment generally, but putting in place something that would so dramatically decrease the future development of housing in the county seems like a terrible idea and concerning.

Best,
Sarah

SARAH REILLEY INTERIORS
415 Dulohery Ln
Bozeman, MT 59715
(m) 917.226.5739
www.sarahreilleyinteriors.com

Outlook

Stop Kicking This Can Down the Road - Support the FLUM!

From Sharon Brodie <sharonwbrodie@gmail.com>
Date Mon 11/25/2024 12:51 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

After decades of kicking this can down the road it is time for the planning board to ACT!

If you truly value the clean water, wildlife, outdoor activities, open lands and the Montana way of life that they represent - please support the FLUM.

Thank you for your time,

Sharon Brodie
Native Montanan

Outlook

Future Land Use Map (FLUM) for Gallatin County

From Sunny Odegard <sunny@so-red.com>
Date Mon 11/25/2024 1:59 PM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioner

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County. I believe its adoption would have serious negative consequences for property owners and hinder the future growth of our community.

First, I am deeply concerned about the lack of sufficient public awareness surrounding this proposal. I only learned of the FLUM changes recently, and many other landowners were similarly unaware until it was nearly too late to voice concerns. It is troubling that such significant zoning restrictions are being considered without robust public input or adequate engagement.

The proposed density limits, such as 1 house per 40 acres or 1 house per 160 acres, are excessively restrictive. These limits will stifle meaningful development at a time when our county faces a critical housing shortage. Gallatin County has an expanding population with growing housing needs, yet this plan would exacerbate the issue by severely limiting new home construction. Rather than fostering responsible growth, the FLUM will create stagnation, further reducing opportunities for families to find affordable housing.

Additionally, the designation of vast areas as “Open and Working Lands” or “Managed Growth Areas” imposes de facto zoning restrictions, even on unzoned lands. This represents an overreach of county authority and significantly undermines landowners' rights to determine the best uses for their property, whether for development or other productive purposes.

The FLUM also fails to account for existing infrastructure, such as roads, water, and sewer systems. In areas where these resources can support higher-density development, the proposed low-density restrictions are unwarranted. The county should embrace planning strategies that leverage existing infrastructure to accommodate growth responsibly and sustainably.

Equally concerning is the lack of adequate public engagement throughout this process. With fewer than 500 comments submitted in a county of over 100,000 residents, it is evident that the majority of landowners remain unaware of the proposal and its potential consequences. The Planning Board’s recommendation to deny the FLUM reflects these shortcomings, and I urge you to follow their advice.

In conclusion, I strongly urge the Commissioners to reject the current FLUM proposal. A more thoughtful and transparent approach is needed—one that respects property rights, addresses housing needs, and plans for sustainable growth while integrating existing infrastructure.

Thank you for your time and attention to these concerns. I look forward to your thoughtful consideration of this critical issue.



Outlook

I, Tess Parker, support the adoption of the FLUM

From Tess Parker <tess@gallatinwatershedcouncil.org>
Date Mon 11/25/2024 3:09 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Many of us move to this area for these reasons, and they should all be protected in the face of rapid development. Please prioritize public and environmental health over the few who profit.

Thank you for your consideration.

Sincerely,
Tess Parker

Outlook

I support the adoption of the FLUM

From RoadTrek TV <roadtrektv@gmail.com>
Date Mon 11/25/2024 1:51 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,
Tom Skibowski

HazerAlvarez, Meghan

From: Abby Butler <abigailmgbutler@gmail.com>
Sent: Monday, November 25, 2024 8:46 PM
To: envision
Subject: Future Land Use Map Public Comment

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

Hello,
My name is Abigail Butler and I am writing in my support for the Future Land Use Map. In my reading of the document it's clear how important these policies will be to ensure responsible and wise development of Gallatin County. As someone who works in the conservation field, specifically in land stewardship, protecting water resources and intact wildlife habitat are incredibly important to me. I support the efforts to limit septic systems and connect new developments to public wastewater treatment as well as efforts to protect habitat essential to wildlife.
Thank you,
Abigail Butler

Outlook

FLUM/ Housing strategy

From Andrew Anseth <andyanseth@mac.com>
Date Tue 11/26/2024 3:55 AM
To envision <envision@gallatin.mt.gov>

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

Please put on hold the housing strategy approval until the people have a chance to know what is really happening with the land thats left in Gallatin county. If the people are uneducated/ or uninformed, not properly engaged with how the plan will affect them, how can they possibly be on board with a higher population density plan to pack more houses and out of staters in here?

Its very suspicious and awful that an approval process would take place on a day of holiday travel for many, also that so many have no idea what's about to happen to the land around them.

-Andy Anseth
Born and raised Montanan.
Sent from my iPhone

HazerAlvarez, Meghan

From: D Profota <dprofota@gmail.com>
Sent: Monday, November 25, 2024 7:12 PM
To: envision
Subject: FLUM meeting comment for meeting 11-26-24

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

Hello,

My name is Don Profota. I moved here 31 years ago for the wildlife and lifestyle.

In my opinion this is rapidly disappearing in Bozeman. I am currently watching the decimation of winter elk habitat by earth movers out my window on South 19th for one of the latest 50 home subdivisions. What was the concession made for the wildlife here? Please respond to us who care in Bozeman.

I also spoke up at the public hearing for the Seymour subdivision, which is across the street from my house. I documented this land as an important area for migrating birds. I documented over 150 different species of migrating birds at this location for the Cornell Lab of Ornithology.

Unfortunately, I/we were told at the city's public hearing that the Seymour habitat would be improved and maintained for wildlife and migrating birds. Since that public meeting a few years ago no improvements have been made OR ENFORCED. In fact the opposite has happened! The owner of the property has paid to have the cattail habitat sprayed with herbicide, killing all important habitat for migrating birds. I know the herbicide was intentionally sprayed because I spoke to the employees hired to kill the cattails.

After the herbicide was sprayed on the pond to kill the vegetation by the subdivision's owner, the nearby children continued to swim/fish/recreate on the pond.

Who of you want your children to be exposed to this negligence?

Don Profota

HazerAlvarez, Meghan

From: Heather Maxcy <maxcyfishing2@gmail.com>
Sent: Monday, November 25, 2024 9:47 PM
To: envision
Subject: Fwd: FLUM and Housing Strategy

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

---------- Forwarded message ---------
From: Heather Maxcy <maxcyfishing2@gmail.com>
Date: Mon, Nov 25, 2024 at 9:44 PM
Subject: FLUM and Housing Strategy
To: <Envision@gallatin.montana.gov>

Please do NOT proceed with the passing of this until AFTER the residents of Gallatin County have had more time to learn about, comment, and participate in the decision making process. Thanksgiving week is NOT the time to have a meeting about something of this magnitude that will impact everyone's future in Gallatin County.
Thank you,
Heather Maxcy

HazerAlvarez, Meghan

From: Hillary-Anne Crosby <hillaryannecrosby@gmail.com>
Sent: Monday, November 25, 2024 9:25 PM
To: envision
Subject: Future Land Use Map & Housing Strategy

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

Hi commissioners,

I'm writing today in support of healthy streams, wildlife, and open and working lands alike. Our valley is growing (it's easy to understand why) while our resources are static or decreasing, so I sympathize with the weight of the decision y'all are tasked with making. I urge you to adopt a Future Land Use Map that prioritizes density, public water/sewer connections (vs. hodgepodge septic systems and groundwater wells), and contiguous open spaces, while discouraging development in areas at higher risk for flooding or wildfire.

Thank y'all for all your work to build resilient land use policies that honor the Gallatin Valley today, tomorrow, and well into the future.

Sincerely,
Hillary-Anne Crosby

HazerAlvarez, Meghan

From: Jena Nash Reno <jena@jenareno.com>
Sent: Monday, November 25, 2024 9:55 PM
To: envision
Subject: FLUM / Housing Strategy

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

To Whom it May Concern
This resolution is a disaster and a violation of The Montana Constitution, and the Montana Code Annotated concerning private property rights.
The public has not been amply engaged, nor properly informed with FACT BASED evidence and data.
The Public will not tolerate this abuse of power and the trampling of law, and private property rights.
This is nothing more than a land and water grab.
We see you. This will not fly.
Jena Reno

HazerAlvarez, Meghan

From: Karen Beach <kay@BeachFrontMT.com>
Sent: Monday, November 25, 2024 10:00 PM
To: envision
Subject: FLUM

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

Nice, a meeting at 9:00am on a workday, and additionally it's during thanksgiving week!? One would suspect that the commission doesn't want comments or to work with the community on the FLUM!

So, I'm writing to ask you to put the approval of FLUM and Housing Strategy on hold until you properly engage, educate and genuinely seek feedback from the entire community and until you can provide fact-based evidence on your recommendations. So far there has been no meaningful engagement with the community and I think people would be genuinely engaged in this process once they know the implications of the decisions being made. Please wait to make a decision until after you've heard from and worked with your community.

Thank you,

Karen Beach
Gallatin County Resident

Sent from Proton Mail for iOS

HazerAlvarez, Meghan

From: Karen Williams <karenskis@gmail.com>
Sent: Monday, November 25, 2024 8:32 PM
To: envision
Subject: FLUM comments

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

Hello,
I'm writing to request adoption of the FLUM because it protects sensitive areas like wildlife habitat, discourages individual septic systems and encourages hook up to city water.
Planning commission, can you please explain why you would not want clean groundwater and preservation of habitat in the county?
Thank you for your consideration,
Karen Williams
133 Nostalgia Ln, Bozeman, Mt 59715

Sent from a mobile device

Outlook

Support for FLUM

From KENNETH WANGERUD <wangerud@msn.com>
Date Mon 11/25/2024 10:42 PM
To envision <envision@gallatin.mt.gov>

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

An excellent step forward... get going full speed ahead!

Ken Wangerud

Ken

"The responsibility of citizens is to find out what tune is being played by the band before jumping onto the wagon and also who is the conductor."?????? Franke Dunkle, Montana Conservationist

Outlook

FLUM

From KRISTEN SPAIN <spainkm@mac.com>
Date Tue 11/26/2024 6:19 AM
To envision <envision@gallatin.mt.gov>

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

Dear Commissioners,

How can you possibly vote on the FLUM without adequately informing the constituents what this proposal would do for the county? Please defer the vote and educate the public so we can understand this long range plan.

Many thanks,

Kristen Spain
Kristen Spain
(310) 403-9241
Sent from my iPhone

Outlook

FLUM

From Melissa Ross <melissaross71@gmail.com>
Date Tue 11/26/2024 3:35 AM
To envision <envision@gallatin.mt.gov>

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

Gallatin County Commissioners:

Please delay your approval of the Future Land Use until you have had a chance to properly engage the public on this matter. This seems like a wildly radical plan that you are attempting to sneak through the week of Thanksgiving.

The public needs more time to get educated on the plan and the long term consequences.

Thank you,

Melissa Ross
1488 Alder Creek Dr
Bozeman, MT 59715

Melissa

Outlook

Hello,

From montana1861 <montana1861@protonmail.com>
Date Tue 11/26/2024 6:01 AM
To envision <envision@gallatin.mt.gov>

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

We know that the Frontier Institute, run by Kendall Cotton, which is a front group for outside developers, is lobbying you to pass the FLUM plan, which will further destroy the character of Bozeman. Enough damage has already been done with the dozens of new apartment complexes that have increased traffic, crime, sewage issues, and the use of our recreation areas. Put a hold on passing your plans to enrich developers and betray the interests of Bozeman residents this holiday week while people are with their families.

Sent with Proton Mail secure email.

Outlook

Development and groundwater availability

From The Canfields <dickanddeb@canfields.org>
Date Mon 11/25/2024 10:27 PM
To envision <envision@gallatin.mt.gov>

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

Dear Sirs,

It is critically important for our children, and their children, that we make groundwater availability one of the required considerations in evaluating proposals for subdivision development outside public water supply areas. Building on 50 years of research experience, I have carried out a statistical analysis of 32 wells drilled in our subdivision (Hyalite Foothills, 2-5 acre lots) over the last 40 years. This analysis shows, with 95% confidence, that the water table in these wells has been dropping at an average rate **-0.52 +/- 0.12 ft/year** during this period!

Groundwater availability must a requirement for subdivision proposals outside public water supply areas.

Thank you,

Richard Canfield, Research Professor (retired)
Department of Physics, Montana State University
755 Cougar Drive, Bozeman, MT 59718

Outlook

I support the adoption of the FLUM

From Robert Williams <rnwilliams2@comcast.net>
Date Mon 11/25/2024 7:44 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Rob Williams
2455 Little Coyote Rd
Big Sky, MT

HazerAlvarez, Meghan

From: Ewing, Stephanie <stephanie.ewing@montana.edu>
Sent: Monday, November 25, 2024 10:11 PM
To: envision
Subject: FLUM support - groundwater protection

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

Dear Gallatin County Commissioners,

I wish to express my strong support for the water protection measures in the Future Land Use Map. In particular, the attention to nitrate levels in groundwater and the protection of groundwater through wastewater treatment measures and policies are critical if we wish to preserve the quality of our groundwater into the future.

Unchecked septic proliferation will continue to enhance the degradation of our groundwater and load it with nutrients - particularly nitrate - and emerging contaminants such as pharmaceutical compounds, as noted in the recent report by Icopini and others for the Montana Bureau of Mines and Geology.

I strongly urge you to be proactive and preventative about groundwater management because once it's contaminated, we cannot reverse the problem; we are stuck with it, and both our rivers and our community health will suffer. Moreover, these issues will be exacerbated as water becomes increasingly scarce with growth, drought, and dwindling snowpack in our watershed.

Please support the measures limiting septic proliferation in favor of aggregated wastewater treatment to protect our shared groundwater resource.

Thank you.

Stephanie Ewing
1410 S Montana Ave., Bozeman

Outlook

FLUM Comment

From Tom Langmo <tom.langmo@gmail.com>
Date Mon 11/25/2024 7:40 PM
To envision <envision@gallatin.mt.gov>

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

Hello,

My name is Tom Langmo, and I care about clean water because our rivers and groundwater are vital for drinking, farming, and recreation. I support efforts to limit septic systems and connect new development to public wastewater treatment to keep our water clean. Thank you.

tom langmo
320.250.7166

Outlook

I support the adoption of the FLUM

From Tracey Flynn <traceyaflynn@gmail.com>
Date Tue 11/26/2024 5:58 AM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Save our river for future generations.

Thank you for your consideration.

Sincerely,

Tracey Flynn and David Hoyt

To: Gallatin County Commissioners 11/25/24
Re: Proposed Future Land Use Map

I'm writing to support the proposed Future Land Use Map.

I've lived in Gallatin County for 48 years, lived through these decades of growth, and remember predictions about it in the 1980s.

As an American I believe in the importance of an individual's rights, though I also realize that many of our big problems are problems of our *community*, and we can't solve those issues if we don't work together on them. Growth in Gallatin County is one of those issues.

A plan that takes into account public safety, our natural resources, growth issues, *and* involves the community, is the way forward that will be most successful.

Clean water being essential to our lives and good health, as much new development as possible should be connected to public fresh water and wastewater systems, rather than a hodgepodge of thousands of more wells and individual septic systems. I support the FLUM recommendations covering water wells, septic systems, and the role of municipal water and sewer systems.
Our fresh water resources have been over allocated from the very beginning, and as populations increase, preserving the supply and quality of that water becomes more and more critical.
And wastewater management is just as important. Regulated, professionally run, municipal systems are the best way to keep our wastewater from contaminating our fresh water.

Development in highly sensitive areas typically destroys the functioning of those ecosystems, and the FLUM is a good way to preserve those areas, and keep them functioning for humans, and for nature.

Thank you for your efforts here and otherwise, and please adopt the FLUM plan.

Sincerely,

William Klenn
408 Overbrook Drive
Bozeman, MT 59715-7131

HazerAlvarez, Meghan

Subject: FW: The FLUM and various comments by inteerested parties !

From: gary kachadurian <gary@kach55.com>
Sent: Sunday, November 24, 2024 8:22 PM
To: Brown, Zach <Zach.Brown@gallatin.mt.gov>; Boyer, Jennifer <Jennifer.Boyer@gallatin.mt.gov>; MacFarlane, Scott <Scott.MacFarlane@gallatin.mt.gov>; Scott, Chris <Chris.Scott@gallatin.mt.gov>
Subject: The FLUM and various comments by inteerested parties !

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

Hello all and thank you for your time and service. I am writing this with two voices: one as a developer of housing (over 3,000 units in a 30 year real estate career and more locally the Cannery Flats Apartments) and also as a land owner of 110 acres in Gallatin Gateway.

Many months ago a committee was charged with listening to consituents, organizing community meetings, and ultimately recommending the FLUM to the Planning Board and the Commisioners. Their hard work was not done in a vacuum. They clearly are not "anti-development". but what they have presented is a *GUIDE* for Gallatin County going forward, to help in the consideration of ongoing developer proposals for tracts of land that sometimes are, and sometimes are not, adjacent to other developments of similar density and of similar recreational and wildlife and traffic considerations. They spent countless hours meeting with your constituents. But now the development community is worried (scared?) that there will never be any developable land left in Gallatin County. Hard to fathom....

Frankly it's hard for me to understand how developers think adoption of the FLUM will be a governing document over anything they present to you. It is a *GUIDE*. Just like they have always been asked in your meetings (like thre Sandhill devvelopment and others similar) they will continue to have to make the case why their proposal fits the are of concern, and does not adversely impact water, traffic, wildlife and other usual issues. Adoption of the FLUM does not cause anyone harm to anyone's property ownership rights. It merely states that the County needs a compass to help in assessing future proposals, some of which are easy to address and others not so easy.

Clearly the Hylite Development Group is concerned with the FLUM, otherwise they would not have spent thousand of dollars on legal assitance in writing to you and listing their FLUM concerns including threats. I have read their counsel's letter. They seems to imply that adopting the FLUM will take away some of their property rights. That is FALSE !! All the FLUM is saying is, this is what our exhaustive research tells us about the County land available. Your (Hylite's) land is in an area of very large tracts of ranches and why do you think it fits the Gallatin Coutny landscape?
Why do you think it will not adversely affect the herd of elk there, or the adding of traffic to 191, or the adding of septic systems that may ultimately fail and discharge to the canals adjacent? If you can prove this should not be a concern, that's something we the Commisioners will consider.

Gallastin County is not "land-starved". There is pleanty of land left for all developers to create communities of housing. The FLUM attempts to give a *GUIDE* for the County's future. It should be obvious to all that the further that development occurs from the city center of Bozeman the densities should be reduced. It is logical and expected.

I'm available to discuss this with any of you if needed. My voice is not respresenting "Pro" or "con" as to development. But I will strongly say that the hours of work put in to culminate with the FLUM should not be dismissed. I have heard from a few that "well, if the Planning Board voted against the FLUM then the Commissioners will no doubt go along with their vote". My hope is that you look at the FLUM as a backdrop of how our County should generally look in the years to come. It is such a special place, like no other that I know of.

Again, thank you for considering what I have written and I wish you the best in your efforts which are very appreciated.

Gary Kachadurian
809 Yankee Creek Road
Gallatin Gatewa, Montana 59730

Gary Kachadurian
The Kachadurian Group, LLC.
http://www.thekachadurian group.com

(312) 501-0650

HazerAlvarez, Meghan

From: envision
Subject: FW: Gallatin County Future Land Use Map Update

From: Greg Holt <greg@gallatininsurance.com>
Sent: Friday, November 22, 2024 10:06 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Gallatin County Future Land Use Map Update

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

I am requesting that the Commission denies the FLUM until a more appropriate plan that informs the public what they can and cannot do with their land. This current plan is ludicrous.

Thanks!

Greg Holt | **Agent**
200 W. Madison Ave, Belgrade, MT 59714
Belgrade 406-388-7211 | **Bozeman** 406-587-0196
Fax 406-388-1412



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Please remember coverage cannot be bound, amended or canceled via the email system. You cannot bind, alter or cancel coverage without speaking to an authorized representative of Yellowstone Insurance Group Inc DBA Gallatin Insurance Agency.

HazerAlvarez, Meghan

From: Jamie Dobbs <jamieraedobbs@gmail.com>
Sent: Monday, November 25, 2024 7:29 AM
To: envision
Subject: FLUM

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

I urge you to honor the many, many hours of hard work by the public, stakeholders, and technical experts that have gone into envisioning and informing the Future Land Use Map. I support the input and comments of Gallatin Watershed Council. Please follow the recommendations based on science and expert opinions to grow our towns in alignment with the limitations of our water sources, and in honor of our shared values of open space and recreation.

Thank you,
Jamie Dobbs
3782 Pipestone St
Bozeman, MT 59718

HazerAlvarez, Meghan

From: Jessica Vivion <jess@jessicavivion.com>
Sent: Monday, November 25, 2024 11:02 AM
To: Planning; envision
Subject: Opposition to the FLUM

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

Dear Gallatin County Planning Department,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM), which I only became aware of very recently. I am shocked that something with such far-reaching implications for Gallatin County is being considered for adoption tomorrow, with many residents—including prospective homeowners like myself—having little to no knowledge of its development or potential consequences.

As someone hoping to make Gallatin County my home, I am deeply concerned that the density restrictions outlined in the FLUM will effectively halt development across the county at a time when we are already facing a housing shortage. Limiting development options will further drive up housing costs and make homeownership unattainable for many, undermining the community's ability to grow sustainably and equitably.

This rushed process and lack of broader public awareness raise serious questions about transparency and inclusivity. I urge the county to delay adopting the FLUM to allow for further public engagement and a thorough reassessment of its impact on the housing crisis.

Thank you for your time and consideration.

Jessica Vivion
3876 Baxter Lane
Bozeman, MT 59718

HazerAlvarez, Meghan

From: John Edwards <jedwards@anchorqea.com>
Sent: Saturday, November 23, 2024 11:20 AM
To: envision
Cc: John Edwards
Subject: Edwards Comments on the draft FLUM

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

Hello Envision Team.

I am in full support of moving forward to revise and eventually adopt the Future Land Use Map and associated documents.
The amount of work and detail that has gone into the FLUM is very impressive.
The citizens of the county need to have the eventual acceptance of the FLUM as a precursor to developing a zoning program for the county.
Without zoning the environment that brought us to this valley in the first place will degrade to the point where we truly will become the
BoJangeles that everyone fears.

However more work is needed to make this document easier for the public to absorb and understand.
The map showing the extent of each land use category is easy to visualize, but the descriptions of the categories need to be shortened and simplified to make it easier to differentiate between categories. A single table that lists all of the land use categories and identifies and compares the key features of each category would be very helpful. An executive summary that the public could review in a short amount of time would potentially garner more input from the public.

Great Work!!

Thanks

John Edwards, RG, CEG

HazerAlvarez, Meghan

From: envision
Subject: FW: Proposed Future Land Use Map

-----Original Message-----
From: Josh Mckenzie <joshandbrita@gmail.com>
Sent: Monday, November 25, 2024 8:42 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Proposed Future Land Use Map

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

Dear Commissioners,

I recently became aware of the proposed Future Land Use Map (FLUM) being considered by the Gallatin County commissioners on Tuesday November 26th. I am very concerned with this proposed FLUM and strongly ask the commissioners to deny the FLUM as proposed.
1. To my knowledge, there has been little public involvement in this process that affects so many landowners- many of whom are unaware of the proposed FLUM.
2. As I understand the FLUM, it has areas where the density is 1 per 40 or 1 per 160 that currently have public roads and public sewer and/or water services. This does not make sense for the planned growth in the county.
3. The proposed 1 per 40 acre density will create the huge sprawl areas that the county has been trying to mitigate for the last 30 years. Why would we try to manage open space if we will require large areas to have sporadic developments up and down the county? It doesn't direct targeted growth in a way that is well designed for the future of our county, in my opinion.
4. I agree that there needs to be lower densities, but these areas should be directed at the triangle, along major roads, adjacent to public water or sewer, and next to higher density developments.

I would urge the county commissioners to deny the FLUM until a clear and strategic map can be developed to direct the growth in Gallatin County. Thank you for reading my comments.

Josh Mckenzie

HazerAlvarez, Meghan

From: kade embry <kade_embry@hotmail.com>
Sent: Monday, November 25, 2024 11:49 AM
To: Commission
Cc: envision
Subject: FLUM

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

Dear Commissioners.

My name is Kade Embry and I was born and raised in Bozeman. I grew up all over town and I currently own 10 acres of land off of Cottonwood Rd close where my father owned some land. I am very concerned about this new FLUM map. I went to one of the meetings and I don't think it is very well thought out and I didn't even know FLUM was happening until I overheard a conversation. I don't think I am alone in not knowing that this was being designed and I know I am not alone in not understanding why we need it!!! It appears to be a large overreach and will be used by the commissioners to make decisions about what people can do with their land in the future. Again, we already have zoning. I understand that only about 500 people out of 120,000 residents even commented on it.

My comments on denying implementation of the FLUM:

1. **The Planning Board overwhelmingly voted against it**
2. **Lack of Density in any new developments**
3. **FLUM would have to be changed to accommodate a land owner from developing their property**
4. **FLUM paints over areas with a broad stroke and doesn't look at existing development.**
5. **FLUM is arbitrary, on the map, multiple landowners have multiple designated areas of what they can and can't do. Makes no sense.**
6. **NOT enough public comments and the landowners already have zoning and don't need more county restrictions.**
7. **The density of the map is incredibly low**
8. **The county is already unfordable and this will cut off more supply and make prices go even higher for local people who can't afford to live here already.**
9. **Flum doesn't account for existing subdivisions or infrastructure. There are areas with 1 per 40 or 1 per 160 acre densities proposed that have existing public sewer and/or water.**
10. **We need more single-family homes in the valley and this is promoting more apartments, we have too many already and we need to promote home ownership.**

Here's an example of how the county is looking at future growth. I understand that they want to bring S 27th all the way to Waylon Dr in Home 40. Through Sir Arthur Dr (an older neighborhood that is a windy road and narrow), instead of Fowler? Fowler is already a main road and could connect to Main Street from Hyalite. S. 27th can't connect to Main, it is incredible close to 19th, it would be a windy road. Where Fowler is straight, ready to go. Can connect from one end of town to the other. There are already easements in place for it. It can be easily widened and would relieve a lot of stress on 19th. S 27th has no common sense. NONE. Please review that as well.

Flum: This is a bad plan and not thought out very well. They looked at a old map and then came up with this plan as an overlay. All of the land owners and citizens I have now told about it and I know are VERY VERY against FLUM. All!

Thank you.

Kade Embry
469 Sir Arthur Dr.

HazerAlvarez, Meghan

From: Kevin Cook <kevin@cookdevelopmentmt.com>
Sent: Friday, November 22, 2024 11:22 AM
To: envision
Subject: FLUM

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

Dear Commissioners,
I am in support of the process of having a future land use map. This is just not ready for adoption and needs some additional work.
The two big areas that need work are the Managed Growth area and the Open and Working Lands area.

- **Managed Growth Area**
  - **1/40 acres base density is too low.**
  - **Existing zoning districts within this area should be shown on the map with zoning designations.**
    - **This will help understand what already exists and help plan for the future.**
  - **Existing water and sewer districts should be shown as growth areas**
    - **Funding to expand these local water and sewer districts is key for responsible growth in the county.**
- **Open and Working Lands**
  - **1/160 acre base density is too low.**
    - **Give a process to amend an area and do a neighborhood master plan to allow for future growth**
    - **Neighborhood master plan would answer the transportation, water, sewer, schools and related topics to development.**
    - **As we grow in the valley, there will be compatible residential uses that need a path to come forward in this area.**
      - **Example would be a golf course development with residential in the rolling hills west of the Gallatin River.**
        Cottonwood Hills Golf Course is a good example, the Alberda's leased 100 acres to the Bob Quick back in 1984 to build Cotton Wood Hills Golf Course. It provides needed recreation option for the growing community and works good with agriculture in the location.
    - **Mineral extraction (Gravel Pit)**
      - **Along major roads in rural areas this needs to be a priority. Part of keeping costs down for housing is having gravel resources with reasonable trucking times.**
        - **The further the truck drives to deliver the gravel, higher the cost and the longer the truck is on the major roads.**
        - **Promote onsite gravel extraction as part of the development process.**
          - **Base coarse gravel is great but encourage the development to crush gravel for the roads.**
          - **If a project has 3 miles of Road, it needs 35,000 yards of material to build the road or 1760 truck loads at 20 yards/truck. This can greatly reduce the truck trips for the base infrastructure if the gravel is mined on site when possible.**

The FLUM is an important planning document that needs to be give options to navigate the future. The current map can be interpreted as low density minimal development unless you annex into Bozeman or Belgrade. 4 Corners and Gateway are other small nodes for development but we need more options.
Thank you for considering
Kevin Cook

HazerAlvarez, Meghan

From: Marcia Kaveney <marciakaveney@gmail.com>
Sent: Monday, November 25, 2024 10:49 AM
To: envision; Commission
Subject: Comments for Tuesday 11/26/24 meeting re: FLUM

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

Dear County Commissioners:

I am writing to you in support of a Gallatin Valley Future Land Use Map (FLUM) that reflects the goals and values of valley residents. I am a long-time county resident (35 years), former environmental educator and science teacher, and more recently, a co-founder of the Bozeman Tree Coalition (BTC). My comments below are my individual thoughts.

I care deeply about the health of the valley's human and animal residents, sustainability of its water sources, and maintaining intact wildlife habitat and corridors. It's very important to me that County and City elected officials prioritize excellent stewardship of the county's land, water, and habitat in perpetuity, when you are reviewing the Gallatin County FLUM and future land use plans.

Please consider the following points as you review documents under your review authority:

- **Viewing land use decisions through the lens of sustainability or land health improvement and not past growth patterns**
- **Limiting new exempt wells and septic systems**
- **Avoiding "leap-frog" development patterns and sprawl by maintaining a base density of 1 housing unit per 40 acres in the Moderate Growth Area**
- **Incentivizing new building/development to be adjacent to or within existing urbanized areas**
- **Increasing protection of wildlife corridors, wildlife habitat, and riverlands. (Case in point for allowing rivers room to roam: Bridger Creek and Legends II in Bozeman. Natural beaver activity of Bridger Creek and subsequent erosion is threatening Boylan Rd. and several houses in the area due to their close placement to this dynamic creek. The City of Bozeman has so far allocated $100K for its future plans to armor the river bank and Legends HOA has had to adopt annual beaver trapping to avoid additional land loss.)**
- **Increasing protection of indigenous trees such as cottonwoods and willows to protect insect and bird diversity made possible by native plants**

I appreciate and thank you for your intentional work toward sustainable growth and good land stewardship in the valley.

Thank you for your consideration of my comments,

Marcia Kaveney
1496 Boylan Rd.

Bozeman, MT

HazerAlvarez, Meghan

From: mari eggers <marijeggers@gmail.com>
Sent: Sunday, November 24, 2024 5:10 PM
To: envision
Subject: Support the FLUM

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

Dear County Commissioners,

As a long time rural resident of Gallatin County, and member of a family with five generations in Montana, I wholeheartedly support the Gallatin County Future Land Use Map (FLUM) for the sake of our quality of life, health and economy. However, I do understand the Planning Board's concerns and appreciate your wanting to hear more from rural residents. As a rural resident, I would like to make the following comments:

(1) We have analyzed the static water level in the wells in our HOA (Hyalite Foothills), and the data from 32 of our wells, over a 40+ year period, shows with 95% confidence, that *"The static water level for our subdivision, as a whole, has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout this period."* At the far more stringent 99.9% confidence level, it's -0.52 +/- 0.21 ft/yr. The Local Water Quality District says it has analyzed static water levels in their monitoring wells and they are finding a similar rate of drop. We are already withdrawing groundwater faster than nature is recharging it, which means all of our wells and hence our home values are already at risk.

(2) Any financial institutions issuing mortgages for rural homes should be taking this risk into account - will the wells dry up before the mortgages are paid off?

(3) Nitrate from septic systems is already contaminating our groundwater, and hence also our rivers and streams. Well water with nitrate levels > 10 mg/L can be fatal for infants consuming it, and there is increasing evidence of health risks for all ages at 5 mg/L and above. Nitrate pollution of streams and rivers increases the risks of hazardous algal blooms, and hence of multiple cyanotoxins produced and released by cyanobacteria. Saxitoxin, for example, is a neurotoxin and has a Health Reference Level (recommended upper limit) in drinking water of 0.0035 micrograms/liter (EPA CCL4). In other words, even extremely low levels are toxic. (Its "potency" score is 9 out of 10.) Cyanotoxins can be extremely expensive to remove/destroy for drinking water treatment plants.

Please consider:
- Refining and updating the existing groundwater model for our valley, so we have a factual basis for understanding how much water we have and what that means for Land Use Planning.
- Seriously considering requiring Level 2 treatment for the installation of any new septic systems, especially where groundwater nitrate levels are already impaired.

Thank you for the difficult and demanding work you do, and your service to our County and communities.

Best regards,
Mari Eggers
Hyalite Foothills

HazerAlvarez, Meghan

From: George Stewart <gsgofish@gmail.com>
Sent: Monday, November 25, 2024 8:27 AM
To: envision; Brown, Zach; Boyer, Jennifer; MacFarlane, Scott
Subject: Please adopt the FLUM for Gallatin County

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

Hello County Commissioners,

My name is Mary Ellen Stewart, and I have been a resident of Gallatin Gateway for 16 years and a landowner for 30 years.

I attended the Planning Board meeting last week and was surprised by how unfamiliar the Board seemed with the FLUM project—as if they were learning about it for the first time. Their last-minute requests for clarity around density indicate a concerning lack of communication between departments, which could have been addressed much earlier in the process.

My husband and I have actively provided feedback to Envision Gallatin at every stage of this planning process. It's essential that we act now to establish a framework to protect Gallatin County's future.

I urge you to adopt the FLUM (Future Land Use Map) into the Gallatin County Growth Policy and to vote in favor of using the FLUM to guide growth across the county.

Sincerely,
Mary Ellen Stewart
340 Bushnell Road
PO Box 25
Gallatin Gateway, MT 59730

HazerAlvarez, Meghan

From: Mike Foran <mforan@energy-1.net>
Sent: Monday, November 25, 2024 12:06 PM
To: envision
Subject: FLUM

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

Dear County Commissioners,

As a concerned resident of Gallatin County, I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) and its potential impact on our community and property rights.

Like many of my neighbors, I only recently became aware of the proposed changes, which is deeply troubling given the significant implications for property owners. It feels as though this proposal is being rushed forward without adequate public awareness or meaningful input, leaving many residents uninformed about the potential effects on their land and the future of our county.

The density restrictions outlined in the FLUM, such as 1 house per 40 acres or even 1 house per 160 acres, are far too limiting. These restrictions would not only hinder responsible development but also worsen our already pressing housing shortage. As our community grows, we need solutions that balance sustainable development with the needs of our residents, and this plan fails to achieve that balance.

Additionally, the designation of large areas as "Open and Working Lands" or "Managed Growth Areas" imposes significant zoning restrictions, even on unzoned lands. This is a clear overreach that undermines the rights of property owners to decide how best to use their land. These changes will limit flexibility for families, farmers, and other landowners while offering little benefit in return.

Another critical concern is the lack of consideration for existing infrastructure. In areas where roads, water, and sewer systems could support higher-density development, these restrictive density limits make no sense. The county should be planning for growth that leverages existing resources, not creating unnecessary barriers.

Finally, the lack of sufficient public engagement throughout this process is unacceptable. With fewer than 500 comments submitted in a county of over 100,000 residents, it's clear that most people are unaware of the proposed changes and their implications. The Planning Board's recommendation to deny the FLUM reflects the community's need for a more thoughtful and transparent planning process.

I urge you to reject the current FLUM and prioritize a more inclusive, balanced approach—one that respects property rights, addresses housing needs, and promotes thoughtful growth for the future of Gallatin County.

Thank you for considering my concerns. I hope you will take these issues to heart as you make your decision.

Sincerely,

Mike Foran

Energy 1

Mike Foran *President*
2042 Stadium Drive Suite 2 • Bozeman, MT 59715
406.587.2917 (O) • 406.600.7047 (C)
mforan@energy-1.net | www.energy-1.net

HazerAlvarez, Meghan

From: Mike Magrans <mike@theoutlawpartners.com>
Sent: Friday, November 22, 2024 12:43 PM
To: envision
Subject: County FLUM

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

To whom it may concern,

I am writing to ask for more due diligence to be performed related to the County FLUM.

We see the proposed density as arbitrary and requires more diligence. In speaking with our team members, community members, clients, investors, and residents…there is NO awareness of this process. Finally, we are very concerned about any moratorium on development in a time where there is a massive housing shortage leading to the median sales price in Bozeman to hit an all-time of $900,000.

Please reconsider.

Mike

--



Mike Magrans
Managing Partner / Chief Investment Officer

11 Lone Peak Dr. Suite 201 Big Sky, MT 59716
mobile: 646.483.6729
OUTLAWREALESTATEPARTNERS.COM



HazerAlvarez, Meghan

From: Andy and Paulette Epple <bigskyepples@msn.com>
Sent: Monday, November 25, 2024 12:07 PM
To: envision
Subject: Comments on the Gallatin Co. Future Land Use Map

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

Dear Gallatin County Commissioners,

I am writing in support of the proposed Future Land Use Map and supporting land use category descriptions. This plan recognizes our rapidly growing population and will provide for it by encouraging dense development and growth in our expanding urban areas and around currently growing unincorporated population centers. It will prioritize keeping future development in areas that can be served by public water and sewer systems and help control the proliferation of individual wells and on-site septic systems, thus protecting our water quality. By limiting development sprawl and limiting density in the Managed Growth and Open and Working Lands areas, the plan will protect the open space, agricultural lands, wildlife habitat, riparian corridors, sensitive lands, and water quality that we all value so much for our quality of life in Gallatin County.

You are to be commended for pursuing a comprehensive plan for guiding and managing growth in the county. The Steering Committee and others involved have done an incredible job of developing this plan and have worked hard to balance sustainable growth with the esthetic and environmental values that I, and the majority of our citizens, value so much. This is a plan that's time has come, and I encourage you to adopt the Proposed Future Land Use Map as a guiding document for the future.

Thank you for this opportunity to comment.

Respectfully,

Paulette Epple
1725 Hillside Lane
Bozeman, MT 59715

HazerAlvarez, Meghan

From: Peter Husby <peterohusby@yahoo.com>
Sent: Saturday, November 23, 2024 9:21 AM
To: envision
Subject: FLUM

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

Hello

I am writing to support the Future Land Use Map for Gallatin County. Our quality of life and health of our water suppy, wildlife habitat and agricultural land are severely threatened by rampant development. If we want our children and grandchildren to have a healthy environment, we must act now. It is almost too late!

Please support the FLUM!

Thank you.

Peter Husby
5767 Foster Lane
Belgrade

HazerAlvarez, Meghan

From: Robin Smith Fedock <robinsmithfedock@gmail.com>
Sent: Monday, November 25, 2024 10:39 AM
To: envision
Subject: I support the adoption of the FLUM

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration.
Sincerely,
Robin Fedock

Sent from my iPhone

HazerAlvarez, Meghan

From: Sean Kirsch <seankirsch@gmail.com>
Sent: Sunday, November 24, 2024 8:16 PM
To: envision
Subject: Support of future land use map

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

Hi, my name is Sean Kirsch, and I value wildlife because I hunt and fish with my wife and kids. I want this to be a lifelong dream for them as much as myself. I care about ensuring intact wildlife habitat and Wild places will endure for the next generations to come. Please support the FLUM. Thank you

Sean

HazerAlvarez, Meghan

From: Valerie Samii <catwomanvfs@yahoo.com>
Sent: Monday, November 25, 2024 8:13 AM
To: envision
Subject: FLUM Support

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

Dear Gallatin County Commissioners,

I am writing in support of the Future Land Use Map (FLUM).

The FLUM is urgently needed for our fast-growing county. As a homeowner and permanent resident of Bozeman, I have followed the development of the FLUM as a member of this community. I am aware of the careful, data-driven process that went into the document. The FLUM is a critical set of guiding principles to help Gallatin County with sustained growth and avoid issues that would damage our water and land, disrupt our quality of life, and other potential impacts to our future.

I have lived in other areas of the country and have seen first-hand the value of a comprehensive management plan for growth, as well as the consequences of not having a plan in place.

I urge the Commission to adopt the FLUM. It has been vetted by all stakeholders through a year-long process, as well as experts in good land and water management, and serves as a model for our future growth.

Sincerely,

Valerie F. Samii
Bozeman, MT 59715

HazerAlvarez, Meghan

From: envision
Subject: FW: Vote Against FLUM

From: Vince Blanton <vince@blantoncontracting.com>
Sent: Thursday, November 21, 2024 11:58 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Vote Against FLUM

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

Good Morning-

I am requesting that the Commission deny the FLUM until a more appropriate plan for density is developed and the following:

1. Extremely low involvement by the public. Most landowners were not aware of what was happening. They were estimating less than 500 people commented in a county of over 100K people.
2. FLUM Map does not account for existing roads, water or sewer infrastructure. There are areas with 1 per 40 or 1 per 160 acre densities proposed that have existing public sewer and/or water.
3. Proposed densities of 1/40 acres in the managed growth areas do not help to direct density, but actually will result in spread across the County.
4. If the goal is to direct and plan for future growth, then lower densities need to be allowed in areas such as the triangle, along major roads, adjacent to public water or sewer, and adjacent to existing higher density developments

Vince Blanton
Owner
Cell: 406.600.9799
Email: Vince@blantoncontracting.com
P.O. Box 1015
Belgrade, MT 59714
www.BuildWithBlanton.com
EMPOWERING CONSTRUCTION EXCELLENCE

Outlook

I support the adoption of the FLUM

From Adam Fedock <adam.fedock@gmail.com>
Date Mon 11/25/2024 4:46 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.

Sustainable, intelligent, and ecologically sound development is vital to the future of Gallatin County, and is your mandate.

Thank you for your consideration.

Sincerely,
Adam Fedock

Outlook

I support the adoption of the FLUM

From Anna Crider <achusted87@gmail.com>
Date Mon 11/25/2024 12:24 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Anna Husted Crider
Full-time Big Sky resident

Outlook

Against the proposed FLUM and Managed Growth Areas

From Brent Amunrud <bamunrud2@gmail.com>
Date Mon 11/25/2024 5:06 PM
To envision <envision@gallatin.mt.gov>

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

I am writing in strong opposition to the proposed FLUM. I also am taken aback that something so large in impact and detrimental to property owners and the future of Gallatin Valley is so far along without being notified or made aware. I just became aware of this proposal today through another concerned party. This is unacceptable, in my opinion, that no information was mailed to constituents (as far as I know).

Subdivisions to the north of our property have been in place for quite some time. A new subdivision to the south of us is approved and in development. A subdivision to the west of us has also been submitted for review. We are very close to being boxed in. It will continue to get more dangerous and extremely difficult for our land to be farmed. In addition, no farmer will want to take on so few acres surrounded by houses and traffic. City infrastructure will not be extended out here, since the surrounding subdivisions already have water and sewer covered. From what I can tell, we will be stuck for decades (if not longer) as a managed growth area that we could build one house on even though we are zoned residential suburban. If you can't farm and you cannot responsibly develop, you have effectively made the land almost useless.

There are already stringent and careful zoning and guidelines outlining developments. We are all for the intelligent and careful development of Gallatin County. However, this proposal, throws property rights out the window. We have been working hard (spent $100,000 on water testing and related expenses... working through the DNRC) to ensure a future subdivision on our property would not affect ground water (use infiltration gallery with existing agricultural water rights to replace any ground water used for residential use). We spent years working on this to be responsible developers of our land that has been in our family since the late 1950s early 1960s.

Again, I am just coming up to speed so it is impossible for me to articulate everything until I understand the proposal better. This should NOT pass. Also, for the record, this is the first I have heard of this.

Thank you for your time.

Brent Amunrud

Outlook

FLUM

From Brian Cassell <brian.casselldvm@gmail.com>
Date Mon 11/25/2024 4:42 PM
To envision <envision@gallatin.mt.gov>

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

Hi, I'm resending my comment from a few minutes ago, now updated with my name and address.

Hi, I'm writing to encourage the adoption of the recently formulated Gallatin County FLUM. The importance of this robust document in preserving resources for the community (and visitors) can't be overstated. I'm just one of the many citizens here who are motivated by our experiences with the natural environment here in the county, where my family actively birdwatchers, hikes, bikes and watches wildlife.

I'm puzzled by the Planning Board's recommendation against adoption as that would reject an enormous amount of work and feedback from a broad swath of people and organizations, essentially silencing the voice of the people. My suspicion is that the Planning Board simply wants to take the path that will provide them with the least resistance for their work in the future. If true, this reasoning is very shortsighted and doesn't account for the larger picture where the citizens are able to have a direct voice in their community, a tenet of democracy.

Sincerely,
Brian Cassell
2525 Bergamot Ct
Bozeman, MT. 59715

Outlook

FLUM opposition

From Caitlin Tamposi <caitlin@boundarydev.com>
Date Mon 11/25/2024 2:42 PM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to express my opposition to the Future Land Use Map. I am an engaged member of the community, and I only heard about this by chance over the last couple of days.

The density guidance in the document seems arbitrary and extreme. I agree with the stated goals of the FLUM, but there is no way to interpret the guidance as anything other than a moratorium on development in the County which is short on housing as it is. I understand the goal of encouraging land annexation, but in practice the FLUM is simply creating an opportunity for billionaires to buy up large tracts of land and create sprawl.

We do not want sprawl, we want to maintain agricultural lands!

Thank you,

Sincerely,
Catilin Tamposi
Gallatin County Resident

Caitlin Tamposi
Boundary Development
603-801-8203

Outlook

Water issues

From Christy Sankey <[redacted]gmail.com>
Date Mon 11/25/2024 1:29 PM
To envision <envision@gallatin.mt.gov>

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

Hi Mari,

The city/country Planning Community need to think long-term regarding the resources of water for this area. I ask them to research, review and study the history and current situations of this topic.

As we know, the city of Bozeman has water restrictions. The Hyalite reservoir , a water source for the area, is not sustainable for the growth we have seen in the valley.

Within our subdivision, Hyalite Foothills, many of the property owners have had to dig deeper wells within the past five years or so.

I feel as though the Committees and Board members have but off more than necessary for our valley. With more development, more resources are taxed. In the future with no water supply, all properties will plunge into the depths of no resale value.

Thank you for your attention to this matter.

Christy Sankey

Outlook

Letter of Support for FLUM

From Connor Parrish <connor.parrish@tu.org>
Date Mon 11/25/2024 3:44 PM
To envision <envision@gallatin.mt.gov>
Cc Patrick Byorth <Patrick.Byorth@tu.org>

1 attachment (205 KB)
TU FLUM letter of support_CP.pdf;

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

Hello,

My name is Connor Parrish, and I am the Gallatin Home River Initiative project manager for Trout Unlimited. I am submitting a letter of support for FLUM (attached). Please let me know if you have any difficulties accessing the attachment.

Sincerely,

Connor Parrish, Gallatin Home Rivers Initiative, Montana Water Program

Gallatin County Commission
311 W. Main Street, Suite 306
Bozeman, MT 59715

November 25, 2024

Dear Gallatin County Commissioners,

I am writing on behalf of Trout Unlimited (TU) to express our support for the adoption of the Future Land Use Map (FLUM). As a local leader in conservation, TU has five decades of experience working in Gallatin County with people from all backgrounds to protect and restore streams and landscapes for the betterment of our fisheries, wildlife, and communities. However, the unprecedented growth of the Gallatin Valley over the past decade has placed strain on our natural resources and the regional amenities that attract people to Gallatin County. Adoption of FLUM represents our best chance to preserve the fish and wildlife, open spaces, water quality, water availability, and way of life in Gallatin County.

Without significant changes to how Gallatin County regulates growth, the health of our water supply and function of our streams and landscapes will continue to decline. Despite being a "closed basin", cities in the Gallatin Valley are facing future water supply issues due to rapid development and growth. This has prompted a feasibility study into the potential to move water from Canyon Ferry Reservoir, uphill, via a 60-mile pipeline. This project would likely carry a multibillion-dollar price tag. Currently, 14 streams in the lower Gallatin watershed are listed as impaired by Montana Department of Environmental Quality (DEQ), threatening our streams and quality of drinking water. At this time, no city or zoning district in Gallatin County meets the DEQ recommended setbacks and riparian buffers for protecting water quality. Similarly, nowhere in Gallatin County are setback and riparian buffer regulations meeting the recommendations laid out by Montana Fish Wildlife and Parks (FWP) for sustaining healthy fish and wildlife populations.

There are fractions of Gallatin County's stakeholders who oppose the growth regulations outlined in FLUM, feeling that they are unfair or burdensome. However, without new regulations directing growth towards existing municipalities, agriculture, healthy rivers and the citizens of Gallatin County will bear the burden. Without the proposed measures, Gallatin County will be left to engineer its way out of water supply and water quality issues. Without new growth regulations, the rural character and natural resources that attract people to live and visit Gallatin County will be irreparably damaged. And without FLUM's guidance on growth, the prized trout fisheries of the Gallatin and East Gallatin Rivers will be headed for an uncertain future. For this reason, TU strongly supports adoption of FLUM by the Gallatin County Commissioners. If we can responsibly manage growth, we can secure a healthy and sustainable future for Gallatin County.

Sincerely,

Connor Parrish

Connor Parrish
Restoration Project Manager

Trout Unlimited: America's Leading Coldwater Fisheries Conservation Organization
321 East Main Street, Suite 411, Bozeman, MT 59715
(406) 223-9331• email: connor. parrish@tu.org • www.tu.org

Outlook

I support the adoption of the FLUM

From David R. Hough <david.r.hough@gmail.com>
on behalf of
davidrhough@gmail.com <DavidRHough@Gmail.com>
Date Mon 11/25/2024 1:57 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

David R. Hough
davidrhough@gmail.com

Outlook

High Density Development in the Valley

From Derek Clark <derekgclark@hotmail.com>
Date Mon 11/25/2024 4:29 PM
To envision <envision@gallatin.mt.gov>

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

Hello,

I am writing as a resident of Hyalite Foothills to voice my concern over the Planning Boards recent decision against adopting the draft of the Gallatin County Future Land Use Map (FLUM) and their proposed changes that would allow much higher density developments in the Valley.

As I am sure they are aware, we have been collecting data on the static water level (depth to the water table) of our wells. Dr. Canfield's analysis of the data from 32 of our wells, over a 40+ year period, shows with 95% confidence, that *"The static water level for our subdivision, as a whole, has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout this period."* At the far more stringent 99.9% confidence level, it's -0.52 +/- 0.21 ft/yr. I have been told the Local Water Quality District are seeing similar results valley-wide in their groundwater monitoring wells. This appears to be indisputable evidence that we as a community are already pumping groundwater out faster than nature is replenishing it and that allowing higher density developments in areas without public water & sewer connections will significantly exacerbate the issue.

If wells run dry what happens to home values? What would happen to entire neighborhoods/communities? Please see the link to the article below. While not quite analogous to our situation, it does clearly demonstrate how essential an adequate water supply is to a community. Home values plummet, retirement funds tied to equity in the homes disappear, entire communities destroyed. This might see like an extreme opinion but it is certainly plausible. It is my opinion that the planning commission must adopt FLUM in its current form and limit any and all high density development in areas without public water and sewer connections.

Thank you for your consideration,

Derek Clark

https://www.theguardian.com/us-news/2023/jan/27/arizona-scottsdale-water-cut-off-rio-verde-foothills-drought



Their Arizona community was ideal. Then their neighbor cut off the water

Residents of Rio Verde Foothills had their water turned off by Scottsdale, which cites the mega-drought for the move

www.theguardian.com

Outlook

Protest adopting the FLUM

From Erica Searl <ericasearl@gmail.com>
Date Mon 11/25/2024 4:06 PM
To envision <envision@gallatin.mt.gov>

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

Gallatin County Commission:

I am writing to protest adopting the FLUM in any form at this point.

I just heard that such a thing exists today, and it affects me greatly.

Thank you,
Erica Searl

Outlook

limit additional developments with more wells and septic systems

From Geoffrey Goodman <geofftrevor@msn.com>
Date Mon 11/25/2024 12:51 PM
To envision <envision@gallatin.mt.gov>
Cc Margaret Eggers <mari.eggers@montana.edu>

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

The FLUM analysis speaks directly about the water table throughout the Gallatin Valley and shows similar water table reductions as doe's our Hyalite Subdivision 40 year data with 30 participating wells.
Exactly how did you reach your conclusion to scrap those extensive and objective findings and go ahead with build, build, build approach? Is there an endless supply of water that we should be aware of?
I had to re- drill a new well since mine went dry at 124 feet- water was hit at 140 feet and finalized the new well at 200 feet- why the extra expense of an additional 40 feet- for decisions like you are proposing since I have little confidence in government making informed and in some cases hard but realistic decisions.
Please re-evaluate your position.
Geoffrey Goodman
286 Meadowlark Dr
Bozeman, MT 59718
Sent from my iPad

Outlook

(No subject)

From Heidi Genito <heidigenito@gmail.com>
Date Mon 11/25/2024 3:04 PM
To envision <envision@gallatin.mt.gov>

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

Hi,

As a Bozeman resident, I am writing in support of a Future Land Use Map that reflects the values of our community to promote sustainable growth and environmental stewardship. Good land management will allow our community to build a more resilient future together.

I find a great deal of value in the FLUM connecting open space. Open space benefits us all by allowing rivers to roam, wildlife to migrate, and farmers to farm. Gallatin Valley is a community that values our outdoor resources and good healthy land to grow healthy food to feed a healthy lifestyle.

I care about ensuring an intact ecosystem that bolsters our community and allows the joy of being in wild places to endure forever. Thank you.

Heidi Genito

Outlook

I support the adoption of the FLUM

From John Applegate <jbaflyfish@gmail.com>
Date Mon 11/25/2024 4:05 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

John Applegate
245 Dulohery Ln
Bozeman, MT 59715

Outlook

FLUM

From June Billings <backtobach85@gmail.com>
Date Mon 11/25/2024 4:49 PM
To envision <envision@gallatin.mt.gov>

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

My name is June Safford and I have lived in Bozeman for over fifty years. I edited Bozeman From The Heart, published before Bozeman became a gift to developers. Flum, as a guide of development is thoughtfully considered and based on science and data and also on hearts! I am not only hoping for a better future for citizens, but for wildlife, recreation, clean air, public health and of course safety. FLUM should be voted on as it is... a means by which our quaLity of life in this valley will not be further eroded. Before development should come planning. May you all get on board with a plan that may mitigate some of the damage already done and be a beacon for a better, more environmentally friendly future. Thank you for what you do that benefits this community.

Outlook

I support the adoption of the FLUM

From Kathryn Bouchard <katbarbou@gmail.com>
Date Mon 11/25/2024 1:16 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,

Kathryn Bouchard

Outlook

Adopting the FLUM

From kyra celine <kceline17@gmail.com>
Date Mon 11/25/2024 3:23 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a resident and employee of Gallatin County, I value clean water, wildlife, outdoor recreation, and open lands, and I fully support the adoption of the FLUM.

Adopting the FLUM is so meaningful when it comes to looking toward the future of development in Big Sky and the entirety of the county. I want to make sure that our waterways stay as clean as possible, and assure that wildlife is taken into consideration in the early stages (and all stages) of proposed developments- whether residential or commercial. I look forward to seeing the multitude of ways that the FLUM could (and will!) help us pan out.

We urge that this adoption be prioritized and followed!

Thank you for your consideration.

Warm regards,
Kyra Hinton

Outlook

I support the adoption of the FLUM

From Lili Geiser <eleeg03@yahoo.com>
Date Mon 11/25/2024 1:26 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,

Lili Geiser

Outlook

Lilly McLane Letter RE Intent to Adopt FLUM

From Lilly McLane <lillyd4d@gmail.com>
Date Mon 11/25/2024 3:50 PM
To envision <envision@gallatin.mt.gov>

1 attachment (128 KB)
Lilly McLane Letter RE Intent to Adopt FLUM.pdf;

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

Gallatin County Planning Staff and Commissioners,

Please find my comment letter attached. Thank you for your consideration, and I look forward to the discussion.

Sincerely,
Lilly McLane

Lilly McLane
309 N Bozeman Ave
November 25, 2023
RE: Public Hearing and Decision on a Resolution of Intent to Adopt the Gallatin County Future Land Use Map as an Amendment to the Growth Policy

Dear Gallatin County Commissioners,

I want to address the concerns raised by the Planning Board during last week's hearing about the draft Future Land Use Map. I will argue that the base densities are supported by the intent of the policy, science, and broadly across the community. I will also argue that the base densities proposed by the Planning Board would not be a compromise but would actually reverse the effect of the FLUM. The result would be accelerated sprawl and negative impacts of growth on the environment, agricultural operations, and our community's overall well-being.

Whatever the specifics of the FLUM, the guiding intent is to safeguard public interest and shared resources. Montanans are a fiercely independent bunch, and we cherish individual property rights, but not at the expense of our neighbors. Gallatin County's *Code of the New West* spells this out in every line: "Appreciate the splendor of Montana's natural beauty…;" "Be a good steward of the land…;" "show respect for local laws, for wildlife, for the land and for the people…;" "show friendliness to visitors and neighbors…;" and "Work together for the good of the whole…." Growth should be guided in a way that prevents one individual's actions from infringing upon the rights and property of others or the community at large.

The base densities proposed in the draft FLUM for Open and Working Lands and Moderate Growth Areas of one dwelling per 140 acres and one dwelling per 40 acres, respectively, are not arbitrary but are carefully considered to fulfill the intent of the policy. When developments are completed in Open and Working Lands and Moderate Growth Areas, adequate open space to protect public resources and the ability to farm and ranch is maintained. The base densities serve another, important purpose: make it attractive for developments to incorporate into Growth Areas in order to take advantage of higher densities and smaller lot sizes. As a result, this drives more predictable growth patterns that progress systematically outward from community cores and avoid haphazard "leap-frog" or "pop-corn" development patterns. This also avoids the scenario where the ability of a growing city or town to accommodate more people and housing is handicapped when its boundary inevitably reaches an existing, spread-out subdivision in the County.

Alternatively, a lower base density of one dwelling unit per 1-5 acres will result in growth patterns that rapidly consume land in a way that has the greatest potential to fragment wildlife habitats, river systems, and agricultural operations - each of which requires **contiguous** open space to thrive. This would double down on groundwater well and septic proliferation and continue to pollute already impaired groundwater and surface water quality and draw from an already over allocated water supply. The result would promote growth patterns that cumulatively infringe on our right to a clean and healthful environment entitled to us by the Montana Constitution as well as the rights of existing water rights holders.

We see the consequences of unstructured growth all around us every day. The status quo has left many concerned, and the public clearly wants to do better. This tool offers an opportunity to shift from making decisions based on the impacts of individual developments, to proactive planning that considers the cumulative and long-term impacts of growth at a macro level.

Finally, I urge you not to dismiss the years of effort that have gone into this process—the time, expertise, and public input that have shaped these recommendations. You asked us to show up, and we did several years ago for the Growth Policy and again over the past year for the FLUM. If there were concerns about the public engagement strategy, the time to address those was early in the process, not at the finish line. We are lucky to have a cohesive team of planning staff employed by the County that is talented, dedicated, and committed to working collaboratively. Their contributions and the public's involvement should be valued, not disregarded.

This is our chance to step back, see the bigger picture, and make thoughtful, informed decisions about our community's future. Please approach this responsibility with the care it deserves and with a copy of the *Code of the New West* close at hand.

Sincerely,
Lilly McLane

Outlook

Opposition letter regarding FLUM

From Lisa Collins <lisacollinsmt@gmail.com>
Date Mon 11/25/2024 3:13 PM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County. I believe this proposal poses serious risks to property owners and the future development of our community.

Firstly, I am alarmed by the lack of public awareness and input surrounding this proposal. I, like many landowners, only recently learned about the proposed changes. It is troubling that significant zoning restrictions could be considered without ensuring the community is fully informed and engaged. This lack of transparency undermines trust and limits the opportunity for meaningful public participation.

The proposed density restrictions, such as limiting development to 1 house per 40 acres or 1 house per 160 acres, are excessively restrictive and would effectively halt meaningful development across the county. These measures are particularly concerning given the current housing shortage. With an increasing demand for housing, such restrictive policies would only worsen the crisis, preventing families from accessing affordable housing and stifling the county's growth.

Additionally, the designation of much of the county as "Open and Working Lands" or "Managed Growth Areas" imposes significant restrictions on both zoned and unzoned properties. This approach severely limits landowners' ability to use their property for development or other productive purposes. Such overreach undermines private property rights and sets a concerning precedent for county governance.

The proposed plan also fails to consider the potential of existing infrastructure, such as roads, water, and sewer systems, to support higher-density development. In many areas, these resources are already in place and could facilitate growth. Instead, the FLUM imposes blanket restrictions that disregard the realities of our infrastructure, hindering the county's ability to grow responsibly.

Perhaps most concerning is the insufficient public engagement in this process. With fewer than 500 comments submitted in a county of over 100,000 residents, it's clear that the majority of landowners are unaware of the potential impacts of these changes. The Planning Board's recommendation to deny the FLUM reflects the shortcomings of this proposal, and I urge the Commissioners to honor their recommendation and reject it.

In conclusion, I respectfully request that you deny the FLUM and prioritize the development of a more thoughtful, balanced, and transparent plan—one that addresses housing needs, respects property

rights, and fosters sustainable growth in our county.

Thank you for your attention to this critical issue. I look forward to your careful consideration of these concerns.

Sincerely,

Lisa Collins

Lisa Collins | REALTOR®
ABR, GRI, SRES

406-580-2694 | lisacollinsmt@gmail.com
www.lisacollinsrealestate.com

I would love to hear from you. Leave me a review!

Outlook

FLUM

From famreav@comcast.net <famreav@comcast.net>
Date Mon 11/25/2024 3:24 PM
To envision <envision@gallatin.mt.gov>

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

To: Envision Gallatin

It has come to my attention just today that there is a proposal and hearing in the works regarding zoning changes in Gallatin County. The FLUM proposal apparently has great ramifications for me and my family and our property. This is new news to me. As a land owner, I have not been informed of any potential changes and thus have not had opportunity to speak into it. I am not in favor of this change as I currently understand it, especially without more information and opportunity to address the impact on our land.

Please put a stop to this proposal at least until due notice has been given.
Thank you for your consideration,
Marcia Reavely

Outlook

FLUM meeting scheduled for 11/26/2024 (tomorrow)

From Mark@amunrud.com <Mark@amunrud.com>
Date Mon 11/25/2024 3:48 PM
To envision <envision@gallatin.mt.gov>

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

I live in and own land in the FLUM area. I had not heard about this FLUM proposal until today, one day before the vote to adopt it by the county commissioners. Since this is new to me, I may not understand it accurately, but it seems that the land owned by my siblings and me will suddenly change to only allow 1 home per 40 acres. Since we have about 65 acres, that means it will be limited to one home until the city of Bozeman provides community water and sewer.

Our land is surrounded by subdivisions. It is no longer profitable to farm our land as it is too small and too difficult to get farm equipment to it. We have been working for the last few years toward subdividing it. We spent many hours and dollars doing this. We had the land rezoned to allow for one acre lots, and the county commissioners past that change without opposition. We also spent many dollars getting approval for wells on each lot. If FLUM passes, all our time and money has been wasted. Furthermore, our land which is now very valuable will have very little value until the city of Bozeman provides water and sewer. It cannot be farmed profitably and FLUM would stop any subdivision. We would need to continue to pay taxes and spray for weeds, but the land would not provide income until some undetermined time in the future.

Why have I never heard about this FLUM proposal? This is a huge issue to me. I can see that this proposal might benefit the city of Bozeman in the future, but it is going to cost me an immense amount of money until that future date when they provide water and sewer. Is there a guaranteed date set that the city of Bozeman will provide water and sewer?

The FLUM proposal, as I understand it, is severly flawed. If it passes unchanged, I will feel violated. I suggest one of the following:

1. The FLUM proposal is tabled until it can be improved; or
2. Our land be removed from the proposed FLUM area; or
3. The city of Bozeman guarantees water and sewer within the next two years to our land (our planned subdivision date).

Please do not pass the existing FLUM proposal. At least give us some time to examine and improve its provisions.

Thank you,

Mark Amunrud
6200 Johnson Road
Bozeman, MT 59718

Outlook

I support the adoption of the FLUM

From Mark <mtmalibutan@gmail.com>
Date Mon 11/25/2024 12:45 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,
Mark Engle
71 Pleasant View Dr.
Bozeman

Outlook

I support the adoption of the FLUM

From Megan Crook <megkat23@yahoo.com>
Date Mon 11/25/2024 12:39 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Megan Sokolowski
Sent from my iPhone

Outlook

I support the adoption of the FLUM

From Nina Mondani <nina.mondani@gmail.com>
Date Mon 11/25/2024 1:40 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,
Nina mondani

Outlook

Comments on FLUM adoption

From Noreen and Roger Breeding <rog7nor@gmail.com>
Date Mon 11/25/2024 4:16 PM
To envision <envision@gallatin.mt.gov>

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

I have participated in the process of developing the FLUM since near the beginning with the existing land use profile. Although I was unable to attend the public meetings, I have read that documents and studied the maps and submitted comments on them.

I feel that the FLUM and Housing Strategy are vital to improving and maintaining our quality of life. Even as a former GIS professional, I find the future land use map confusing. It displays too many disparate data layers.

Wildlife and open space are the most important values of the Gallatin Valley. They draw newcomers and keep long-time residents here. Without them this county will not be the same or worth working so hard to protect. It will become anywhere USA.

I suggest that the future land use map be revamped to use the Gallatin County Sensitive Lands map layers as the base for land use planning. Protecting connectivity, water quality and quantity, wildlife and biodiversity and agricultural heritage by managing growth through land use planning should be the utmost priority. (Connectivity means lands that facilitate ecological interactions and wildlife movement to food, shelter, reproduction, clean water, and critical winter ranges.) By focusing planning on protecting sensitive lands, the future land use map would be simplified and the data would be unified into a single theme. It would also preserve the most important values of our quality of life.

The fact that much of the sensitive lands include private property should not deter this approach. People will be more inclined to cooperate in the land use planning process if they know the wildlife value of their land and the importance of protecting it.

Noreen Breeding

Outlook

I support the adoption of the FLUM

From Pam McCurley <mccurleynomads@gmail.com>
Date Mon 11/25/2024 3:21 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department, As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Thank you for your consideration. Sincerely,

Pam McCurley

Outlook

Trout Unlimited Water Program Support for the FLUM!

From Patrick Byorth <Patrick.Byorth@tu.org>
Date Mon 11/25/2024 1:38 PM
To envision <envision@gallatin.mt.gov>

1 attachment (191 KB)
TU Water FLUM Support 20241125.pdf;

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

Dear Commissioners and Planning Staff,

Please accept the attached as Trout Unlimited's enthusiastic support for adoption of the FLUM. Thanks for all of your hard work on this!

Pat

PATRICK BYORTH | Montana Water Director, Western Water and Habitat Project
321 E. Main Street, Suite 411, Bozeman, MT 59715
pbyorth@tu.org | 406.548.4830 | www.tu.org

Patrick Byorth, Montana Water Director

Gallatin County Commission
311 W. Main Street, Suite 306
Bozeman, MT 59715

Transmitted via electronic mail to: envision@gallatin.mt.gov

November 25, 2024

Dear Gallatin County Commissioners,

Trout Unlimited is the nation's largest coldwater conservation organization, with over 440,000 members nationwide and 4,500 members and thirteen chapters in Montana, the largest of which is here in Gallatin County. Our work is collaborative in nature, reaching across political lines, working with industry, agriculture, and communities to secure a future for coldwater fishes and the habitats they rely on. The County's impressive efforts to develop a visionary Future Land Use Map (FLUM) is a great example of a diverse community developing a shared vision for the county.

Population growth isn't necessarily a catastrophe to be averted as much as an opportunity to craft a vision for the communities of the Gallatin Valley to grow in a thoughtful, measured approach that does not sacrifice the natural or economic amenities that draw people here. As drafted, the FLUM's focus directs growth toward existing municipalities, where water and sanitation can be provided in a way that does not sacrifice either water quality or quantity. Uncontrolled sprawl across undeveloped lands in the county will tap already overallocated streams and groundwater and harm water quality. The FLUM will encourage dispersed growth in undeveloped open space across the county, which with reasonable regulations like setbacks from waterways, will manage growth and protect natural amenities.

Criticisms that the FLUM was adopted without public participation was a big surprise, after over a year of public participation. I struggle to understand how anyone truly interested in engaging in the process felt left out. The FLUM has been well vetted, supported, and crafted with diverse interests. No single industry or organization should be allowed to derail such a significant community wide effort. We applaud the impressive outreach of the county staff and the broad participation of community members.

Please adopt the FLUM!

Sincerely,



Patrick Byorth,

Trout Unlimited: America's Leading Coldwater Fisheries Conservation Organization
321 East Main Street, Suite 411, Bozeman, MT 59715
• cell: (406) 548-4830 • email: pbyorth@tu.org • www.tu.org

Outlook

I support the adoption of the FLUM

From Rudy Warren <rudywarren2012@gmail.com>
Date Mon 11/25/2024 3:55 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Rudy Warren

Outlook

Public Comment about the FLUM for the County Commissioners' meeting on 11/26

From Sale Rhodes <esrhodes8@gmail.com>
Date Mon 11/25/2024 4:00 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Commissioners,

My name is Sale Rhodes and I am a water planner with MT DNRC, a PhD candidate in MSU's department of Earth Science, and a new mother. I care deeply about the proposed density and land designations detailed in the FLUM as a roadmap for ensuring a thriving Gallatin County for generations to come. Below I explain how the FLUM supports 3 critical concerns related to Gallatin County's growth and future: water supply and conflict, open space and working lands, and the local economy. Each of these contribute to the beloved character of our county and the communities we are all a part of here. **I hope you will consider these concerns and the future of our shared space in your decision and urge you to support the FLUM.**

The base density suggestions for moderate growth areas encourage connectivity to existing services and infrastructure, including sewer and water. This will optimize our energy and resource efficiency and protect natural resources from the stresses of development and corresponding contamination. The density suggestions in the FLUM will especially encourage connections to existing public water supply systems, which will help us have a better account of total water use compared to supply by mitigating the need for additional exemption wells. This will preempt and potentially even avoid future water conflicts in the county. Furthermore, connection to existing sewer and wastewater treatment systems will minimize opportunities for harmful contamination of our ground and surface waters. Less contamination means less hazard, and less cleanup. **Support for the FLUM means encouraging utilization of existing water infrastructure to maximize efficiency, water quality, water quantity, and peace in Gallatin County.**

The proposed density guidelines in the FLUM for Open and Working lands appreciates the importance of agriculture, biodiversity, and natural resources to this area and the communities living in it. Gallatin County is part of the Greater Yellowstone Ecosystem, the largest intact terrestrial ecosystem in the lower 48, and is home to many species from elk to bear, and from sage brush to white bark pine. Fragmentation not only threatens not only critical habitat from forests to grasslands to rivers, but crops and livestock as well. The FLUM's suggested development guidelines will protect open space for all users, human and otherwise, through preserving habitats and natural resources (see the comment submitted by the Gallatin Watershed Council for more detail on how adequate space can combat nitrogen contamination from livestock, crops and development). **Support for the FLUM means protecting the landscape that defines our region.**

Finally, the FLUM proposes land use and density guidelines that support a flourishing local economy. Abundant open space and densely populated centers are conducive to the recreation and tourism that are pillars of our region's economy. Ensuring that wildlife have habitat, waterways are healthy, and producers have access to the land they need to grow food are all necessary for Gallatin County's economy and are incorporated into the FLUM. Furthermore, increased density and open space means communities will be closer to emergency services and more protected from natural hazards including wildfire and subsequent erosion and damage, which are increasing in frequency. **Support for the FLUM means enabling the health and prosperity of Gallatin County into the future.**

As a new mom, I am concerned for the next generation. I support the FLUM because I support the next generation of farmers, ranchers, skiers, hunters, and thriving Montanans. I want my son to enjoy Gallatin County's bountiful landscape, pristine natural resources, and vibrant community as I do. In conclusion, **support for the FLUM means celebrating the character of Gallatin County and all the life it supports.**

I write with optimism, excitement, and pride to be part of a community that thinks ahead about growth, recognizing opportunities to celebrate and protect its integrity. I write to encourage you all to support the FLUM and allow us to share all that we love about Gallatin County with the next generation.

Thank you for reading,
Sale Rhodes

Outlook

FW: Future Land Use Map

From Planning <Planning@gallatin.mt.gov>
Date Mon 11/25/2024 4:01 PM
To envision <envision@gallatin.mt.gov>

1 attachment (15 KB)
FLUM planning letter.docx;

Dawn McKay
Planning Technician

Gallatin County
Department of Planning
311 W. Main St. Room 108
(406) 582-3130
Gallatin County is working on a Future Land Use Map and Housing Strategy that will influence future development, learn about the project and how to get involved by clicking here: Envision Gallatin

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From: Commission <Commission@gallatin.mt.gov>
Sent: Monday, November 25, 2024 2:47 PM
To: Boyer, Jennifer <Jennifer.Boyer@gallatin.mt.gov>; Brown, Zach <Zach.Brown@gallatin.mt.gov>; MacFarlane, Scott <Scott.MacFarlane@gallatin.mt.gov>; Clerk and Recorder <clerkandrecorder@gallatin.mt.gov>; Planning <Planning@gallatin.mt.gov>
Subject: FW: Future Land Use Map

Derek Vissage
Administrative Assistant
Gallatin County Commission
311 W Main St Suite 306
Bozeman, MT 59715
406-582-3000

From: Office Manager <info@goldeneaglewoodwork.com>
Sent: Monday, November 25, 2024 2:41 PM
To: Commission <Commission@gallatin.mt.gov>
Subject: Future Land Use Map

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

Hello,

I am sending the attached letter on behalf of my employer who owns property along Highway 191.

thanks,
Samantha Holdorf
Office Manager
Northgate LLC
PO Box 559
Gallatin Gateway, MT 59730

11/25/24

Dear Commissioners/Planning Staff,

I did not know there was a Future Land Use Map until this month. As a landowner that will be directly impacted by this map, I am asking for you to pause this process for further public input.

Gallatin County has more than 100,000 residents but it seems only a very small number of residents are even aware of the FLUM, let alone participating in this process. My lack of prior involvement was purely ignorance, not apathy about the situation. In fact, I purchased my property along the Highway 191 corridor with growth in mind.

I would also like to understand the map better. I do not see that all the current roads and water/sewer infrastructures included in the map. As it is written, it seems density would be extremely low along Hwy 191, which makes no sense to me. I am concerned that lack of dense development along a major corridor will lead to urban sprawl. Ultimately leaving very few places in our county for agriculture, trails, and preservation.

I believe it is important to maintain private property rights and allow developers, ranchers, and landowners to use their property appropriately. Please pause this process and allow more time for public input.

Thank you for your time.

Northgate LLC
PO Box 559
Gallatin Gateway, MT 59730

Outlook

Feedback w/r/t Future Land Use Amendment

From Sarah Reilley <sarah@sarahreilleyinteriors.com>
Date Mon 11/25/2024 12:47 PM
To envision <envision@gallatin.mt.gov>

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

Hello,

Over the weekend I was made aware of the County's plans around the Future Land Use Amendment. I try to be very engaged with the community and understand what is going on in Gallatin County. I was shocked that I knew nothing about something that will have such a huge impact on the County. I am fortunate to have a home in the County, but I have a number of friends who have had a horrible experience trying to find a home. I agree with additional safeguards for our water, and beautiful environment generally, but putting in place something that would so dramatically decrease the future development of housing in the county seems like a terrible idea and concerning.

Best,
Sarah

SARAH REILLEY INTERIORS
415 Dulohery Ln
Bozeman, MT 59715
(m) 917.226.5739
www.sarahreilleyinteriors.com

Outlook

Stop Kicking This Can Down the Road - Support the FLUM!

From Sharon Brodie <sharonwbrodie@gmail.com>
Date Mon 11/25/2024 12:51 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

After decades of kicking this can down the road it is time for the planning board to ACT!

If you truly value the clean water, wildlife, outdoor activities, open lands and the Montana way of life that they represent - please support the FLUM.

Thank you for your time,

Sharon Brodie
Native Montanan

Outlook

Future Land Use Map (FLUM) for Gallatin County

From Sunny Odegard <sunny@so-red.com>
Date Mon 11/25/2024 1:59 PM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioner

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County. I believe its adoption would have serious negative consequences for property owners and hinder the future growth of our community.

First, I am deeply concerned about the lack of sufficient public awareness surrounding this proposal. I only learned of the FLUM changes recently, and many other landowners were similarly unaware until it was nearly too late to voice concerns. It is troubling that such significant zoning restrictions are being considered without robust public input or adequate engagement.

The proposed density limits, such as 1 house per 40 acres or 1 house per 160 acres, are excessively restrictive. These limits will stifle meaningful development at a time when our county faces a critical housing shortage. Gallatin County has an expanding population with growing housing needs, yet this plan would exacerbate the issue by severely limiting new home construction. Rather than fostering responsible growth, the FLUM will create stagnation, further reducing opportunities for families to find affordable housing.

Additionally, the designation of vast areas as “Open and Working Lands” or “Managed Growth Areas” imposes de facto zoning restrictions, even on unzoned lands. This represents an overreach of county authority and significantly undermines landowners' rights to determine the best uses for their property, whether for development or other productive purposes.

The FLUM also fails to account for existing infrastructure, such as roads, water, and sewer systems. In areas where these resources can support higher-density development, the proposed low-density restrictions are unwarranted. The county should embrace planning strategies that leverage existing infrastructure to accommodate growth responsibly and sustainably.

Equally concerning is the lack of adequate public engagement throughout this process. With fewer than 500 comments submitted in a county of over 100,000 residents, it is evident that the majority of landowners remain unaware of the proposal and its potential consequences. The Planning Board’s recommendation to deny the FLUM reflects these shortcomings, and I urge you to follow their advice.

In conclusion, I strongly urge the Commissioners to reject the current FLUM proposal. A more thoughtful and transparent approach is needed—one that respects property rights, addresses housing needs, and plans for sustainable growth while integrating existing infrastructure.

Thank you for your time and attention to these concerns. I look forward to your thoughtful consideration of this critical issue.



Outlook

I, Tess Parker, support the adoption of the FLUM

From Tess Parker <tess@gallatinwatershedcouncil.org>
Date Mon 11/25/2024 3:09 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Many of us move to this area for these reasons, and they should all be protected in the face of rapid development. Please prioritize public and environmental health over the few who profit.

Thank you for your consideration.

Sincerely,
Tess Parker

Outlook

I support the adoption of the FLUM

From RoadTrek TV <roadtrektv@gmail.com>
Date Mon 11/25/2024 1:51 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,
Tom Skibowski

HazerAlvarez, Meghan

From: Abby Butler <abigailmgbutler@gmail.com>
Sent: Monday, November 25, 2024 8:46 PM
To: envision
Subject: Future Land Use Map Public Comment

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

Hello,
My name is Abigail Butler and I am writing in my support for the Future Land Use Map. In my reading of the document it's clear how important these policies will be to ensure responsible and wise development of Gallatin County. As someone who works in the conservation field, specifically in land stewardship, protecting water resources and intact wildlife habitat are incredibly important to me. I support the efforts to limit septic systems and connect new developments to public wastewater treatment as well as efforts to protect habitat essential to wildlife.
Thank you,
Abigail Butler

Outlook

FLUM/ Housing strategy

From Andrew Anseth <andyanseth@mac.com>
Date Tue 11/26/2024 3:55 AM
To envision <envision@gallatin.mt.gov>

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

Please put on hold the housing strategy approval until the people have a chance to know what is really happening with the land thats left in Gallatin county. If the people are uneducated/ or uninformed, not properly engaged with how the plan will affect them, how can they possibly be on board with a higher population density plan to pack more houses and out of staters in here?

Its very suspicious and awful that an approval process would take place on a day of holiday travel for many, also that so many have no idea what's about to happen to the land around them.

-Andy Anseth
Born and raised Montanan.
Sent from my iPhone

HazerAlvarez, Meghan

From: D Profota <dprofota@gmail.com>
Sent: Monday, November 25, 2024 7:12 PM
To: envision
Subject: FLUM meeting comment for meeting 11-26-24

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

Hello,

My name is Don Profota. I moved here 31 years ago for the wildlife and lifestyle.

In my opinion this is rapidly disappearing in Bozeman. I am currently watching the decimation of winter elk habitat by earth movers out my window on South 19th for one of the latest 50 home subdivisions. What was the concession made for the wildlife here? Please respond to us who care in Bozeman.

I also spoke up at the public hearing for the Seymour subdivision, which is across the street from my house. I documented this land as an important area for migrating birds. I documented over 150 different species of migrating birds at this location for the Cornell Lab of Ornithology.

Unfortunately, I/we were told at the city's public hearing that the Seymour habitat would be improved and maintained for wildlife and migrating birds. Since that public meeting a few years ago no improvements have been made OR ENFORCED. In fact the opposite has happened! The owner of the property has paid to have the cattail habitat sprayed with herbicide, killing all important habitat for migrating birds. I know the herbicide was intentionally sprayed because I spoke to the employees hired to kill the cattails.

After the herbicide was sprayed on the pond to kill the vegetation by the subdivision's owner, the nearby children continued to swim/fish/recreate on the pond.

Who of you want your children to be exposed to this negligence?

Don Profota

HazerAlvarez, Meghan

From: Heather Maxcy <maxcyfishing2@gmail.com>
Sent: Monday, November 25, 2024 9:47 PM
To: envision
Subject: Fwd: FLUM and Housing Strategy

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

---------- Forwarded message ---------
From: Heather Maxcy <maxcyfishing2@gmail.com>
Date: Mon, Nov 25, 2024 at 9:44 PM
Subject: FLUM and Housing Strategy
To: <Envision@gallatin.montana.gov>

Please do NOT proceed with the passing of this until AFTER the residents of Gallatin County have had more time to learn about, comment, and participate in the decision making process. Thanksgiving week is NOT the time to have a meeting about something of this magnitude that will impact everyone's future in Gallatin County.
Thank you,
Heather Maxcy

HazerAlvarez, Meghan

From: Hillary-Anne Crosby <hillaryannecrosby@gmail.com>
Sent: Monday, November 25, 2024 9:25 PM
To: envision
Subject: Future Land Use Map & Housing Strategy

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

Hi commissioners,

I'm writing today in support of healthy streams, wildlife, and open and working lands alike. Our valley is growing (it's easy to understand why) while our resources are static or decreasing, so I sympathize with the weight of the decision y'all are tasked with making. I urge you to adopt a Future Land Use Map that prioritizes density, public water/sewer connections (vs. hodgepodge septic systems and groundwater wells), and contiguous open spaces, while discouraging development in areas at higher risk for flooding or wildfire.

Thank y'all for all your work to build resilient land use policies that honor the Gallatin Valley today, tomorrow, and well into the future.

Sincerely,
Hillary-Anne Crosby

HazerAlvarez, Meghan

From: Jena Nash Reno <jena@jenareno.com>
Sent: Monday, November 25, 2024 9:55 PM
To: envision
Subject: FLUM / Housing Strategy

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

To Whom it May Concern
This resolution is a disaster and a violation of The Montana Constitution, and the Montana Code Annotated concerning private property rights.
The public has not been amply engaged, nor properly informed with FACT BASED evidence and data.
The Public will not tolerate this abuse of power and the trampling of law, and private property rights.
This is nothing more than a land and water grab.
We see you. This will not fly.
Jena Reno

HazerAlvarez, Meghan

From: Karen Beach <kay@BeachFrontMT.com>
Sent: Monday, November 25, 2024 10:00 PM
To: envision
Subject: FLUM

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

Nice, a meeting at 9:00am on a workday, and additionally it's during thanksgiving week!? One would suspect that the commission doesn't want comments or to work with the community on the FLUM!

So, I'm writing to ask you to put the approval of FLUM and Housing Strategy on hold until you properly engage, educate and genuinely seek feedback from the entire community and until you can provide fact-based evidence on your recommendations. So far there has been no meaningful engagement with the community and I think people would be genuinely engaged in this process once they know the implications of the decisions being made. Please wait to make a decision until after you've heard from and worked with your community.

Thank you,

Karen Beach
Gallatin County Resident

Sent from Proton Mail for iOS

HazerAlvarez, Meghan

From: Karen Williams <karenskis@gmail.com>
Sent: Monday, November 25, 2024 8:32 PM
To: envision
Subject: FLUM comments

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

Hello,
I'm writing to request adoption of the FLUM because it protects sensitive areas like wildlife habitat, discourages individual septic systems and encourages hook up to city water.
Planning commission, can you please explain why you would not want clean groundwater and preservation of habitat in the county?
Thank you for your consideration,
Karen Williams
133 Nostalgia Ln, Bozeman, Mt 59715

Sent from a mobile device

Outlook

Support for FLUM

From KENNETH WANGERUD <wangerud@msn.com>
Date Mon 11/25/2024 10:42 PM
To envision <envision@gallatin.mt.gov>

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

An excellent step forward... get going full speed ahead!

Ken Wangerud

Ken

"The responsibility of citizens is to find out what tune is being played by the band before jumping onto the wagon and also who is the conductor."?????? Franke Dunkle, Montana Conservationist

Outlook

FLUM

From KRISTEN SPAIN <spainkm@mac.com>
Date Tue 11/26/2024 6:19 AM
To envision <envision@gallatin.mt.gov>

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

Dear Commissioners,

How can you possibly vote on the FLUM without adequately informing the constituents what this proposal would do for the county? Please defer the vote and educate the public so we can understand this long range plan.

Many thanks,

Kristen Spain
Kristen Spain
(310) 403-9241
Sent from my iPhone

Outlook

FLUM

From Melissa Ross <melissaross71@gmail.com>
Date Tue 11/26/2024 3:35 AM
To envision <envision@gallatin.mt.gov>

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

Gallatin County Commissioners:

Please delay your approval of the Future Land Use until you have had a chance to properly engage the public on this matter. This seems like a wildly radical plan that you are attempting to sneak through the week of Thanksgiving.

The public needs more time to get educated on the plan and the long term consequences.

Thank you,

Melissa Ross
1488 Alder Creek Dr
Bozeman, MT 59715

Melissa

Outlook

Hello,

From montana1861 <montana1861@protonmail.com>
Date Tue 11/26/2024 6:01 AM
To envision <envision@gallatin.mt.gov>

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

We know that the Frontier Institute, run by Kendall Cotton, which is a front group for outside developers, is lobbying you to pass the FLUM plan, which will further destroy the character of Bozeman. Enough damage has already been done with the dozens of new apartment complexes that have increased traffic, crime, sewage issues, and the use of our recreation areas. Put a hold on passing your plans to enrich developers and betray the interests of Bozeman residents this holiday week while people are with their families.

Sent with Proton Mail secure email.

Outlook

Development and groundwater availability

From The Canfields <dickanddeb@canfields.org>
Date Mon 11/25/2024 10:27 PM
To envision <envision@gallatin.mt.gov>

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

Dear Sirs,

It is critically important for our children, and their children, that we make groundwater availability one of the required considerations in evaluating proposals for subdivision development outside public water supply areas. Building on 50 years of research experience, I have carried out a statistical analysis of 32 wells drilled in our subdivision (Hyalite Foothills, 2-5 acre lots) over the last 40 years. This analysis shows, with 95% confidence, that the water table in these wells has been dropping at an average rate **-0.52 +/- 0.12 ft/year** during this period!

Groundwater availability must a requirement for subdivision proposals outside public water supply areas.

Thank you,

Richard Canfield, Research Professor (retired)
Department of Physics, Montana State University
755 Cougar Drive, Bozeman, MT 59718

Outlook

I support the adoption of the FLUM

From Robert Williams <rnwilliams2@comcast.net>
Date Mon 11/25/2024 7:44 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Rob Williams
2455 Little Coyote Rd
Big Sky, MT

HazerAlvarez, Meghan

From: Ewing, Stephanie <stephanie.ewing@montana.edu>
Sent: Monday, November 25, 2024 10:11 PM
To: envision
Subject: FLUM support - groundwater protection

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

Dear Gallatin County Commissioners,

I wish to express my strong support for the water protection measures in the Future Land Use Map. In particular, the attention to nitrate levels in groundwater and the protection of groundwater through wastewater treatment measures and policies are critical if we wish to preserve the quality of our groundwater into the future.

Unchecked septic proliferation will continue to enhance the degradation of our groundwater and load it with nutrients - particularly nitrate - and emerging contaminants such as pharmaceutical compounds, as noted in the recent report by Icopini and others for the Montana Bureau of Mines and Geology.

I strongly urge you to be proactive and preventative about groundwater management because once it's contaminated, we cannot reverse the problem; we are stuck with it, and both our rivers and our community health will suffer. Moreover, these issues will be exacerbated as water becomes increasingly scarce with growth, drought, and dwindling snowpack in our watershed.

Please support the measures limiting septic proliferation in favor of aggregated wastewater treatment to protect our shared groundwater resource.

Thank you.

Stephanie Ewing
1410 S Montana Ave., Bozeman

Outlook

FLUM Comment

From Tom Langmo <tom.langmo@gmail.com>
Date Mon 11/25/2024 7:40 PM
To envision <envision@gallatin.mt.gov>

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

Hello,

My name is Tom Langmo, and I care about clean water because our rivers and groundwater are vital for drinking, farming, and recreation. I support efforts to limit septic systems and connect new development to public wastewater treatment to keep our water clean. Thank you.

tom langmo
320.250.7166

Outlook

I support the adoption of the FLUM

From Tracey Flynn <traceyaflynn@gmail.com>
Date Tue 11/26/2024 5:58 AM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,

As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM. Save our river for future generations.

Thank you for your consideration.

Sincerely,

Tracey Flynn and David Hoyt

To: Gallatin County Commissioners 11/25/24
Re: Proposed Future Land Use Map

I'm writing to support the proposed Future Land Use Map.

I've lived in Gallatin County for 48 years, lived through these decades of growth, and remember predictions about it in the 1980s.

As an American I believe in the importance of an individual's rights, though I also realize that many of our big problems are problems of our *community*, and we can't solve those issues if we don't work together on them. Growth in Gallatin County is one of those issues.

A plan that takes into account public safety, our natural resources, growth issues, *and* involves the community, is the way forward that will be most successful.

Clean water being essential to our lives and good health, as much new development as possible should be connected to public fresh water and wastewater systems, rather than a hodgepodge of thousands of more wells and individual septic systems. I support the FLUM recommendations covering water wells, septic systems, and the role of municipal water and sewer systems.
Our fresh water resources have been over allocated from the very beginning, and as populations increase, preserving the supply and quality of that water becomes more and more critical.
And wastewater management is just as important. Regulated, professionally run, municipal systems are the best way to keep our wastewater from contaminating our fresh water.

Development in highly sensitive areas typically destroys the functioning of those ecosystems, and the FLUM is a good way to preserve those areas, and keep them functioning for humans, and for nature.

Thank you for your efforts here and otherwise, and please adopt the FLUM plan.

Sincerely,

William Klenn
408 Overbrook Drive
Bozeman, MT 59715-7131

Outlook

FLUM

From Cindy Miller <tmillers4@yahoo.com>
Date Tue 11/26/2024 7:52 AM
To envision <envision@gallatin.mt.gov>

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

Gallatin County Commissioners-
Please postpone your voting of Future Land Use Map till next week or later.
As an active Resident, myself and many have not had the time to research your proposal. Many are traveling and to hold this important meeting two days before Thanksgiving is unbelievable!!
Needless to say more input is needed from all residents!! Maybe put it on a ballot as your FLUM will change our beautiful County and we the people should have the right to vote on it!
Thank you,
Cindy Miller
Sent from my iPhone

11/25/24

Dear County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County. I believe the adoption of this plan would have significant negative consequences for property owners and hinder the future growth of our community.

First, I am deeply concerned about the lack of public awareness and engagement surrounding this proposal. I, like many other landowners, only recently learned of the proposed changes, and it is unsettling that such impactful zoning restrictions are being considered without sufficient input from the public. The process has not provided adequate opportunities for meaningful participation from those most affected.

The proposed density limits, such as one house per 40 acres or one house per 160 acres, are far too restrictive. These limits would effectively halt meaningful development in the county, exacerbating the housing shortage we are already facing. As the demand for housing continues to grow, this plan would only make it more difficult for families to find affordable homes, hindering the county's ability to accommodate its expanding population. Instead of fostering responsible growth, this FLUM risks stagnation.

Additionally, the designation of much of the county as "Open and Working Lands" or "Managed Growth Areas" imposes burdensome restrictions on both zoned and unzoned lands. This undermines the flexibility and rights of property owners to use their land as they see fit, whether for development or other productive purposes. Such overreach of county power is not justified and unfairly penalizes landowners.

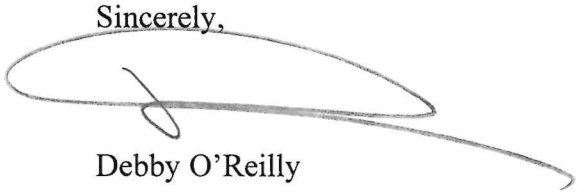
The plan also fails to adequately consider existing infrastructure, such as roads, water, and sewer systems. In areas where infrastructure could support higher-density development, the proposed low-density restrictions are particularly inappropriate. Effective planning should integrate these resources to support growth rather than artificially limit it.

Finally, the insufficient public engagement throughout this process is deeply troubling. In a county of over 100,000 residents, fewer than 500 comments were submitted—clear evidence that many landowners remain unaware of these significant changes. The Planning Board's recommendation to deny the FLUM was a sound and reasoned decision. I strongly urge the Commissioners to respect their recommendation and reject this proposal.

In conclusion, I ask that you deny the FLUM and prioritize the development of a more thoughtful and transparent plan. This new plan should address the county's housing needs, respect the rights of landowners, and promote sustainable growth in alignment with the realities of our community.

Thank you for your time and attention to this matter. I trust you will carefully consider the concerns of residents like myself.

Sincerely,



Debby O'Reilly

Property Owner

Outlook

Put FLUM on hol

From Elise Lininger <elise.lininger@gmail.com>
Date Tue 11/26/2024 8:17 AM
To envision <envision@gallatin.mt.gov>

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

Good morning
The public has not been educated on this plan. This morning is the first time I have heard about it. I am an active and engaged member of the voting citizenship. Please put FLUM on hold.

Thank you
Elise Lininger
718 W Babcock Ave Unit 403
Bozeman MT 59714

Outlook

FLUM/Housing Strategy

From Jacqueline Gray <gcslink@gmail.com>
Date Tue 11/26/2024 8:13 AM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Commission,

Please, please, please put the FLUM and Housing Strategy approvals on HOLD until the majority of the community can be engaged, educated and afforded feedback on these very important decisions. Also, provide the community fact-based evidence regarding the recommendations of these decisions.
We, the community, deserve more information.

Respectfully,

Jacquie Gray
Belgrade

Outlook

FLUM

From Juneau Davis <juneau.cps@gmail.com>
Date Tue 11/26/2024 7:37 AM
To envision <envision@gallatin.mt.gov>

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

As a very concerned 4th generation Montana, Gallatin County resident, I'm requesting that the Gallatin County Commission put the approval of FLUM and Housing Stategy on hold until they properly engage, educate and seek feedback from the entire community and provides fact- based evidence on their recommendations.

Thank you,

Juneau Davis
82 Gemstone Dr, Belgrade, MT 59714

Outlook

Re: FLUM and meeting today

From Jeremy and Katie <jksayre@gmail.com>
Date Tue 11/26/2024 7:58 AM
To envision <envision@gallatin.mt.gov>

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

Hello,

I am writing to urge the county commission at today's meeting to PAUSE approval of the FLUM until they properly engage the public and provide more information for feedback. I am also requesting data to back up the recommendations the commission is proposing including the limited area available for development in the plan.

Sincerely,
Katherine Sayre
Gallatin County Resident

Outlook

FLUM and Housing Strategy

From Liz Zerbini <liz.zerbini@gmail.com>
Date Tue 11/26/2024 6:35 AM
To envision <envision@gallatin.mt.gov>

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

Hello.
Please put the approval of this FLUM and housing strategy on hold until more of the community can understand and get involved in the decision. More need to be engaged in this and more feedback is needed.

Thank you,
Liz Zerbini
408-656-3710

Outlook

Opposition to the FLUM

From Nate Dessaint <ndessaint89@yahoo.com>
Date Tue 11/26/2024 7:49 AM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department & Gallatin County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM), which I only became aware of in the last week. I can't believe that something with such far-reaching implications for Gallatin County is being considered for adoption tomorrow, with many residents—including prospective homeowners like myself—having little to no knowledge of its development or potential consequences.

As someone hoping to become a homeowner in Gallatin County, I am deeply concerned that the density restrictions outlined in the FLUM will effectively halt development across the county at a time when we are already facing a housing shortage. The FLUM arbitrarily jumps from a recommended maximum lot size of 15.000 square feet (0.344 acres) to 40 acre lot sizes. In my situation, I cannot live in one of the many multi-family options south of town and I simply cannot afford a 40 acre lot, there should be multiple density options between these two extremes.

This rushed process and lack of broader public awareness raise serious questions about transparency and inclusivity. An email list of only 943 subscribers garnered lackluster engagement in a county of 100,000+. For example, only 316 survey responses were received and the population according to the 2020 Census was 118,960. That is a 0.265% response rate amongst residents.

I urge the county to delay adopting the FLUM to allow for further public engagement and a thorough reassessment of its impact on the housing crisis.

Thank you for your time and consideration.

Nathan Dessaint
6969 S 19th Avenue
Bozeman, MT 59718

Outlook

FLUM Public Comment

From Jared Trilling <jaredtrilling@gmail.com>
Date Tue 11/26/2024 8:18 AM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to support the adoption of the Future Land Use Map (FLUM). The county has done an exceptional job seeking input from the community and professionals to develop a plan to guide the unprecedented growth within Gallatin County. Specifically, I support how the plan steers development into incorporated towns and cities with adequate infrastructure to accommodate the growth to limit sprawl. Additionally, the FLUM discourages development from sensitive areas like our rivers and streams, wildfire-prone areas, and wildlife corridors. These measures will help guide the inevitable population growth while reasonably protecting our water, wildlife, and agricultural roots.

Thank you for your consideration,

Jared Trilling
Gallatin Gateway

Outlook

FLUM / Housing strategy

From Carrie Johnson <carrie.johnson_skc@yahoo.com>
Date Tue 11/26/2024 9:57 AM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Commission,

Please, put the FLUM and Housing Strategy approvals on HOLD until the majority of the community can be engaged, educated and afforded feedback on these very important decisions. Also, provide the community fact-based evidence regarding the recommendations of these decisions.
We, the community, deserve more information.

Respectfully,

Carrie Johnson
Bozeman

Outlook

No FLUM!

From Charlie Agricola <charlieags2@gmail.com>
Date Tue 11/26/2024 10:01 AM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

We are writing to express our strong opposition to the proposed Future Land Use Map (FLUM) for Gallatin County. This plan, if adopted, will have serious negative consequences for property owners and hinder the future growth of our community.

Firstly, we are deeply concerned about the lack of adequate public awareness and engagement surrounding this proposal. Many landowners, including us, were unaware of these sweeping changes until very recently. It is unsettling that such significant zoning restrictions are being considered for adoption without sufficient input from the public.

The proposed density limits outlined in the FLUM—such as 1 house per 40 acres or 1 house per 160 acres—are excessively restrictive. These limits will effectively halt meaningful development in the county at a time when we are facing a severe housing shortage. Gallatin County's population is growing, and there is an urgent need to meet the demand for housing. This proposal will exacerbate the problem by severely limiting opportunities for families to find affordable homes, stalling our community's growth and progress.

Additionally, the designation of much of the county as "Open and Working Lands" or "Managed Growth Areas" imposes restrictive zoning on both zoned and unzoned lands. This represents a clear overreach of county power and undermines landowners' rights to use their property as they see fit, whether for development or other productive purposes.

Another significant flaw in this proposal is its lack of consideration for existing infrastructure. In some areas, the proposed low-density restrictions fail to account for roads, water, and sewer systems that could support higher-density development. Growth planning should integrate these existing resources, not unnecessarily limit them.

We are also deeply concerned by the lack of sufficient public engagement throughout this process. Fewer than 500 comments have been submitted in a county of over 100,000 residents, which clearly indicates that many landowners are unaware of the potential impacts of these changes. The Planning Board's recommendation to deny the FLUM reflects this concern, and we strongly urge the Commissioners to follow their advice and reject this proposal.

In conclusion, we urge you to deny the FLUM and instead work toward developing a more thoughtful, transparent plan. Such a plan should address the county's housing needs, respect landowners' rights, and promote sustainable growth for our community.

Thank you for your time and attention to these concerns. We look forward to your thoughtful consideration.



Outlook

Tonight's meeting

From Jenny Harris <jennyaharris@me.com>
Date Tue 11/26/2024 10:40 AM
To envision <envision@gallatin.mt.gov>

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

Greetings-

I am writing to request a delay of the commissions approval of the future land use map. I've just had this brought to my attention and do not believe it has been adequately 'advertised' to the public.

You must engage the people who live here more intentionally. The decisions that you are pushing thru on a holiday week in which many of us are headed out of town is a very bad look for your integrity. Please, rethink your strategy and have such major decisions be made in the light so that we can all work together to make this county thrive.

Thank you,

Jenny Harris
Bozeman, MT

Sent from my iPhone

Outlook

11/26/24 On behalf of Karen Brown

From Karen Brown <karenb@lslclab.com>
Date Tue 11/26/2024 11:00 AM
To envision <envision@gallatin.mt.gov>

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

I live at 70 Cliff Manor Lane, GG, in the canyon just south of the mouth entering as you travel towards Big Sky. I also own properties off Yankee Creek in south Gallatin Gateway where I have agriculture land for livestock, as well as 2 rental properties for local residents including a physician assistant and her young family and a local waitress and barrel racer. I also own a property near Stacy's Steak house that we rent to a manger of a local cleaning company. My biggest concerns as I see are the intended development of the strip of lands down the 191 heading to Big Sky being extremely concerning, as well as other rural and agriculture lands around the area. These popcorn requests for subdivisions in areas without infrastructure making that specific strip of travel along the 191, already dangerous, even more dangerous for humans and wildlife with the strain on traffic. These developments not only draw people further away from grocery stores, gas stations, medical facilities making excessive travel necessary for all the new people, but also take away the intent for these wide open spaces to be what the beauty of Montana is. These are also places for people that intended on purpose to be more invested in their land such as part of agriculture growth, and frankly have privacy.

I am not against development, in fact I am one of the few that wants to see the urban areas of Bozeman and Belgrade to grow due to my own business aspirations in medical & surgical training that require growth of the medical field here, but there are appropriate places for this. In my opinion, development away from resources does not make sense and creates more danger for residents and wildlife. I support the current FLUM draft including the recommendations for density as drafted to be used as a guideline only. This was based on suitability studies and many years of studying data by staff and taking account of the consultants that have helped guide this as well.

Thank you

Karen Brown, CEO
Pacific American Life Science Learning Center
5286 Eastgate Mall
San Diego, CA 92121
cell: 760-586-3109
office: 858-622-0271
KarenB@lslclab.com
www.lslclab.com

Ask us about our other locations in Burbank as well plus Lab in a Box services!

C O N F I D E N T I A L

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Outlook

FLUM

From Kathy Bergevin <kat.bergevin@hotmail.com>
Date Tue 11/26/2024 10:10 AM
To envision <envision@gallatin.mt.gov>

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

County commissioners,

Please put the approval of the FLUM and Housing Strategy in hold until you can PROPERLY engage, educate and genuinely seek feedback from the ENTIRE community. Having a meeting to approve it on a Tuesday before Thanksgiving is a sign that you don't care what the community at large thinks. Please provide fact based evidence, rather than feelings for your recommendations
Sincerely,
A concerned taxpayer!
Sent from my iPhone

"For God so loved the world, that He gave His only begotten Son, that whoever believes in Him should not perish but have everlasting life." John 3:16

Outlook

FLUM

From kim ball <kball1969@gmail.com>
Date Tue 11/26/2024 9:07 AM
To envision <envision@gallatin.mt.gov>

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

I am writing to ask you to put the FLUM and Housing Strategy on hold until you have done a thorough investigation to see if this is what the greater Bozeman Gallatin community wants. I would also ask that you conduct real research in the area of water and see if more growth can be supported based on our current water availability. Passing this on a Tuesday morning while people are busy at work and school is unprofessional, and gives the impression that something corrupt is being passed.

Sincerely,
Kim Ball
Bozeman, MT

--

Outlook

FLUM Public Comment/Opinion for Meeting

From Kristen Giersch <giersch@adobe.com>
Date Tue 11/26/2024 9:56 AM
To envision <envision@gallatin.mt.gov>

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

Hello,

I wanted to submit a comment as I may not be in attendance tomorrow. I think I speak for 99% of Gallatin County when I say this, so please please listen to residents and not let this just be a "check box"….

For future planning, the narrative should not be "growth is inevitable" but growth should be aligned with water availability to support current population AND considering drought and changing climate. We shouldn't keep building without a reserve or plan to accommodate more people. Our valley should be limited in growth not the next SLC. NO ONE moved here or lives here to have it turn into what it's becoming. We can stop this now.

Please consider these important points in your plan:

- Protecting wildlife migration patterns and corridors (we have the power now to stop building and protecting the last ecosystem like this in the lower 48)
- View corridors (this is what makes this area special and unique, stop the high density and tall buildings)
- STOP building without infrastructure in place (i.e. fire stations, police, water, etc)
- PROVE new growth will be supported with limited water supply instead of turning this into a massive city and then dealing with the problem 10 years from now

We can control growth and stop this dialogue of "inevitable growth".....let's stop the bleeding now and protect our area. Adding more affordable housing is not going to solve the problem, you're just turning it into other cities, creating more crime, etc that comes with it. INSTEAD, let's make what we have better (limit more short term rentals and VRBOs) – turn these into long term rentals. Incentivize locals – better funding for our existing caretakers, police, etc. There are other ways to accommodate rather than just throwing irreversible concrete and buildings everywhere.

I think most can agree, this is becoming a depressing matter on a daily basis watching this area change where the people for the most part do not agree with anything going on. Please listen to the masses.

Thank you,

Kristen Giersch | Sr. Customer Success Manager | Adobe | C 908-399-1463 | giersch@adobe.com

Outlook

Gallatin County Future Land Use Map

From Nicole Burgan <thatbznrealtor@gmail.com>
Date Tue 11/26/2024 10:19 AM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I strongly oppose the proposed Future Land Use Map (FLUM) for Gallatin County due to its significant negative impact on property owners and the county's growth.

The restrictive density limits—such as 1 house per 40 or 160 acres—will stifle development and worsen our housing shortage. Instead of addressing the growing demand, this plan halts progress, making it harder for families to find affordable housing.

Designating much of the county as “Open and Working Lands” or “Managed Growth Areas” imposes restrictive zoning on both zoned and unzoned lands. This limits landowners' rights to use their property and represents a clear overreach of county authority.

The proposal also fails to account for existing infrastructure, which could support higher-density development in some areas. Ignoring these resources undermines smart planning and sustainable growth.

Finally, the lack of public engagement is unacceptable. With under 500 comments from a population of over 100,000, it’s clear most residents are unaware of these sweeping changes. The Planning Board’s recommendation to reject the FLUM was correct, and I urge you to do the same.

Please deny the FLUM and work toward a transparent plan that respects landowners, addresses housing needs, and promotes responsible growth.

Thank you for your attention.



Outlook

Please adopt FLUM

From Peggy Olliff <olliffstnp@gmail.com>
Date Tue 11/26/2024 10:14 AM
To envision <envision@gallatin.mt.gov>

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

November 26, 2024

Dear Gallatin County Commission,

Please vote for the FLUM. It is vital in this time of fast growth in Gallatin County that the Commission be an advocate for wildlife, water, recreation, clean air, public health, and safety– all the things that make our valley special.

We have spent 40 years in the valley and have hunted, hiked, recreated, and birded here. Open space is vital–and disappearing. Water quality is vital–the FLUM helps protect that.

Thank you for considering our thoughts.

Tom and Peggy Olliff

Outlook

Concerns Regarding Proposed FLUM

From Shane Hawes <shawes406realty@gmail.com>
Date Tue 11/26/2024 9:22 AM
To envision <envision@gallatin.mt.gov>

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

Dear County Commissioners,

I am writing to oppose the proposed Future Land Use Map (FLUM) for Gallatin County due to its restrictive measures and lack of public engagement.

The density limits, such as 1 house per 40 or 160 acres, are too extreme and will worsen our housing shortage, making it harder to address the needs of a growing population. Additionally, designating much of the county as "Open and Working Lands" or "Managed Growth Areas" unfairly restricts property owners' rights, regardless of existing zoning.

This proposal also fails to account for areas where infrastructure could support higher-density development. Planning should reflect what is possible, not arbitrarily limit growth.

Finally, the process has not included enough public input. With so few comments submitted compared to the county's population, it's clear that many are unaware of the proposal's impacts. The Planning Board's recommendation to deny the FLUM should be upheld.

I urge you to reject this proposal and work toward a balanced, transparent plan that respects property rights and supports thoughtful growth.

Thank you

SHANE HAWES
GLOBAL LUXURY SPECIALIST
406.580.4008
shaneprojects101@gmail.com
www.shawes.cbdistinctive.com
@shanehawesrealty
2621 W College Street Suite A • Bozeman, MT 59718
COLDWELL BANKER
DISTINCTIVE PROPERTIES



HazerAlvarez, Meghan

Subject: FW: Draft Future Land Use Map Comments
Attachments: PublicCommentsMap.pdf

From: amanda knutesonlaw.com <amanda@knutesonlaw.com>
Sent: Tuesday, November 26, 2024 8:27 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Fw: Draft Future Land Use Map Comments

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

November 26, 2024

To: Gallatin County Commissioners

From: Elk Grove Development Co (EGDC)

Re: Gallatin County Future Land Use Map (FLUM) & Housing Strategy Comments

At the outset, I apologize for any typos and for lack of conciseness in these remarks; these were prepared with less notice than I typically prefer. I am filling in at the last minute for EGDC's regular outside counsel who had family and travel obligations during this Thanksgiving holiday week, with the limited scope of submitting EGDC's comments for the hearing record today.

I would also like to compliment the Envision Gallatin team for their diligent efforts in developing the FLUM and Housing Strategy, which are beneficial in many ways, but highlighting the many positive attributes of these documents is not the focus of today's remarks.

To ensure comments previously submitted to the Envision Gallatin Team are contained within the County Commission's hearing record, I am re-submitting the comments I forwarded on behalf of Elk Grove Development Co (EGDC) earlier this fall with the following updates, based on Staff responses to that initial summary of concerns, which were not sufficiently detailed to relieve the concerns expressed in our initial letter. The Envision Gallatin Team's responses are on p. 57 of the Draft FLUM documents on the Envision Gallatin website, if you would like to refer to them as I allude to them in these remarks. The FLUM and Housing Strategy documents are also references in these remarks but the documents are not attached, as those documents are available on the county website and as part of this hearing document packet online.

First, we understand that the FLUM boundaries for specific development density designations may not have been developed on a parcel-by-parcel basis for the majority of Gallatin county, but we believe a parcel-specific analysis was, in fact, conducted on the parcel referenced in our previously submitted comments, and a determination was made to drastically reduce the development density allowed under current long-standing zoning.

This belief is based, in part, on the abrupt and seemingly arbitrary (*but for* the Elk Grove PUD property line divisions) transition boundary delineated between Urban Growth and Managed Growth Areas within the remaining undeveloped properties at Elk Grove. While the FLUM map's

boundaries appear somewhat imprecise in certain areas on the version provided online (e.g., jagged lines along hwy 191, areas of meandering boundaries bleeding into the residential phases of Elk Grove that presumably follow some overlay pattern not visible on the default map view), the demarcation line between Urban Growth and Managed Growth Areas on the property at issue in our previous comments, appears to track the established parcel boundary lines within Elk Grove PUD, and are *not* meandering or seemingly based on an overlay or a specific distance from a "Community Core" boundary that was not mapped or described in a clear manner that we could find.

Suggesting that the division was *not* created through a parcel-specific analysis in this particular context, where FLUM staff apparently decided to align the Elk Grove Phase 4 boundaries with the Urban Growth Designation and exclude the immediately adjacent parcel as a Managed Growth Area allowing just a single residence on a ~62 acre parcel otherwise suitable for development based on other metrics cited within the decision-making matrix, seems implausible.

The parcel currently shown as a Managed Growth Area has been wholly contained within the boundaries of the Four Corners Zoning and Triangle Community Plan for years, is within the Four Corners Water & Sewer District service area, and has been regarded as an area suitable for reasonable, moderate-density uses, since the Community Plan for the Four Corners area was first adopted approximately 18 years ago.

Subsequent regulatory reviews and public hearings, administrative processes and amendments to the Community plan, Growth Policies and Four Corners Zoning, reaffirmed the appropriateness of the longstanding Rural Residential Ag (RRA) density allowance currently in effect. Adoption of this FLUM will create substantial regulatory uncertainty—possibly long-term—by creating an overt and seemingly deliberate area of ambiguity where properties currently zoned for moderate density development will suddenly become nearly undevelopable, at least for the near term.

It is worth noting that, while our position is that the EGDC parcel likely was analyzed independently and downgraded in density due to the county's probable interest in "incentivizing" public dedications uniquely associated with this specific parcel, the parcel at issue in our comments is not the only impacted property. Several other properties in the Four Corners area that may be entirely appropriate for the density allowed under current zoning, may realize too late that their long-standing plans will be invalidated through this FLUM and the inevitable, corresponding Zoning amendment process where the FLUM will be held out as a critical basis for drastic density reductions.

The Housing Strategy, which was developed in tandem with the FLUM and in collaboration with many of the same team/committee members/staff, openly concedes that the county has employed a strategy that will reduce density "below what the market desires" in the near term--below that which is allowed under current zoning on some properties in the Four Corners area—in order to "incentivize" developers to "voluntarily" dedicate unspecified percentages of their property to public uses.

While this is a valid land use planning approach in certain circumstances and, while developers certainly should be expected to dedicate portions of their properties to uses that benefit the community, this strategy becomes problematic when the regulatory authority seeks to drastically *reduce* long established/existing zoning *primarily with an eye toward extracting public benefits*. This strategy is not being imposed exclusively in unzoned areas where the county has the most flexibility and strongest jurisdiction, it is being imposed on the zoned properties most likely to feature more affordable housing options like multi-family and manufactured homes, which the county desperately needs.

Changing conditions do warrant flexibility in amending FLUMs and zoning, and of course existing zoning does not preclude the county from revisiting their vision for any given area, but the most significant changed condition in this specific area is the enormous increase in demand for affordable housing. Drastically reducing long-standing density allowances and eliminating more affordable housing options like two and fourplexes where zoning currently allows moderate development, is exclusionary in all the ways the growth policy purportedly seeks to avoid.

Additionally, the Housing Strategy explicitly encourages government "land banking" to help the county take a more active role in developing affordable housing. This can be a valid and useful means by which local government can participate in and influence a locality's housing market, but it is a strategy that should be approached with caution under these circumstances. Again, when the FLUM and the Housing Strategy were prepared in tandem by the same team and designed to work in a complementary fashion, land banking in particular becomes legally problematic. Here's why:

The Housing Strategy encourages the county to "look for opportunities to purchase property for less than market value, such as…property with development constraints that can be addressed in a public/private partnership." (*Housing Strategy*, p. 21)

The FLUM is a critical foundational document upon which subsequent, significant density reductions will be proposed through upcoming Zoning amendments, and the Managed Growth designation is in drastic misalignment with long-existing Zoning and Community Plans for the Four Corners area. Immediately upon adoption of the FLUM, the existing Four Corners zoning arguably will be out of compliance with the legal requirement that the zoning align with the growth policy and the FLUM, and on that basis a zoning amendment initiative will become imminently necessary. Part 2 zoning, which is what applies to the impacted areas within Four Corners, is a Commission-initiated process.

Therefore, an argument could be made that, through adoption of the FLUM and the Housing Strategy without any modifications to the FLUM's treatment of Four Corners properties, the county need not *look* for opportunities to purchase property for less than current market value, the county will have *created* those opportunities by significantly reducing property values through its own regulatory actions, which openly admit to being driven by a goal of securing more public benefits from properties currently entitled to higher density development under existing zoning.

Another way to state this is, the county has all the power to create the very development constraints necessary to dramatically reduce property values well below market value by reducing density "below what the market desires" (*Housing Strategy*, p. 17), and thereby open opportunities for government land banking at a cost far below what the county would be expected to pay, were the county to exercise its eminent domain authority over properties with high potential for public uses such as infrastructure expansion.

This context raises the possibility of good faith Inverse Condemnation claims and other due process claims which the county may not have fully considered in the context of the FLUM's and Housing Strategy's complementary impacts on certain key Four Corners properties in particular, and which should be considered prior to final adoption of the FLUM and the Housing Strategy in their current forms.

With the foregoing in mind, we also have some concerns regarding the outreach on the FLUM. While the Envision Gallatin Team did a great job hosting presentations and fielding one-on-one questions, the team seems not to have directly engaged a significant number of property owners whose Four Corners properties will soon lose substantial development potential based on

FLUM adoption and the FLUM's incongruity with the existing zoning. One EGDC owner reached out to the Envision Gallatin team in mid summer and was told he would be contacted for further discussion about his concerns, but he was never contacted, which was why we submitted the original comments earlier this fall.

We respectfully request that the county take the time to critically review the consequences of FLUM and Housing Strategy adoption on Four Corners properties currently regulated by Four Corners Zoning, within the Community Core boundaries set forth in the Four Corners Zoning and Growth policy and the Triangle Community Plan. We again assert that "community core" is somewhat ill defined for this area and seemingly *none* of the properties currently designated for Urban Density appear to qualify under definitions we identified for "Community Core" throughout the FLUM and Growth Policy, so the process of including or excluding properties from higher density development within the unincorporated Four Corners area seems to have at least some degree of arbitrariness associated with it.

We would like the county to please consider adopting the FLUM and Housing Strategy with amendments that enable further input and discussion with impacted Four Corners property owners, if it is the county's intent to move forward with tandem FLUM and Housing Strategy adoption today.

Respectfully,

Amanda R. Knuteson, Esq.
Managing Attorney
Knuteson Law, PLLC

406-581-7717 | 406-304-4884 | knutesonlaw.com

Amanda@knutesonlaw.com | 321 East Main Street | Suite 417A
Bozeman, MT 59715

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From: amanda knutesonlaw.com <amanda@knutesonlaw.com>
Sent: Monday, September 30, 2024 4:39 PM
To: envision@gallatin.mt.gov <envision@gallatin.mt.gov>
Subject: Draft Future Land Use Map Comments

Date: September 30th, 2024

To: Envision Gallatin Team

Re: Draft Future Land Use Map (FLUM)

Dear Envision Gallatin Team Members:

First, I would like to compliment you on your diligence in preparing the draft FLUM and on your unprecedented level of public outreach and community engagement. I've enjoyed attending your informational sessions and seeing your flyers inviting survey participation at somewhat unexpected locations throughout Bozeman. As an advocate for transparency and increased public participation in community planning and land use policy and decision-making in particular, I appreciate the clear and open process you've employed in soliciting input related to your map-making endeavor.

Today, I am submitting the following comments on behalf of Elk Grove Development Co. (EGDC) regarding the current Gallatin County draft Future Land Use Map (FLUM). For efficiency's sake and to meet today's submission deadline, I will just list out the relevant background facts and a brief, corresponding summary of concerns. Should you have any questions or if you would like further clarification regarding the many reasons why we believe the current draft FLUM has designated certain portions of EGDC properties incorrectly, we would be happy to schedule a meeting or a phone call to discuss and to provide any supplemental information you may require to correct the improper designation described below.

Elk Grove Development Co. owns approximately 100 acres situated along Hwy 191 just south of Four Corners, including a fully approved/platted Commercial phase, adjacent to the residential phases of Elk Grove community. The parcel where we would draw your particular focus as having been classified inappropriately based on your stated metrics, is assigned Geocode 06-0797-26-1-01-15-0000.

All of the property owned by Elk Grove Development Co. has been within the boundaries of the Four Corners Community Growth Plan, Four Corners Zoning and the "Bozeman Triangle" (Triangle Community Plan) area designated as a location where higher density development should take place, for many years.

While the smaller Commercial portion of Elk Grove Development Co's property has been properly identified in your draft FLUM as appropriate for higher density use (aka, "Urban Growth"), inexplicably, the immediately adjacent parcel which has approximately 1/2 mile of Hwy 191 frontage along its western border, is currently designated as the lowest—or nearly lowest—density classification, "Managed Growth" (see attached snapshot of the draft FLUM). As stated above, the Geocode designation for this parcel is 06-0797-26-1-01-15-0000.

Your definition of "Managed Growth" is as follows:

Managed Growth Areas: Limited growth potential due to absence of infrastructure, utilities, and likelihood of sprawl. Base density of up to one dwelling unit per 40 acres or lower as determined by localized constraints. Cluster and Planned Unit Development provisions are encouraged in zoning to provide density incentives, up to one dwelling unit per 20 acres in exchange for developers who permanently preserve a portion of property for public benefit. These benefits may include, but are not limited to, contiguous open space for wildlife or public use, trail networks, diverse and attainable housing, agricultural soil preservation or production, contribution to local food systems, groundwater recharge, and more (see full FLUM category descriptions for additional details).

Additionally, the following is your stated rationale for determining which properties are suitable for higher density development:

Within or near existing population centers

In areas served (or serviceable) by public water and sewer systems

Outside areas of high value for wildlife, high risk for wildfire, or on steep slopes

Outside of the floodplain, riparian areas, or river/stream buffers

Where impacts to agriculture and irrigation infrastructure are minimized

Based on your stated criteria for making density determinations, and the property's inclusion as the southernmost property wholly contained within the Bozeman Triangle (Triangle Community Plan) for the past several years, Parcel 06-0797-26-1-01-15-0000 has been mis-identified as a property that should be constrained to the Managed Growth designation. I will address each of the above listed considerations below.

First, this property is contiguous with/immediately adjacent to, the Phase 4 commercial properties which are deemed appropriate for the highest possible Urban Growth designation. Immediately adjacent property to the northeast, is another tract owned by EGDC that also has the Urban Growth designation; the imaginary line which your group has used to carve out a portion of parcel 06-0797-26-1-01-15-0000 as a "Managed Growth" area when it is surrounded by, and contiguous with, significant/expansive Urban Growth areas, is arbitrary. There is no rational basis, let alone compelling reason, for relegating this prominent Hwy 191 corridor property to the near-lowest density growth designation in the draft FLUM.

Parcel 06-0797-26-1-01-15-0000 is within/near existing population centers—Four Corners is a rapidly growing commercial/residential/mixed use hub with an ever-expanding host of amenities. Businesses are located directly across the highway from this parcel, and immediately to the north of the parcel, where Gallatin County recently approved high density multi-family condominium development and remarked that they are aware this will likely lead to many more multi-family/mixed use structures in this high traffic area within the Four Corners Water & Sewer District.

This property is wholly contained within the service boundaries of the Four Corners Water and Sewer District, which re-oriented its boundaries to include this property several years ago. A settlement agreement was reached between EGDC and the District in May 2022, a copy of which could be shared with the your planning group upon request. Moreover, this property was approved in the early 2000s and likely could be served by a combination of well(s) and community water. EGDC has a sufficient quantity of water and sewer capacity reserved, via the 2022 settlement and original underlying covenants running with the land—along with other legal bases for these entitlements--to serve the Commercial property and possibly the adjacent property with proper planning and conservation measures in place. The owner also has reserved other water rights through a related entity which could be converted to domestic uses when development occurs on parcel 06-0797-26-1-01-15-0000.

This area is also well removed from high value wildlife corridors—it has been fenced with barbed wire and grazed for years, and is immediately adjacent to the high-traffic Elk Grove community parks and trails system. Wildlife has not utilized this parcel as a corridor for many decades.

This area is not at high risk for wildfire—there are no trees, the owner arranges for a grazing lease each year to keep the grass down, and the property is adjacent to plowed fields, irrigated properties, landscaped park area, and a business park across the highway.

The area is completely flat—there are no slopes or topographical features whatsoever on this property.

This parcel is "high and dry"; it is well removed from the floodplain, riparian areas and river/stream buffers which would preclude higher density development. There has never been any flooding or riparian characteristics on this parcel.

This parcel has not been farmed in decades and would not negatively impact agriculture; there is no irrigation infrastructure impact that would preclude higher density development on this parcel. The current owners also own stock water and irrigation rights associated with the unnamed tributary of Elk Grove slough which partly runs through the southeast border of the property.

Managed Growth Areas are restricted due to "absence of infrastructure, utilities, and likelihood of sprawl." This parcel is 100% within the service boundaries of the Four Corners Water & Sewer District and is eligible for service per the May 2022 settlement agreement between EGDC and the

District. Moreover, the current owners of EGDC also control the corporation which owns other water rights and rights to drill a well or wells on this property, any combination of which would support higher density development than that which is allwoed under the Managed Growth designation.

The Gallatin Gateway sewer pipeline runs parallel along the western boundary of this parcel, and the infrastructure installed within the adjacent commercial parcels could easily be networked into parcel 06-0797-26-1-01-15-0000. EGDC already envisions connecting a trail system through this parcel into the existing Elk Grove trail system and surrounding Four Corners Community trail system when this property is developed.

In summary, the current draft FLUM arbitrarily converts this parcel into an unnecessary/low value "oasis" of wasted space where higher density would not constitute "sprawl" by any definition during this high growth era in the Gallatin Valley. The creators of the Triangle Community Plan recognized the suitability of this property for higher density development years ago, and this planning body should align the FLUM boundaries with those outlined in the Triangle Plan.

Parcel 06-0797-26-1-01-15-0000 is logical extension of the existing and imminently-planned/recently approved high density uses on neighboring parcels. Other contiguous/immediately adjacent properties owned by EGDC are already included in the Urban Growth classification zones of the draft FLUM; there is nothing about the excluded portion of parcel 06-0797-26-1-01-15-0000 that renders it uniquely unqualified for Urban Growth density while the immediately adjacent parcels are all clearly designated Urban Growth.

In conclusion, the exceptionally restrictive density designation on this parcel is improper by all stated metrics and appears to have been imposed in error. We respectfully request that the designation be changed to Urban Growth, as a logical extension of the surrounding properties already identified as such.

Please feel free to contact me with any questions or concerns, or to set up a meeting with EGDC for further discussion.

Kind Regards,

Amanda R. Knuteson

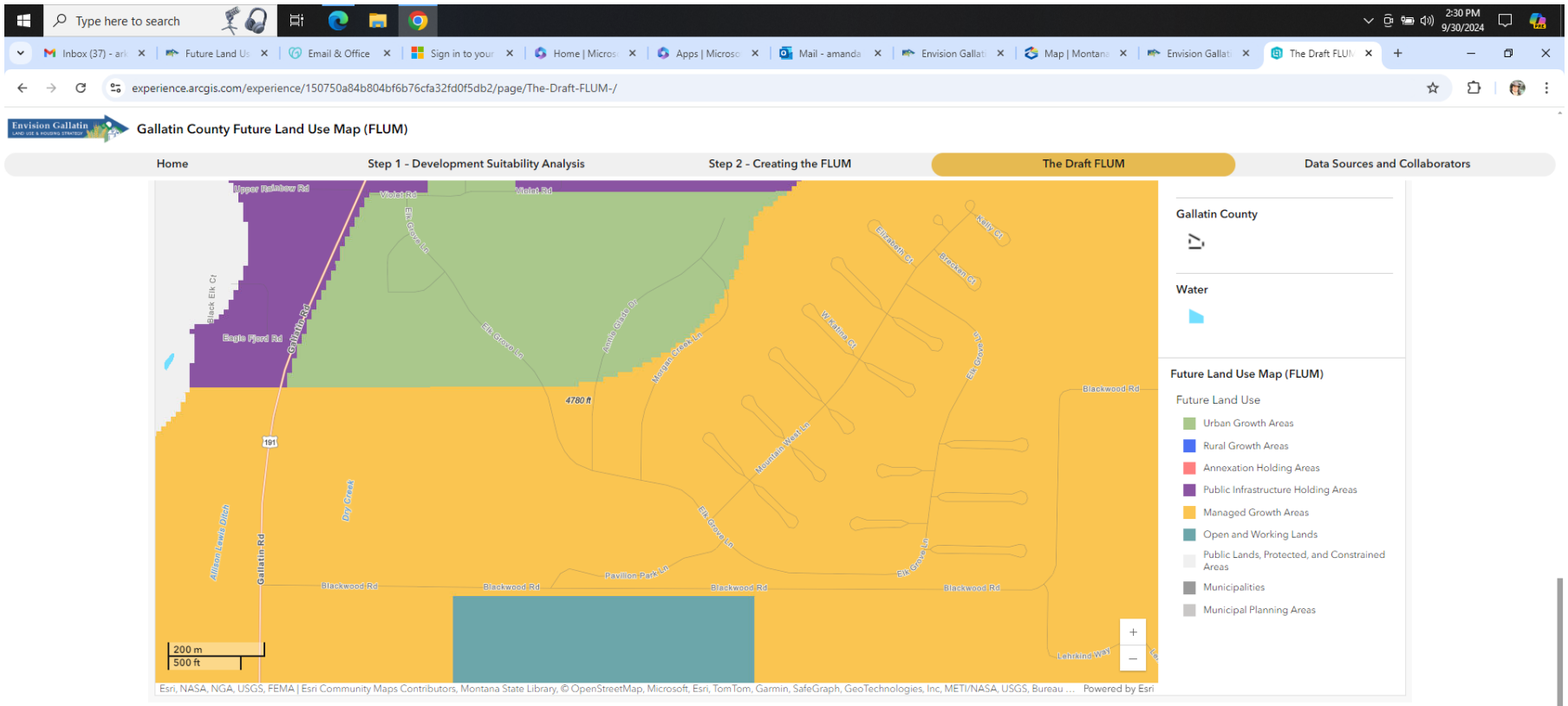
Amanda R. Knuteson, Esq.
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Bozeman, MT 59715

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The full Future Land Use Map: Development & Category Descriptions document, including detailed descriptions of each FLUM category and recommendations, is available for review here.

Previous

Next

HazerAlvarez, Meghan

From: Leah Johnson <leah.m.braun@gmail.com>
Sent: Tuesday, November 26, 2024 8:46 AM
To: envision
Subject: Delaying FLUM hearing

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

Dear Gallatin County,

Please delay public hearing on FLUM and housing strategy on hold until after the Thanksgiving holiday.

Holding the hearing it this week and then saying you're "engaging the public" is clearly disengenious.

It is not a good faith effort to "engage the public. " Us regular folk are all traveling/cooking/wrapping up our workweek - what ridiculous time to make such a weighty decision.

Sincerely,
Leah Johnson
Bozeman Resident

HazerAlvarez, Meghan

From: Suzanne Mackay <1882mackay@gmail.com>
Sent: Tuesday, November 26, 2024 8:59 AM
To: envision
Subject: Public Comment - Housing Strategy Hearing today

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

Hello,

I am a resident of Gallatin County and just learned 5 minutes ago via social media (and not one communication from the county or city that I have seen) that the city of bozeman and county are planning to make a historic decision at 9am today regarding the land use map.

It is the duty of the commission to engage the public in meaningful discussion and to promote awareness of significant changes to its land and the viability and rights of its land owners, tax payers, and residents. The county and city have not done so in this case. I strongly urge you to postpone any decision on the Future Land Use Map until residents of this community have been informed by the county of such issues that bear consequences for each of us.

Best regards,
Suzanne

Suzanne Mackay
406.772.2229

Outlook

FW: Opposition to the FLUM

From Planning <Planning@gallatin.mt.gov>
Date Tue 11/26/2024 8:29 AM
To Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov>

Dawn McKay
Planning Technician

Gallatin County
Department of Planning
311 W. Main St. Room 108
(406) 582-3130
Gallatin County is working on a Future Land Use Map and Housing Strategy that will influence future development, learn about the project and how to get involved by clicking here: Envision Gallatin

---

From: Nate Dessaint <ndessaint89@yahoo.com>
Sent: Tuesday, November 26, 2024 7:50 AM
To: Planning <Planning@gallatin.mt.gov>
Subject: Opposition to the FLUM

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

Dear Gallatin County Planning Department & Gallatin County Commissioners,

I am writing to express my strong opposition to the proposed Future Land Use Map (FLUM), which I only became aware of in the last week. I can't believe that something with such far-reaching implications for Gallatin County is being considered for adoption tomorrow, with many residents—including prospective homeowners like myself—having little to no knowledge of its development or potential consequences.

As someone hoping to become a homeowner in Gallatin County, I am deeply concerned that the density restrictions outlined in the FLUM will effectively halt development across the county at a time when we are already facing a housing shortage. The FLUM arbitrarily jumps from a recommended maximum lot size of 15.000 square feet (0.344 acres) to 40 acre lot sizes. In my situation, I cannot live in one of the many multi-family options south of town and I simply cannot afford a 40 acre lot, there should be multiple density options between these two extremes.

This rushed process and lack of broader public awareness raise serious questions about transparency and inclusivity. An email list of only 943 subscribers garnered lackluster engagement in a county of 100,000+. For example, only 316 survey responses were received and the population according to the 2020 Census was 118,960. That is a 0.265% response rate amongst residents.

I urge the county to delay adopting the FLUM to allow for further public engagement and a thorough reassessment of its impact on the housing crisis.

Thank you for your time and consideration.

Nathan Dessaint
6969 S 19th Avenue
Bozeman, MT 59718

Envision Gallatin

LAND USE & HOUSING STRATEGY

Attachment C – Post Round 2 Comments

Post November 26th Hearing: These comments were received after the public comment period was closed for the November 26th hearing

Gilbert, Ashlie

From: Wren Kilian <valleyoftheflowersproject@gmail.com>
Sent: Tuesday, November 26, 2024 3:06 PM
To: envision
Subject: I support the adoption of the FLUM

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value dearly clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.

Please make the best decision based on these values.
Thank you for your consideration.
Sincerely,
Wren Kilian

Gilbert, Ashlie

From: Amy Giovanini <amygiovanini@gmail.com>
Sent: Tuesday, November 26, 2024 12:56 PM
To: envision
Subject: POSTPONE Decision-Future Land Use Map (FLUM) and Housing Strategy

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

Gallatin County Commissioners,
Please postpone the approval of the FLUM and Housing Strategy until there has been adequate engagement with the entire community, proper education efforts, and a genuine attempt to gather feedback. Additionally, approval should be delayed until fact-based evidence supporting your recommendations is provided.
Amy Giovanini

Outlook

FLUM Planning Efort and well water concerns

From Bobbi Neuman <bobbineuman@hotmail.com>
Date Sun 12/1/2024 9:12 PM
To envision <envision@gallatin.mt.gov>

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

To whom it may concern,

I am emailing as one concerned citizen family about our well water. We encourage you to consider concentrating future development where public water and sewer connections exist or could readily be created. Consider limiting denser development in areas of the valley that can not eventually support this issue

To our knowledge, Dr. Canfield's analysis of the data from 32 of our wells, over a 40+ year period, shows with 95% confidence, that "The static water level for our subdivision, as a whole, has dropped at an average rate -0.52 +/- 0.12 ft/yr throughout this period." At the far more stringent 99.9% confidence level, it's -0.52 +/- 0.21 ft/yr. Specific information on this has been submitted to the County-wide FLUM planning effort, Envision Gallatin. The Local Water Quality District advised that they are seeing similar results valley-wide in their groundwater monitoring wells. We are already pumping groundwater out faster than nature is replenishing it.

Thank you for your consideration,

Bobbi Neuman and Family

Gilbert, Ashlie

From: Charlotte Durham Real Estate <c@charlottenco.com>
Sent: Tuesday, November 26, 2024 11:34 AM
To: envision
Subject: Concerned 5th generation Montanan re: FLUM

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

To whom it may concern,

As a top real estate agent and 5th gen Montanan, how is it possible I've never heard of this until now? This has been secretly kept from the public for a reason and is absurd. To think this will help housing prices makes zero sense. This will drive up housing prices when you're handcuffing so many developers planning new subdivisions for the area.

This matter is so huge and requires much more community involvement, public engagement and understanding for all. We need evidence based on these so-called recommendations.

Thank you for acknowledging and hearing out your concerned Montanans. This commission continues to act like they self-govern the area and implement policy that people run from in other liberal states. I personally help them move here. Please stop ruining our Montana town with proven and woke, failed policy in other states.

Thank you,

Charlotte Durham
Broker
Big Sky Sotheby's International Realty
406.581.8891
C@charlottenco.com
charlottenco.com

Gilbert, Ashlie

From: Cheyenne Mikkelsen <cheycheystevens@gmail.com>
Sent: Tuesday, November 26, 2024 3:51 PM
To: envision
Subject: I support the adoption of the FLUM

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

Dear Gallatin County Planning Department,
As Montanans, we value clean water, wildlife, outdoor recreation, and open lands. We deeply support the adoption of the FLUM.
Thank you for your consideration.

Sincerely,
Cheyenne and Joseph Mikkelsen

--
Cheyenne Mikkelsen
(406) 580-4446

Gilbert, Ashlie

From: Dawn Lindbom <dawn.lindbom@gmail.com>
Sent: Tuesday, November 26, 2024 11:56 AM
To: envision
Subject: Future Land Use Map and Housing Strategy

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

I am unable to attend tomorrow's meeting and wish to make my voice heard. It is my request/belief that the Gallatin County Commission put the approval of the FLUM and Housing Strategy on hold until they properly engage, educate, and genuinely seek feedback from the entire community and until they can provide fact-based evidence on their recommendations.

Sincerely,
Dawn Lindbom



DAWNLINDBOM
REALTOR®
c 406.539.0060
o 406.522.7000
dawn.lindbom@gmail.com

kwmontana.com
515 W Aspen, Suite 200E
Bozeman, MT 59715



"We are all faced with great opportunities, brilliantly disguised as impossible situations…and there is always a door."
-Dr. Joe Dispenza

Gilbert, Ashlie

From: Denise Carr <denisecarr@yahoo.com>
Sent: Tuesday, November 26, 2024 11:32 AM
To: envision
Subject: FLUM and Housing Strategy

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

I am a homeowner in Gallatin County and I ask that you put the approval of the FLUM and Housing Strategy on hold until you properly engage, educate, and seek feedback from the entire community and until you can provide fact-based evidence on your recommendations.

Denise Carr

Gilbert, Ashlie

From: Gehrig Dye <gehrigdye@yahoo.com>
Sent: Tuesday, November 26, 2024 12:07 PM
To: envision
Subject: FLUM Approval

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

Please put the approval of the FLUM and Housing Strategy on hold until you properly engage, educate, and genuinely seek feedback from the entire community and until they can provide fact-based evidence on their recommendations.

Approval of a document that has the potential to forever change the development of the region. Making a decision of this magnitude the week of Thanksgiving at 9 a.m. when most people will be either at work or en route to their holiday destinations.

Gehrig Dye
406.855.3622

Outlook

FLUM Comments

From Hannah Claiborne <fanneha@gmail.com>
Date Fri 11/29/2024 10:54 PM
To envision <envision@gallatin.mt.gov>

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

Hello, my name is Hannah and I live in Belgrade, MT. I moved to the area over ten years ago to chase the snow and paddle on the Gallatin River. We fell in love with the area for a multitude of reasons and are still avid users of the Gallatin watershed.

I am in favor of the FLUM as it supports a growing valley with balancing the needs of the community and natural resources.

Just like in our state constitution article IX, supporting the FLUM will help maintain and improve a healthful environment for present and future generations.

Thank you,
Hannah Claiborne

Gilbert, Ashlie

From: Jolene Crum <jolenecrum@gmail.com>
Sent: Tuesday, November 26, 2024 11:49 AM
To: envision
Subject: FLUM

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

Commissioners I am submitting comment and encourage you to put the approval of the FLUM and Housing Strategy on hold until you as a group properly engage, educate, and genuinely seek feedback from the entire community and until you can provide fact-based evidence on your recommendations.

Thank you.

Jolene Crum
Candidate for HD64
406.404.5465
Social Media Page on Truth Social
@JoleneForMT
https://apps.montanafreepress.org/election-guide-2024/legislature/jolene--crum/

https://rumble.com/v4h3s20-free-worldwide-release-let-my-people-go-by-dr.-david-clements.html?fbclid=IwAR025iDo_Pwt-8emU-eEfh-UsuYb9yZWwm6jzOhIruDNz2NzWTBV3Tfb0_aem_AZ7zVQQu0U0nhAghqbaDLBwuLHFxc5xalBd0p1QqNAsenapcB_E2d6UHCPJQNVVF9E1I_zHMhgPtnElOjbYL2-rQ

https://thehighwire.com/ark-videos/aaron-siri-gives-testimony-on-the-floor-of-arizona-state-senate/

https://live.childrenshealthdefense.org/chd-tv/shows/good-morning-chd/rising-autism-rates-economic-and-societal-costs/?

https://www.youtube.com/watch?v=JOVkPlWtswU

https://www.drjamesdobson.org/broadcasts/the-flipside-of-feminism-part-2
https://frankspeech.com/Video/selection-code-1
https://freetina.com/
https://tinapeters.us/reports/
https://sarahwestall.com/dominion-whistleblower-husband-killed-by-cabal-thugs-faces-20-yrs-in-kangaroo-court-w-tina-peters/?utm_source=substack&utm_medium=email

Outlook

Public Comment on FLUM

From Kris <kriskruid@gmail.com>
Date Mon 12/2/2024 9:51 AM
To envision <envision@gallatin.mt.gov>

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

December 1, 2024

Dear Gallatin County Commissioners:

Please press pause on the current FLUM document for no more than 3 to 6 months and allow more citizens to make public comments. You've done incredible work to update the Future Land Use Map (FLUM) as an amendment to the housing strategy and growth policy. It is vitally important that FLUM is adopted. If our county has 140,000 community members, we need to hear from more than a few hundred.

I would like to see growth in our county thoughtfully considered and require developers to set aside public parks and open spaces. Perhaps there could be tax advantages extended to builders who strike a balance with acres preserved in large developments. Maybe there is a way to incentivize ranchers holding large tracts of land. What if our county has a vision that requires a 160 acre parcel to preserve 80 acres for the right to develop 80 acres. Public parks and open spaces need to be planned and, by planning, we can ensure there will be options to preserve the parts of Montana we all know and love.

It's true that the status quo is not sustainable. We already have concerns for water quality and availability of water for future growth. Our sewer districts are already at capacity and we might go a long way to ensure mandatory upgrades to existing individual septic systems. There are already too many wildlife collisions due to increased traffic. We must find a way to preserve wildlife corridors as well as view corridors so we can preserve much of the Montana charm that drew everyone here in the first place. I am so grateful that our county commissioners are looking to the future so we may make conscious decisions about what we want to see in Gallatin County in 10 years, 20 years, and 50 years.

To me, FLUM is the county's way of saying "We're thinking about this. We are aware of the concerns. We need to start imagining a plan." Perhaps we can look at the plan by city of Boulder, Colorado for their good example of long-term planning to preserve and protect natural resources. I would rather see Gallatin County allow a bit more time to ensure more members of the community are aware of the issue and have time to weigh in with suggestions. If we can't pause it, then I support the existence of the current FLUM being adopted. We have to take steps now. The current plan is definitely better than no plan.

Sincerely,
Kris Kruid
12500 Axtell Gateway Rd
Gallatin Gateway, MT 59730

kriskruid@gmail.com

Outlook

I support the adoption of the FLUM

From Lila Cebulla <lmcebulla@hotmail.com>
Date Tue 12/3/2024 11:29 PM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,
Lila Cebulla
Bozeman, MT

Gilbert, Ashlie

From: Mikaela Howie <mikaelagioiahowie@gmail.com>
Sent: Tuesday, November 26, 2024 12:25 PM
To: envision
Subject: Public Comment on FLUM

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

Hello,

As the City of Bozeman and Gallatin County debate terms to deal with unprecedented growth. I urge the committee to include three core tenets in the plan:

1. Suitability for sustained alternative transportation by bicycle, pedestrian and bus. Bozeman has become increasingly less safe for bike commuters due to aggressive drivers and lack of enforcement. The best way to address this issue is to increase the usability, presence and visibility of bike lanes along all major routes. Many urban areas across the world showcase integration bike lanes in both urban and exurban areas with great success. Although bike paths are great too, they are not actually very usable for daily bike commuters (such as myself) as they usually meander and do not take direct routes. They also are more likely to cause conflicts between bike commuters and pedestrian traffic. Bike paths are also problematic at intersections where the bikers are accused of using pedestrian crosswalks. Well planned bike lanes, education of drivers and enforcement are the best methods to reduce clogged traffic and keep it safe for all modes of transportation.

2. Height restrictions within the city limits are important to maintaining livability of our city, especially in residential areas. As we live in a mountain town with long winters, access to direct sunlight should not be taken for granted. Long time residential areas have already been compromised by 4 and 5 story luxury apartment buildings around the city and this is not acceptable. In addition to cutting off sunlight, this also changes the course of snow buildup and removal and often makes walkways much more difficult to deal with. Please consider that many residential areas have planned gardens, fences and neighborhood community areas around access to sunlight. Therefore, height restrictions and sunlight should be integral to any planning.

3. Parking is a huge issue in our city and the current system is taken advantage of all of the time. If we continue to approve buildings without adequate parking, we are going to exacerbate an already large issue. Buildings with an excess of studio apartments and high number of units are a major issue. Each apartment/studio will have a resident who will likely have a vehicle. This is a great departure from residential areas where vehicles are shared among an average family of 4 people. If adequate parking is not available, then new units should not be approved. Furthermore, the excess of vehicles in residential areas is unsafe, unhealthy and depleting quality of life. Noise pollution and the increase in bad drivers has become a real issue in my neighborhood to the point where you are not able to have a conversation with your neighbor on your porch without being assaulted by loud engines, screeching tires and recreational vehicles doing laps. This is not ok. Not to mention that the increased traffic is also to blame for making alternative transportation less safe. Smaller

sized apartments that are larger than studio size, and therefore can house more than one person, are much more sustainable than many studio sized apartments. Add to this issue, that for every studio apartment, the resident will want storage for their recreational activities (skis, boats, snowmobiles etc.). This will increase land development into storage units which is highly unsustainable. In urban areas, storage units are usually 2-3 stories high but in Gallatin county, storage units have developed a huge amount of acreage as they are all one story. There needs to be better zoning and regulations around this issue.

Thank you for all that you do and accepting my public comment.

Sincerely,

Mikaela

Mikaela Gioia Howie
mikaelagioiahowie@gmail.com
Wildlife Researcher
(614) 565-6841 (cell)

Gilbert, Ashlie

From: Mitch Hanson <mitch@mitchhanson.com>
Sent: Tuesday, November 26, 2024 1:19 PM
To: envision
Subject: FLUM Feedback

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

Hello,

This message is in regards to the Future Land Use Map and Housing Strategy. After review it doesn't seem to make any sense the way it is written. It will essentially end all residential development on land inside the county's jurisdiction. If you are recommending one unit per 160 acres that just isn't reality. It seems that the rule would just force land owners to annex into the the city if they wanted to develop.

Also, as with most things that are done with the city and the county we are never notified of any of this. I live in the county and I've never seen one email, piece of mail, or a flyer that talked about this. I run a real estate company in town and none of us knew about this until the past few days when someone brought it to our attention. If you want the public opinion you should actually try and find a way to get it.

It is my recommendation that you put the approval on hold until you can actually properly engage, educate, and genuinely seek feedback from the entire community. Until you can provide fact-based evidence on your recommendations this should not be passed.

Thank you so much

Mitch

Mitch Hanson
Operating Principal | Broker
P : 406-579-5861
E : mitch@mitchhanson.com
W : mitchhanson.com

Gilbert, Ashlie

From: Rich Simms <rich.simms@wildsteelheadcoalition.org>
Sent: Tuesday, November 26, 2024 12:33 PM
To: envision
Subject: I support the adoption of the FLUM

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Rich Simms

Gilbert, Ashlie

From: Rodney Claiborne <claiborner01@yahoo.com>
Sent: Tuesday, November 26, 2024 1:58 PM
To: envision
Subject: FLUM

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

As a citizen of Gallatin County, I support the FLUM plan. Higher density planning will allow for the greater use of land for more people. It would allow for the least amount of impact on the land, water, and wildlife of Gallatin County. Please approve the FLUM plan.

Thank you,
Rodney Claiborne
Belgrade, MT

Gilbert, Ashlie

From: Sara Donahoe <sdonahoe399@gmail.com>
Sent: Tuesday, November 26, 2024 3:12 PM
To: envision
Subject: Growth plan public comment

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

Sara Donahoe <sdonahoe399@gmail.com>

to envision



Bozeman has already outgrown itself and I don't know why anyone would want to move there any more. The only thing that might save it is if the wildfire smoke gets worse and causes a real estate bust, or if the Yellowstone caldera blows up.
More seriously, beware of filling up the town with high-rises. People who live in apartments and condos don't have much to do at home, so they drive around all day. No yard work; no garden,
nowhere to work on a junk car, not much in the way of home DIY projects. And it's probably safer to ride a bike on the Interstate than in town any more.
Also, why are they allowing more high-end development when people that work in stores, medical facilities, tire / auto repair shops, and public services are already very stressed, struggling to keep up with their work loads? If twenty retirees / trust-funders / content creators / full time wreckreationists come here for every one person that is actually willing to do some sort of useful job, this place is just digging itself into a hole. As seems to be occurring at a faster and faster rate, since Covid hit.
You can prioritize, make maps and lists until blue in the face but it won't help. The raptors are sitting on power poles with their beaks and wings held aloft from the heat, watching fields they used to hunt become morasses of bare dirt and heavy equipment. Will the Bozeman Hawks and the Gallatin Raptors, eventually, be named after something that is no longer around?
Sara Donahoe

Gilbert, Ashlie

From: Planning
Sent: Tuesday, November 26, 2024 1:19 PM
To: Gilbert, Ashlie; HazerAlvarez, Meghan
Subject: FW: Proposed FLUM map

Dawn McKay
Planning Technician

Gallatin County
Department of Planning
311 W. Main St. Room 108
(406) 582-3130
Gallatin County is working on a Future Land Use Map and Housing Strategy that will influence future development, learn about the project and how to get involved by clicking here: Envision Gallatin

-----Original Message-----
From: Commission <Commission@gallatin.mt.gov>
Sent: Tuesday, November 26, 2024 12:05 PM
To: Commissioners (Distribution Lists) <Commissioners@gallatin.mt.gov>
Cc: Planning <Planning@gallatin.mt.gov>; Clerk and Recorder <clerkandrecorder@gallatin.mt.gov>
Subject: FW: Proposed FLUM map

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

-----Original Message-----
From: Stephen Voigt <stephen@voigtbrothers.com>
Sent: Tuesday, November 26, 2024 9:44 AM
To: Commission <Commission@gallatin.mt.gov>
Subject: Proposed FLUM map

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

Dear Commissioners,

Thank you for serving our County. I am writing you over my great concern with the proposed FLUM map that very recently came to my attention. As a property owner, this process seems to have had minimal community input yet it is intended to massively restrict and impact the future of the Gallatin Valley.

There appears to have been little consideration for parcels with existing water and sewer availability, nor location to existing roads or existing developments. Any adopted FLUM needs to be more targeted and consider additional factors to manage growth effectively than what is currently proposed. The broad brush nature of the current proposal will inhibit higher density development where appropriate and encourage sprawl across the valley.

For example, the proposed FLUM often layers three or more designations on a single parcel which is unworkable. I urge you to reject the proposed FLUM until a more appropriate density plan is developed.

Thank you.
Stephen Voigt

Sent from my iPad

Outlook

I support the adoption of the FLUM

From susan hanson <susanhansonmsw@icloud.com>
Date Thu 11/28/2024 11:37 AM
To envision <envision@gallatin.mt.gov>

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

Dear Gallatin County Planning Department,
As a Gallatin County resident, I value clean water, wildlife, outdoor recreation, and open lands, and I support the adoption of the FLUM.
Thank you for your consideration.
Sincerely,

Gilbert, Ashlie

From: Voss Sartain <voss@kw.com>
Sent: Tuesday, November 26, 2024 2:01 PM
To: envision
Subject: Wait to approve FLUM

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

To whom it may concern.

I am just today hearing about this issue and am vehemently opposed. The county and/or city has done nothing to educate the citizens (I have seen nothing on Facebook, the news, social media, email, mail, phone call, text, etc) regarding this issue or an invitation to learn more.

Please table the vote on this until the governing parties have done a reasonable and adequate education to the voting public and constituents.

Please add my contact information to your list for future communications.

Sincerely,

Voss

Voss Sartain
Voss & Company Real Estate at Keller Williams
Broker/Owner
406.539.5889
http://www.VossAndCoRealEstate.com

Outlook

Re: How will Housing Policy or FLUM be used to potentially TAKE property rights?

From Bridger Canyon PRC <propertyrights@bridgercanyon.org>
Date Tue 12/3/2024 1:46 PM
To Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov>

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

Hi Ashlie.
Yes you can put my previous email into the public comment. The questions raised are to provoke a discussion or open ideas for consideration from an angle that may not have been considered previously by the public and Planning Department Professionals.

My most important comment is a request that the County **hire a reputable public polling firm to survey all demographics of the population** in the county to get real statistical input from a cross section of the people affected by this policy.

I was also disappointed at the Public hearing I attended in September (I assume all of them were the same format) had a presentation, but then did not have a public question and answer session for attendees to ask questions that the whole audience could hear and then have those questions answered by staff so all attendees could benefit from hearing the answers, explanations or debate among staff professionals. Instead, when presentation was over, staff went to edges of the room where public could then ask questions individually in one on one conversations which was not nearly as interesting or informative. I would have gotten much more from the public meeting if I had been able to hear how other people were seeing the material from other points of view. It felt like more of sales pitch than a true outreach to receive input from the public.

I know that a massive effort has been put into the FLUM and Housing Strategy by Planning Department staff and you have produced an in-depth well researched analysis that may win awards (if there is such a thing) in the world of high level academic planning professionals. But the bottom line is that county employees and specifically planning department staff are supposed to be public servants whose main job is to serve the public interest and help translate high level planning and land use theory and expertise down to manageable bullet points that the average person, property owner, local developer can understand and use.

I truly believe that the FLUM and Housing Policy received **so little public feedback** because the final documents were not simplified or summarized in a way the public can digest or recognize or understand. There should have been a summary of *"How will the FLUM and Housing Policy affect your future community and personal land use plans"* or something of that sort.

Planning Board member Marlene Sadaj was right, the public input (despite all the outreach) was pathetic. It is not the effort at outreach that i am criticizing but the method and strategy. I admit to having no knowledge or experience in land use or development apart from my personal planning for land use and construction of a single family home, but I have a master level education and after page 2 of the FLUM I could hardly keep reading because the context was so academic and in the weeds.

Which is a long winded way of saying, that the questions I asked in my last email comments are trying to get your team to look at all your hard work and find a way to answer those kinds of questions.
How will this "plan" or "policy" potentially affect my life?
Will it potentially dictate development rights in favor of some land owners and not others?
Will property rights (structures and uses) as they are currently understood or assumed, be changed or adversely affected by the FLUM and Housing Policy? Etc. Etc.

I think you see my point.

Feel free to include this email in the public comment.

Wendy Dickson
Bridger Canyon PRC
BridgerCanyon.org
314-805-1858 - talk and text



On Nov 27, 2024, at 4:18 PM, Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov> wrote:

Wendy,

Meghan pointed out that the intent of your email may have been to ask questions and not public comment for the Commissioners, can you confirm if you would your email to be included as public comment?

Thanks!

Ashlie Gilbert
Senior Planner, Long Range

Gallatin County
Department of Planning
311 W. Main St. Room 108
406-582-3130

Gallatin County is working on a Future Land Use Map and Housing Strategy that will influence development, learn about the project by clicking here: Envision Gallatin

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From: Gilbert, Ashlie <Ashlie.Gilbert@gallatin.mt.gov>
Sent: Wednesday, November 27, 2024 4:10 PM
To: BridgerCanyon PRC <Propertyrights@bridgercanyon.org>
Subject: Re: How will Housing Policy or FLUM be used to potentially TAKE property rights?

Hi Wendy,

Thanks for your email. The hearing on the resolution of intent to adopt the Future Land Use Map occurred yesterday, the Commission voted unanimously to approve it. However, there is still one more hearing scheduled for the FLUM, **we will include your comment in the Commission's review materials for that hearing**. It is on **December 10th, 2024** at **9:00 AM**.

The Commission did adopt the Housing Strategy yesterday, adoption of the Housing Strategy does not immediately put into effect any of the recommended strategies.

Myself or Meghan would be happy to answer any questions you have about either project, we are out of the office tomorrow and Friday but will be available all of next week for discussion, feel free to give us a call. Happy holidays to you.

Best,

Ashlie Gilbert
Senior Planner, Long Range

Gallatin County
Department of Planning
311 W. Main St. Room 108
406-582-3130

Gallatin County is working on a Future Land Use Map and Housing Strategy that will influence development, learn about the project by clicking here: Envision Gallatin

---

From: BridgerCanyon PRC <Propertyrights@bridgercanyon.org>
Sent: Wednesday, November 27, 2024 1:18 PM
To: envision <envision@gallatin.mt.gov>
Subject: How will Housing Policy or FLUM be used to potentially TAKE property rights?

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

Hello.

The FLUM and Housing Policy are in-depth professionally produced documents that are difficult for non-professionals like the average homeowner to understand specifically when it comes to the real world impact to individual owners
For example, if someone has a legacy parcel (non-conforming) with a building right that has not yet been developed, but the building right goes goes with the land" regardless how many times it is sold. If that property is designated as a "sensitive" land as in a watershed, wetland or includes a protected waterway or wildlife corridor, would the property owner (current or future) potentially loose the right to build on that "undeveloped" parcel or have the building right significantly restricted?

Same question about the Housing Policy. Will it be used to "take" uses away from specific properties or guide zoning regulations to be able to "take" or restrict uses?

Much of the housing policy talks about incentives to encourage owners to provide affordable housing or incentives to renovate dilapidated property. I am all for "carrots" to promote affordable housing.

However, Housing Policy should never be used to justify restrictions on the rights of owners to choose how their properties are used, like the right to rent as the owner sees fit, now or in the future. Specifically for parcels of record, like the property described previously, that was acquired WITHOUT covenants or restrictions on use when it was purchased should NEVER have restrictions imposed the same way new subdivisions often are restricted when new parcels are created.

Can Gallatin County and Envision Gallatin Committees guarantee that both the FLUM and Housing Policy will NOT be used to take property rights?

Wendy
314-805-1858 (text and voice)

PS - The reason for this concern is that when Part 1 Administrative Rules were adopted by Gallatin County (2019-2021) they also had "minimal" public participation and input during the "adoption" phase. No where, that I can find, were these rules ever discussed as being used for "enforcement" to "take" property rights that had always been unregulated in specific district regulations.
Now the 3.2 clause in those Administrative Rules are being used to "deem" that short term rentals (and only STRs) are not allowed in zoning Districts if they are not specifically mentioned in the district regulations. Renting property for any purpose or duration is a fundamental property right.

But these Administrative Rules are now being used to "take" rental property rights away from every property owner in a majority of zoning districts in Gallatin County even though this was never discussed previously in the implementation phase.

The public needs to know when their property rights are in danger.

Outlook

How will Housing Policy or FLUM be used to potentially TAKE property rights?

From BridgerCanyon PRC <Propertyrights@bridgercanyon.org>
Date Wed 11/27/2024 1:18 PM
To envision <envision@gallatin.mt.gov>

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

Hello.

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However, Housing Policy should never be used to justify restrictions on the rights of owners to choose how their properties are used, like the right to rent as the owner sees fit, now or in the future. Specifically for parcels of record, like the property described previously, that was acquired WITHOUT covenants or restrictions on use when it was purchased should NEVER have restrictions imposed the same way new subdivisions often are restricted when new parcels are created.

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Wendy
314-805-1858 (text and voice)

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Now the 3.2 clause in those Administrative Rules are being used to "deem" that short term rentals (and only STRs) are not allowed in zoning Districts if they are not specifically mentioned in the district

regulations. Renting property for any purpose or duration is a fundamental property right.

But these Administrative Rules are now being used to “take” rental property rights away from every property owner in a majority of zoning districts in Gallatin County even though this was never discussed previously in the implementation phase.

The public needs to know when their property rights are in danger.