

FUTURE LAND USE MAP

Special topics have recommendations that correspond to each future land use category

AGRICULTURE

FOUNDATION: Farming and ranching are a critical part of Gallatin County's past, present, and future. Agriculture was described during public engagement for the Growth Policy and in outreach for the FLUM as a way of life that many generational community members rely on. It is an industry that involves stewardship of land and water resources, and is also vulnerable to fluctuating environmental and economic conditions.

WHAT WE'VE HEARD:

- Protect the right to farm and ranch.
- Prevent and mitigate impacts from adjacent non-complimentary uses such as residential subdivisions, and industrial operations.
- Ensure growth is managed to avoid unintended consequences for agriculture.
- Exemptions from certain regulatory burdens may be appropriate where possible, recognizing the important role of agriculture in production of food and fiber.
- Encourage preservation and sustainable utilization of critical resources like water and soil.

HOUSING

FOUNDATION: Gallatin County is one of the fastest growing counties in Montana, driven by a growing economy, employment opportunities, tourism, and access to recreational amenities. The Housing Needs Assessment highlighted that in Gallatin County only 6% of homes are affordable to households earning 120% of the area median income and over 50% of renters spend over 30% of their gross income on rent.

WHAT WE'VE HEARD:

- **Desired outcomes of housing strategy:** Diversity of options for all life stages and family structures, options for ownership, and increased availability of housing affordable to the County's workforce.
- **Where housing is needed:** Near existing population centers with services, near employment centers, everywhere.
- **Workforce/economic impacts from housing challenges:** Loss of critical workers and businesses, inability to attract and retain employees, small businesses closing.
- **Personal & community impacts from housing challenges:** Loss of family and social ties.

TRANSPORTATION AND CONNECTIVITY

FOUNDATION: Expansion of public transit, multi-modal transportation options, and accessible transportation networks are necessary to reduce the volume of traffic (and associated health, safety, and quality of life concerns) resulting from growth, reduce cost of living for residents and workers, and ensure County residents are able to access essential goods and services regardless of personal vehicle ownership.

WHAT WE'VE HEARD:

- **Fears related to growth:** Quality of life and public health and safety (e.g., injury, noise, and air quality) concerns from increased vehicular traffic.
- **Personal & community impacts from housing challenges:** Dangerous and long commutes in personal vehicles.
- **Where housing is needed:** Near existing population and employment centers with services.
- **Conflicts with agricultural operations:** Agricultural users face safety concerns from motorists while moving large equipment and livestock.

ACCESSIBILITY

FOUNDATION: Ensuring that Gallatin County communities are accessible to everyone, that future development includes housing options, and that transportation networks don't exclude individuals based on various levels of physical mobility is critical.

Accessibility barriers in both housing and transportation exclude people with disabilities from fully participating in life in Gallatin County, threaten people's ability to age in place, and creates burdens for multi-generational families seeking to continue to live in Gallatin County.

WHAT WE'VE HEARD

- **Housing barriers experienced:** Lack of life stage appropriate housing.
- **Personal & community impacts from housing Challenges:** Loss of family and social ties.

WATER QUALITY AND QUANTITY

FOUNDATION: Water is a critical resource necessary for all life and supports wildlife, recreation, and industries of economic importance in the County including agriculture and tourism. While regulatory measures to protect water quality, availability, and water rights exist at the federal and state level, County plans and policies still play an important role.

WHAT WE'VE HEARD:

- **How the County should manage growth:** Restrict development considering water availability/quality.
- **Fears related to growth:** Permanent impacts to public lands/natural resources (threats to water availability and water quality).
- **Recommended development standards:** Watercourse/wetland setbacks; stormwater and wastewater standards.

Register for updates and see more information at www.EnvisionGallatin.com!



GALLATIN
COUNTY

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Overlays contain specific recommendations or highlight special considerations within certain areas of the County

GROUNDWATER RECHARGE OVERLAY

PURPOSE: Identify areas in Gallatin County with characteristics (underlying geology, depth to groundwater, etc.) that make them suitable for large-scale groundwater recharge. This allows surface water to seep into the ground and replenish underground aquifers.



High Storage Opportunity



Secondary Storage Opportunity

GROUNDWATER NITRATE OVERLAY



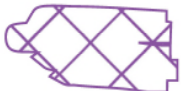
PURPOSE: Identify areas where groundwater Nitrate (N) levels are elevated and approaching the mixing zone limit established by Montana State law for domestic sewage.

The Groundwater Nitrate Overlay is intended to inform those considering purchasing, developing, or building on land where higher levels of treatment may be required for new septic, where public/community well and septic systems may be more valuable, and where testing for N levels in drinking water may be more important for current and future well owners.

WILDLIFE OVERLAYS

PURPOSE: Indicate areas where specific measures should be included in the development of future land use policies or regulations and considered in development review.

Additionally, Wildlife Overlays and the associated recommendation may be useful to current and future property owners, realtors, non-profit organizations, and others.



Wildlife Safe Movement Overlay



Bear Conflict Mitigation Overlay



Prime Farmland



Prime Farmland if irrigated



Farmland of statewide importance



Farmland of local importance

CONSERVATION EASEMENT OVERLAY



PURPOSE: Conservation easements are privately conserved open space with use agreements specific to the landowner's vision. This overlay identifies areas of privately conserved open space, which can be referenced to encourage development that maintains contiguous areas of conserved lands.

OPEN SPACE AND PARKLAND OVERLAY



PURPOSE: Open Space and Parkland represent conserved lands, may be either private or public, and may have easements or other use restrictions. This overlay identifies areas of dedicated public or private open space and can be referenced to encourage development that maintains contiguous and connected areas of open space and parkland.

New in 2026 Draft!

AIRPORT OVERLAY



PURPOSE: The Gallatin Field Airport has specific requirements for development in the Airport Influence Zone. This overlay identifies areas where special land use rules and development standards related to the airport may apply.

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