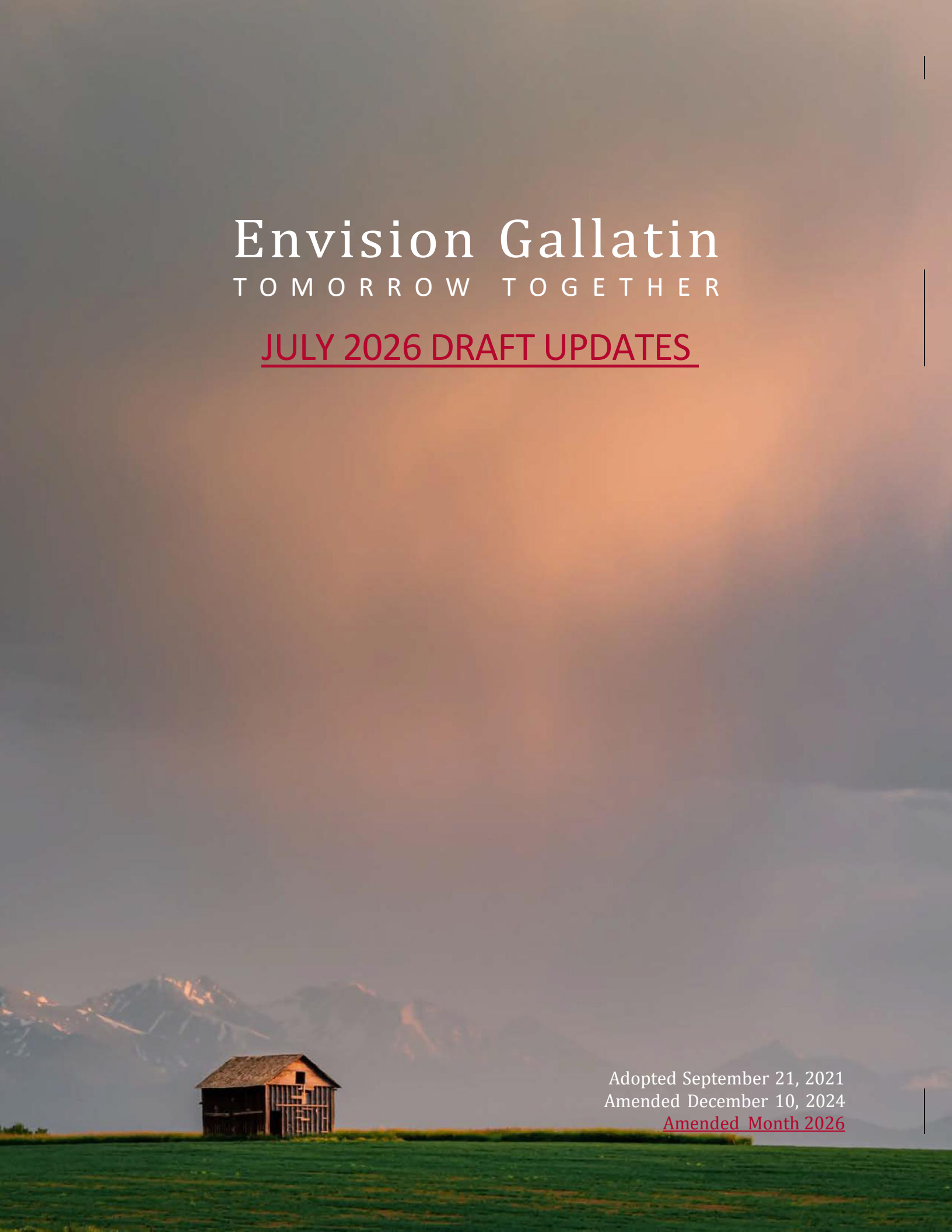
Envision Gallatin

TOMORROW TOGETHER

JULY 2026 DRAFT UPDATES



Adopted September 21, 2021
Amended December 10, 2024
Amended Month 2026



Photo Credit: Kayla Jones

"We are a vibrant, energetic community situated in a beautiful, fertile valley on the doorstep of the nation's first national park."

Cover Photo Credit: Jared Unverzagt



Contents

1. **INTRODUCTION**
   includes foundation of and context for the plan.

2. **VISION, THEMES, AND VALUES**
   sets the stage with overarching guidance.

3. **OUTREACH PROCESS AND COMMUNITY PARTICIPATION**
   includes a description of outreach by phase.

4. **EXISTING CONDITIONS AND FUTURE PROJECTIONS**
   illustrate the current conditions in the County and identify trends.

5. **GROWTH POLICY INFLUENCE MAP AND MATRIX**
   describes category designations and includes the Growth Policy Influence Map and matrix.

6. **PRIMARY CRITERIA AND SUBDIVISION REVIEW**
   gives an overview of the topics and review and evaluation process.

7. **GOALS AND POLICIES**
   lists goals and policies, organized by vision and theme

8. **FUTURE LAND USE MAP**
   includes the Future Land Use Map, associated category descriptions, and policy recommendations.

9. **IMPLEMENTATION, ACTION PLAN, AND AMENDMENTS**
   identifies actions that support Growth Policy goals and policies and specifies the responsible parties and timeframe for completion, and amendment procedures.

GLOSSARY

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Acknowledgments

The Growth Policy and the Future Land Use Map (FLUM) have been shaped by extensive public feedback, expertise, and perspectives shared by collaborators across various sectors including, many from the agricultural community, water and wildlife resource management communities, local employers, students, developers, real estate agents, neighborhood groups, planning and infrastructure stakeholders from municipalities, neighboring counties, and many more.

The Gallatin County Planning Department would like to thank all who have contributed.

The following governing bodies, agencies, and organizations are recognized for their role in the preparation and adoption of documents or provision of data used in the Growth Policy and the Future Land Use Map (FLUM).



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PREFACE

In 2023, Gallatin County initiated preparation of a Future Land Use Map (FLUM), which was identified as a short-term action item in the Gallatin County Growth Policy as part of the 2021 update and is required by Montana State law. In conjunction with the FLUM process, the County initiated the preparation of a Housing Needs Assessment and Housing Strategy to support the ~~serve as a H~~housing e~~E~~lement in the Growth Policy.

This process resulted in land use designations that are reflective of the goals and policies in the 2021 Growth Policy and a comprehensive, balanced, and equitable H~~h~~ousing S~~s~~trategy that identifies opportunities for Gallatin County to address growing housing challenges. The project included multiple opportunities for community input including in-person community meetings, virtual public meetings, focus groups with local stakeholders, and multiple online surveys. The FLUM and Housing Strategy ~~(HS)~~ were adopted by the County Commission in December 2024. This 2024 iteration of the Growth Policy incorporates targeted updates to the 2021 Growth Policy to reflect the results of the FLUM and Housing Strategy process.

Notable updates include:

1. Updates to Chapter 3 to incorporate supporting analysis and outreach summaries prepared as part of the FLUM and Housing Strategy, a concurrently developed but separately adopted plan
2. New sidebars in Chapter 4 to alert readers to the availability of the Land Use Profile and Housing Needs Assessment that were prepared in support of the FLUM and Housing Strategy.
3. Minor updates to Chapter 5 to reclassify the 'Land Planning Map' as the 'Growth Policy Influence Map,' and to reflect the completion of the FLUM. References to the 'Land Planning Map' in other chapters were also updated.
4. A new Chapter 8: Future Land Use Map that includes the FLUM, descriptions of the associated land use categories and overlays, and related policy recommendations.
5. Minor updates to Chapter 9: Implementation and Action Plan (formerly Chapter 8) to reflect the completion of the FLUM.

In late 2025, the City of Belgrade announced that they would be transitioning land use planning and development review responsibility in the 4.5 mile "donut" around their city limits to the County. This donut area, formerly called Belgrade's "extra-territorial

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jurisdiction" or ETJ, had been under shared City-County authority since 1975 and was transferred to the County's jurisdiction on July 1st, 2026. This transition required updates to be made throughout the Growth Policy to include the former Belgrade ETJ and ensure that its recommendations, goals, and policies apply to the land newly under the County's jurisdiction.

In 2026 the Growth Policy was also due for a 5-year review to determine if updates are needed, as required by state law. Edits made in 2026 to include the former Belgrade ETJ and satisfy the 5-year review requirement include:

1. Updates to the Future Land Use Map to include the land area formerly within the Belgrade ETJ as well as updates to data on water and sewer service and planning areas, fire risk, conservation easements, public lands, municipal boundaries and planning jurisdictions, and the addition of an Airport Overlay to address land use and planning requirements related to the Gallatin Field Airport.
2. Updates to several land use statistics to reflect current data.
3. Text edits throughout to account for recent planning efforts and adopted plans regarding transportation, housing, and public health. Some text edits were also made to reflect changes in state law.
4. Targeted updates to clarify certain passages, correct typos, and enhance reader understanding.



Tipi rings along the Madison River near Cherry Creek, circa 1956. Indigenous people, including more than 15 tribes, have hunted, gathered, and practiced traditional lifeways in the Gallatin Valley since time immemorial.

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1 | Introduction

FOUNDATION

Setting

Gallatin County stretches across roughly 2,600 square miles of diverse landscapes in southwest Montana. Rich in history, the County is home to a historic buffalo jump, major sections of the Lewis and Clark trail, and multi-generational agricultural operations nurtured by fertile soil. Today, the valley supports innovation through its booming tech sector and Montana State University, a leading research university. The area boasts world-class outdoor recreational activities anchored by its two ski resorts, nearby Yellowstone National Park, and its many rivers and streams, which form the headwaters of the Missouri River. For a County with a relatively small population, the abundance of amenities and opportunities is remarkable.

History

The Gallatin Valley has been a crossroads for many years and ~~was~~ a space of overlapping territories for many Native American tribes, including the Blackfeet, Chippewa Cree, Crow, Gros Ventre, Little Shell Tribe of Chippewa Indians, Mandan, Hidatsa and Arikara, Nez Perce, Northern Cheyenne, Salish, Kootenai, Pend d'Oreille, Sioux, Eastern Shoshone, and Shoshone-Bannock. Beginning in the Paleoindian period, roughly 13,000-8,000 years ago, Native American ancestors were hunting and gathering in the Gallatin Valley, searching for deer and elk high in the Bridger Mountain Range and pursuing bison in the valley below. Later in the pre-contact period, people used jumps to hunt bison and expanded trade networks within the broader Greater Yellowstone Ecosystem.

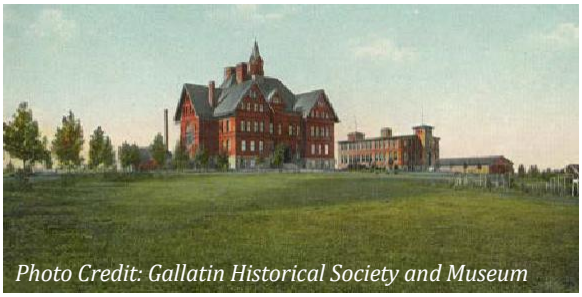
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"History is still able to be seen and experienced in Gallatin County."

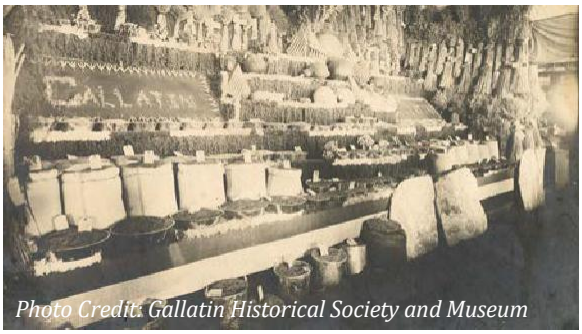


Photo Credit: Gallatin Historical Society and Museum

Interrurban train at a depot (probably Salesville) on the Salesville -Bozeman route, Gallatin Valley Electric Railway, 1908.


Photo Credit: Gallatin Historical Society and Museum

Montana Agricultural College, Bozeman, Montana, pre-1916.

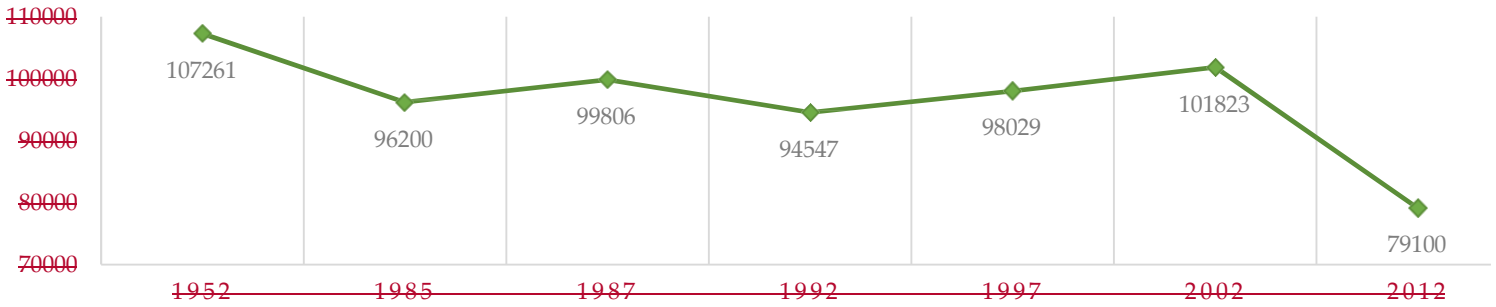

Photo Credit: Gallatin Historical Society and Museum

Agricultural exhibit for Gallatin County at unidentified location. This elaborate display was made out of local agricultural products by Joseph Patrick Nash.

Europeans entered the valley in the 1700s, and the Lewis and Clark party wrote of the valley in the early 1800s. Without the help of Sacajawea, a Shoshone woman who helped guide these now-famous explorers, the expedition likely would have struggled to find the Shoshone and their much-needed horses before crossing the Bitterroot Mountains. As the fur trade followed close on the heels of Lewis and Clark, increasing numbers of Native Americans engaged in the fur trade economy, including at the Missouri Headwaters, which was known to be rich in beaver. In early treaties between sovereign tribes and the US government, including the Treaty of Fort Laramie (1851), the Hellgate Treaty (1855), and the Lame Bull Treaty (1855), the Gallatin Valley and much of southwest Montana were referred to as common hunting grounds.

In the mid-1800's, gold was discovered 60 and 80 miles to the west of what is now the Gallatin Valley. John Bozeman, a Georgian prospector unable to find gold in other parts of the West, began promoting the area with the idea that it would be more profitable to "mine the miners" rather than mine for gold. He established the Bozeman Trail, coming from Colorado northwest around the Big Horn Mountains in Wyoming to Bozeman pass in Gallatin County, and eventually on to Virginia City. Many who followed this trail for gold returned to the Gallatin Valley to take up farming and business. So began the establishment of the farming and ranching heritage in the valley.

Gallatin County was established in 1865, a year after the Montana Territory was mapped and the village of Bozeman was founded. The Northern Pacific Railroad completed its line over Bozeman Pass in 1883 and stretched across the Gallatin Valley, building stops in Bozeman, Belgrade, Manhattan, and Three Forks. Montana Agricultural College held its first classes a decade later in one of the buildings that now house Montana State University, Bozeman. Both the railway system and new college helped bolster agricultural production in the valley, and the County's population grew. By 1900, decennial Census workers counted 9,553 people living in Gallatin County, a 53% increase from the previous decade. Bozeman's population represented a little more than a third of the County's population.



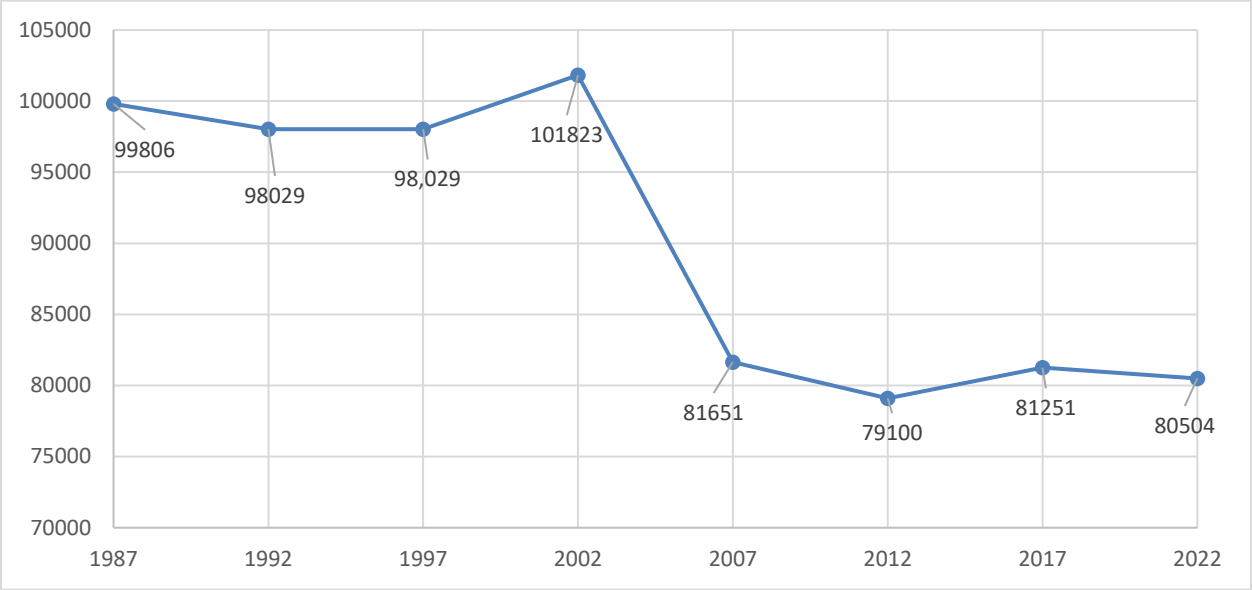


Figure 1-1. Gallatin County Number of Irrigated Acres by Year (USDA Census of Agriculture~~Department of Natural Resources and Conservation~~)

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In the decades that followed, the County's identity as an agricultural hub was reflected in its nicknames, which included "The Egypt of America," a reference to its general agricultural productivity, and "Sweet Pea Capital," for producing approximately 75% of all seed peas in the United States. The availability of water and high-quality soils have helped to sustain agricultural operations for the last 100-plus years. Although agriculture remains a prominent part of the County's landscape, its contribution to the economy is declining. Chapter 4 provides a snapshot of current conditions in Gallatin County, touch on population trends, housing demand and affordability, the economy, local services and public facilities, and ~~natrual~~natural resources.

Background

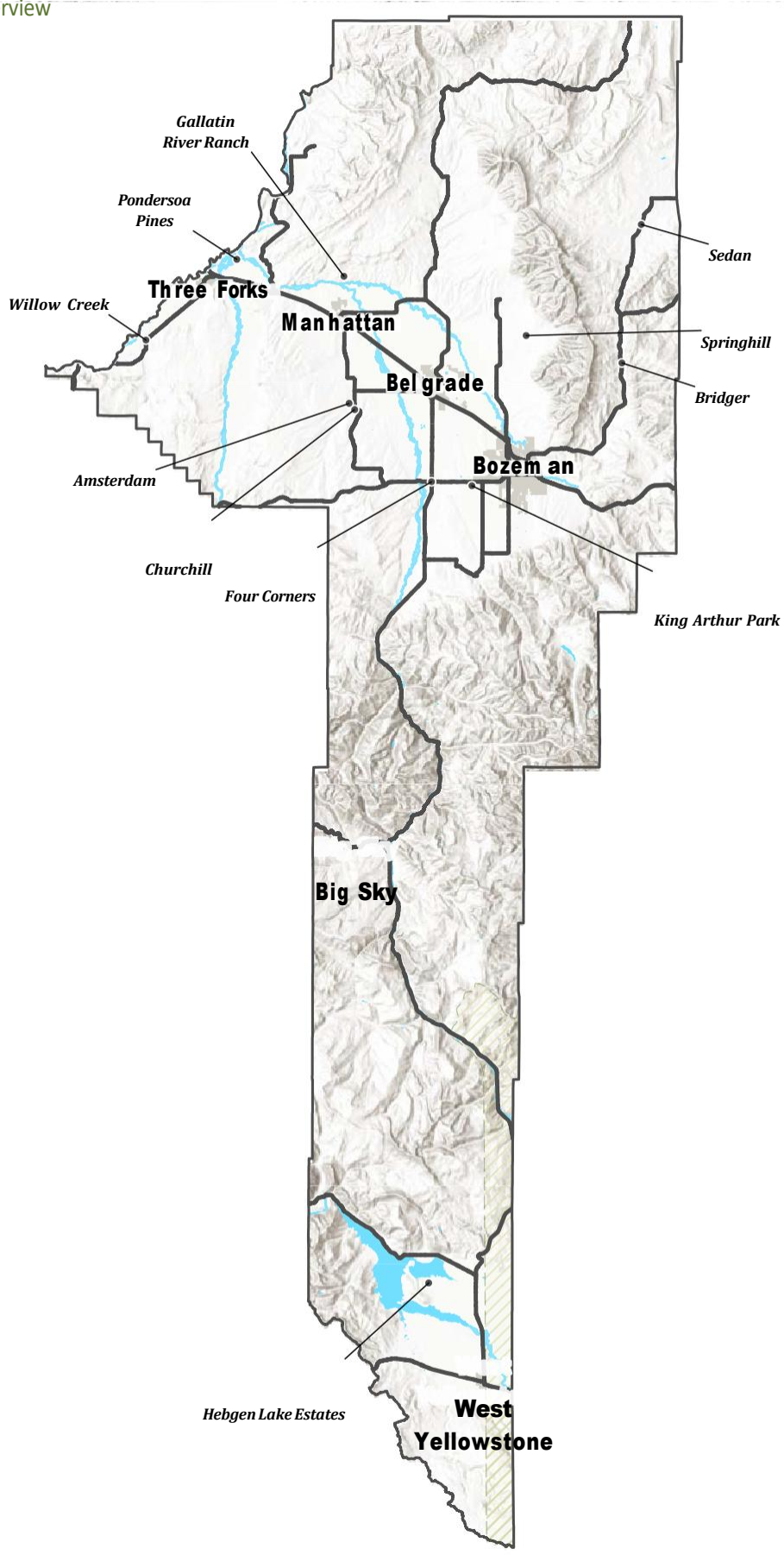
Gallatin County has changed dramatically since the first Growth Policy was adopted ~~last updated~~ in 2003. The growth has been spurred by many different factors, including economic growth (particularly in the technology sector), the draw of Montana State University, the beauty of the area and recreational opportunities, and the quality of life. There is no one factor that draws people here, but rather a combination of factors that all overlap. This was made evident by the themes that emerged during the public outreach process: "open space, heritage, opportunities."

Figure 1-2. Regional Context



Between 2000 and 2020~~In the last 20 years~~, the population ~~has~~ increased by 71%, over 20% more than the next fastest growing counties in Montana. The current population stands at an estimated 118,960 individuals. If the current 2.75% annual growth rate continues, the County would reach a population of 200,000 by 2040. Gallatin County is comprised of three cities (Bozeman, Belgrade, Three Forks), two towns (Manhattan and West Yellowstone), thirteen Census-designated places (Amsterdam, Big Sky, Bridger, Churchill, Four Corners, Gallatin Gateway, Gallatin River Ranch, Hebgen Lake Estates, King Arthur Park, Ponderosa Pines, Sedan, Springhill, and Willow Creek) and other unincorporated areas. With pockets of development throughout the County, from incorporated communities to urbanizing areas, ensuring an updated Growth Policy is adopted and implemented will provide a guide for developers, officials, and the public.

Figure 1-3. County Overview



CONTEXT

Legislative Authority

Required by state statute (Montana Code Annotated 76-1-601) the Growth Policy is meant to inform and guide the County's land use decisions. It is relied upon to reflect current conditions and to provide meaningful guidance into the future. There are several requirements and criteria that must be addressed. The Gallatin County Planning Board plays an important role in helping maintain compatibility between the Growth Policy and community goals. This citizen advisory group makes recommendations on proposed development to the elected Board of County Commissioners, using the Growth Policy as one of the guiding tools in their decision-making process. The County Commission makes the final decision through findings of fact, which include determinations regarding compatibility with the criteria identified in the Growth Policy.

Process

There are several steps that go into the creation or update of a Growth Policy. The first and most important step is community outreach. Robust public input is critical in order to better understand what citizens value and where they want improvement. This public outreach is translated and distilled into a vision statement, which ultimately guides the creation of meaningful goals and policies that are intended to balance the needs and desires of various stakeholders. Another important aspect of updating a Growth Policy is using mapping tools to identify existing land use conditions, from environmentally-sensitive lands to infrastructure service areas to established neighborhoods. Together these maps reflect existing conditions and act as important visual tools to provide context for land use decisions and help guide community growth and development. The Growth Policy is a living document and will need to be amended as the conditions of Gallatin County and its residents evolve. This process is identified and outlined in state statute and includes the requirement that the County Commission approve any changes by way of a Resolution, after a legally-noticed public hearing.

Scope of Plan

It is important to note that not all land within Gallatin County falls under the purview of the Growth Policy. Large portions of the County (47%) are under the jurisdiction of State and Federal land agencies. (See Figure 1.6) In addition, the municipalities of Bozeman, Belgrade, Manhattan, Three Forks and West Yellowstone have their own growth policies and other planning documents that apply to their jurisdictions. Three forks and Manhattan have extra-territorial planning jurisdictions that extend outside of their municipal boundaries. West Yellowstone, Bozeman, and Belgrade only have jurisdiction within their municipal boundaries. Bozeman and Belgrade have planning documents that address land outside of their city boundaries; however, these documents are only applicable if land under County jurisdiction is annexed into the city.

While the County does not have land use jurisdiction in ~~these~~ many areas within its boundaries, it is important to note that growth policies should complement one another across jurisdictional lines. For example, Bozeman, Belgrade, and the County have coordinated on the Triangle Community Plan—a plan for the area between the two municipalities and the Four Corners area. The total amount of privately-owned land, all of which is subject to the County Growth Policy, is 53%. Chapter 5 provides more detailed information on the level of influence of the Growth Policy on private lands in different areas of the County.

Figure 1.4 Montana Code Annotated

76-1-605. Use of adopted growth policy. After adoption of the growth policy, the city council, board of county commissioners, or other governing body within the territorial jurisdiction of the board must be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the:

(1) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;

(2) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities;

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(3) adoption of subdivision controls; and

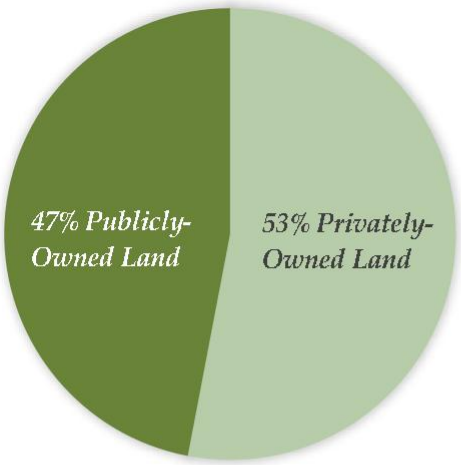
(4) adoption of zoning ordinances or resolutions.

Figure 1-5. MCA Requirements and Growth Policy Location

MCA Requirement	*Location within Growth Policy*
76-1-601 (3). Growth Policy - Contents	
(a) Community goals and objectives	Chapters 2, 6, 7
(b) Maps and texts describing an inventory of existing characteristics and features of the jurisdictional area; including: i) Land uses; ii) Population; iii) Housing needs; iv) Economic conditions; v) Local services; vi) Public facilities; vii) Natural resources; viii) Sand and gravel resources; and ix) Other characteristics and features proposed by the planning board and adopted by governing bodies	Chapters 4, 5, 7, Appendices
(c) Projected trends for the life of the growth policy for each of the following elements: i) Land use; ii) Population; iii) Housing needs; iv) Economic conditions; v) Local services; vi) Natural resources; and vii) Other elements proposed by the planning board and adopted by the governing bodies	Chapter 4, Appendices
(d) A description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established pursuant to subsection (3)(a)	Chapters 6, 9
(e) A strategy for development, maintenance, and replacement of public infrastructure, including drinking water systems, wastewater treatment facilities, sewer systems, solid waste facilities, fire protection, facilities, roads, and bridges	Chapters 7, 9
(f) An implementation strategy that includes: i) A timetable for implementing the growth policy; ii) A list of conditions that will lead to a revision of the growth policy; and iii) A timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary;	Chapter 9
(g) A statement of how governing bodies will coordinate and cooperate with other jurisdictions that explains: i) If a governing body is a city or town, how the governing body will coordinate and cooperate with the county in which the city or town is located on matters related to the growth policy; If a governing body is a county, how the governing body will coordinate and cooperate with cities and towns located within the county's boundaries on matters related to the growth policy	Chapter 9
(h) A statement explaining how government bodies will: i) Define the criteria in 76-3-608(3)(a); and ii) Evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608(3)(a)	Chapters 5, 6
(i) A statement explaining how public hearings regarding proposed subdivisions will be conducted; and	Chapter 5
(j) An evaluation of the potential for fire and wildland fire in the jurisdictional area, including whether or not there is a need to: (i.) Delineate the wildland-urban interface; and (ii.) Adopt regulations requiring; a.) Defensible space around structures; b.) Adequate ingress and egress to and from structures and developments to facilitate fire suppression activities; and c.) Adequate water supply for fire protection.	Chapters 4, 5

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Figure 1-6. Public and Private Land in Gallatin County



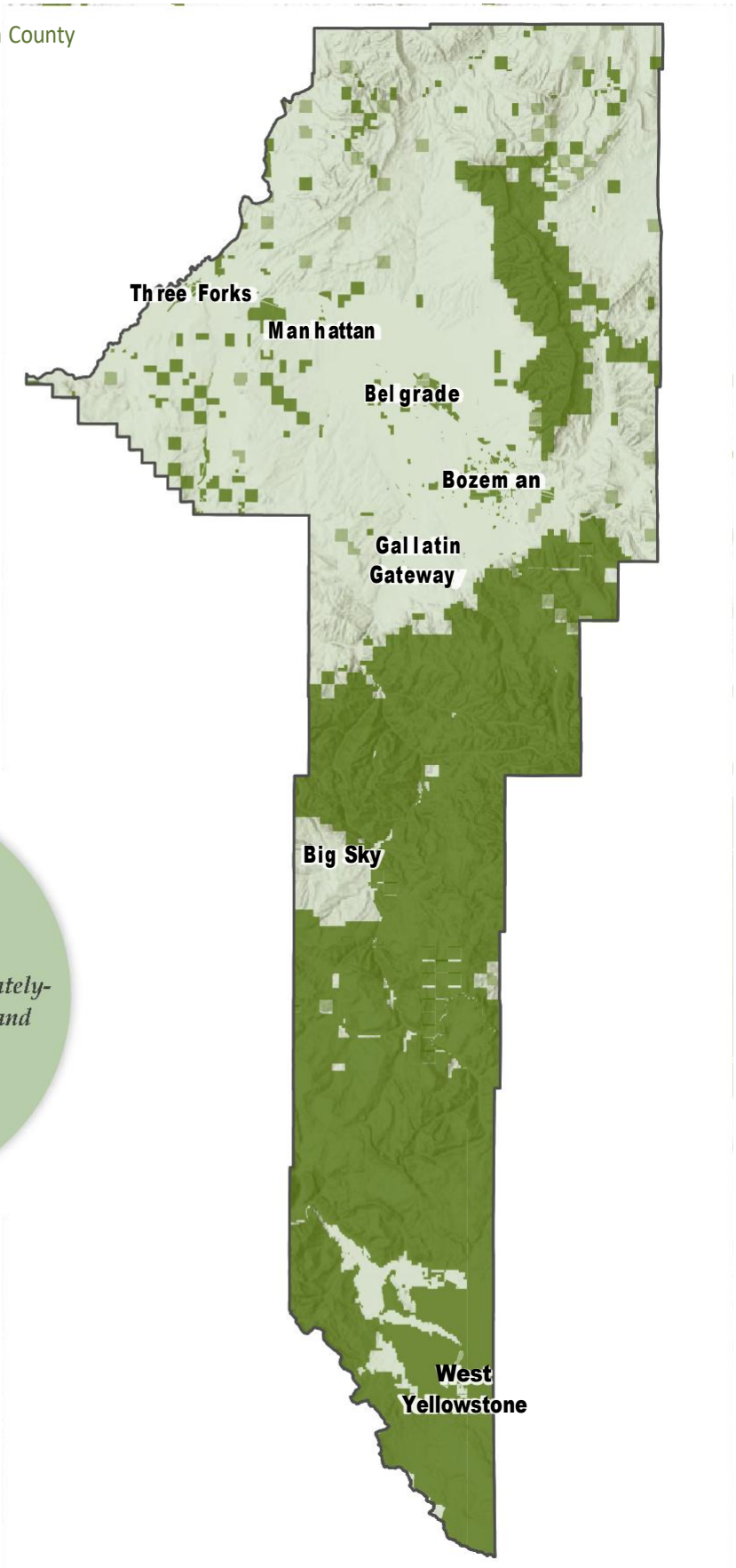
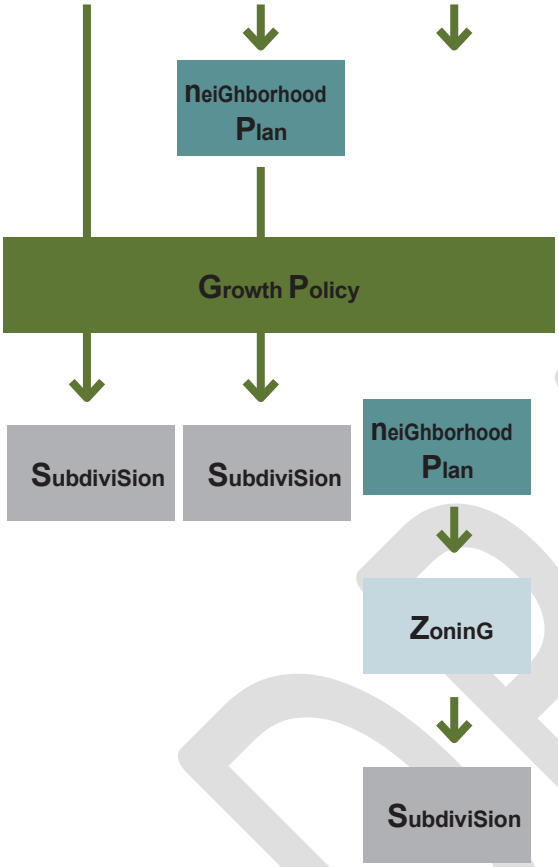


Figure 1-7. Plan and Document Overlap



Role of Plan

The Growth Policy contains many policies, recommendations, and goals that are applicable to developers, property owners, and policy makers who all play a role in shaping development. If a statement in the Growth Policy recommends adoption of land use policies and regulations to achieve a specific outcome, and such policies or regulations have yet to be adopted, it is recommended that developers incorporate the substance of such recommendations into the design of their projects.

Public input is a critical part of the community conversation around growth and development in the County. Using input from County residents, this document aims to support the following principles:

- Protect public health and safety
- Respect private property rights
- Guide development to suitable areas
- Deliver services efficiently
- Keep pace with the demand for new housing
- Conserve agricultural resources and functions
- Conserve hydrological resources and functions
- Protect the natural environment, including critical wildlife resources
- Develop and/or improve incentive mechanisms that support the goals and policies of the Growth Policy, such as density bonuses for cluster development

The land use decisions that are made using the guidance from the Growth Policy have numerous significant implications on how growth occurs in the County. It is the community's hope, and the County's commitment, that growth occurs in a coordinated, logical, and cost-effective manner that minimizes sprawl.

Another role of the Growth Policy is to guide other plans and regulations. Neighborhood plans provide land use guidance for more localized areas, while zoning districts and subdivision regulations provide detailed and specific directives regarding development. Plans and regulations can become ineffective if there is inconsistency between documents. It is important that the Growth Policy inform these other plans and regulations, and that they be regularly reviewed and updated to be consistent with the Growth Policy.

The Growth Policy also provides policy statements to guide the identification, evaluation, and mitigation of impacts resulting from new development as the County grows. Potential adverse impacts from development must be effectively mitigated before, or concurrent with,

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that development. In certain cases, avoiding the impact is more desirable than mitigating the impact. This approach should help avoid reactionary and more costly solutions later.

Lastly, the Growth Policy will provide guidance for not only planners and decision-makers, but also for developers, citizens, advocates, realtors, business owners, non-profits, and other government agencies and jurisdictions. It is a document that is meant to be practical and useful to a wide range of users.

APPLICATION

Application of Plan

This section provides a more detailed look at how the Growth Policy informs and relates to other plans and regulations, and how those plans and regulations guide more specific land use decisions. The relationship between the Growth Policy and other planning documents is further detailed in Chapter 5.

Neighborhood Plans

A neighborhood plan is intended to be the guide for a specific geographic area. While a neighborhood plan is not regulatory, it does provide greater specificity. Currently, there are six established neighborhood plans throughout the County:

- Amsterdam/Churchill Community Plan
- Gallatin County/Bozeman Area Plan
- Four Corners Community Plan
- Gallatin Gateway Community Plan
- Gooch Hill West Neighborhood Plan
- Triangle Community Plan

Some of these neighborhood plans also have associated zoning regulations, while other neighborhood plans do not. As the Growth Policy is updated, neighborhood plans should be reviewed for consistency and updated as appropriate.

Subdivision Regulations

The subdivision of land is the division of larger parcels of land into smaller parcels. Subdivision regulations apply to all privately owned land under County jurisdiction. Some of these areas have neighborhood plans, zoning regulations, both, or neither.

The intent of subdivision regulations include, but are not limited to, the promotion of orderly development, the coordination of local infrastructure and services, the mitigation of undesirable impacts, and the avoidance of unnecessary environmental damage and public health risks. The current Gallatin County Subdivision Regulations have been adopted in accordance with the Growth Policy and should be reviewed for consistency and updated as appropriate.

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THE COUNTY CURRENTLY HAS 22 DIFFERENT ZONING DISTRICTS:

- 101 Zoning Districts
  - Bear Canyon
  - Bozeman Pass
  - Bridger Canyon
  - Gallatin Canyon/Big Sky
  - Hebgen Lake
  - Hyalite
  - River Rock (formerly Royal Village)
  - Springhill
  - South Gallatin
  - Sypes Canyon #1
  - Sypes Canyon #2
  - Trail Creek
  - Wheatland Hills
  - Zoning District #1
  - Zoning District #6
- 201 Zoning Districts
  - Gallatin County/Bozeman Area (the "Donut")
  - East Gallatin (Belgrade)
  - Four Corners
  - Middle Cottonwood
  - North Gallatin Canyon
  - Reese Creek
  - South Cottonwood Canyon

Zoning Regulations

Zoning regulations are adopted in conformity with the Growth Policy to the greatest extent possible under existing Montana State law. Zoning may regulate various components of development or impacts from development, including building setbacks, building height, density, use, landscaping, and other standards and provisions not listed here.

The Montana Annexation and Planning Statutes allow for the creation of two types of zoning: Part 1, also known as 101 zoning districts, and Part 2, also known as 201 zoning districts. Information on Part 1 zoning districts can be found in MCA 76-2-101. Information on Part 2 zoning districts can be found in MCA 76-2-201. It is Gallatin County's position that all zoning regulations and districts should be formulated in a manner that is consistent with the stated goals and policies of the Growth Policy ~~and the Gallatin County Subdivision Regulations~~.

Refer to the Growth Policy Influence Map in Chapter 5, and the County's interactive mapping platform (https://experience.arcgis.com/experience/6c5d3097540f4895be52c11b0bda0731/page/Planning-%26-Zoning-Map~~webapps.gallatin.mt.gov/ mappers~~) to view zoning districts. Additional information on zoning can be found in Chapter 9 and on the Zoning Regulations page of the County Planning Department website. (~~https://gallatincomt.virtualtownhall.net/planning-community-development/pages/zoning-regulations~~ https://www.gallatinmt.gov/597/Zoning-Regulations)

Relationship to Other Plans

In addition to Neighborhood Plans, Subdivision Regulations, and Zoning Regulations, there are other important planning documents that fall within the jurisdiction of the County and that are influenced by the Growth Policy. These plans guide land use and infrastructure planning according to topic or geographic area.

- Gallatin County Transportation Design and Construction Standards
- Triangle Trail Plan
- Greater Triangle Area Transportation Plan
- Gallatin County Trails Report and Plan
- Gallatin County Hazard Mitigation Plan
- ~~Housing Strategy~~

Lastly, there are other community plans that are administered by municipalities but not within the purview of the County Growth Policy (City of Belgrade Growth Policy, Bozeman Community Plan, etc.) ~~related, but not within the purview of the County Growth Policy:~~

- ~~City of Belgrade Growth Policy~~
- ~~City of Bozeman Community Plan~~
- ~~City of Three Forks Growth Policy (in progress)~~
- ~~Town of Manhattan Growth Policy~~
- ~~Town of West Yellowstone Growth Policy~~

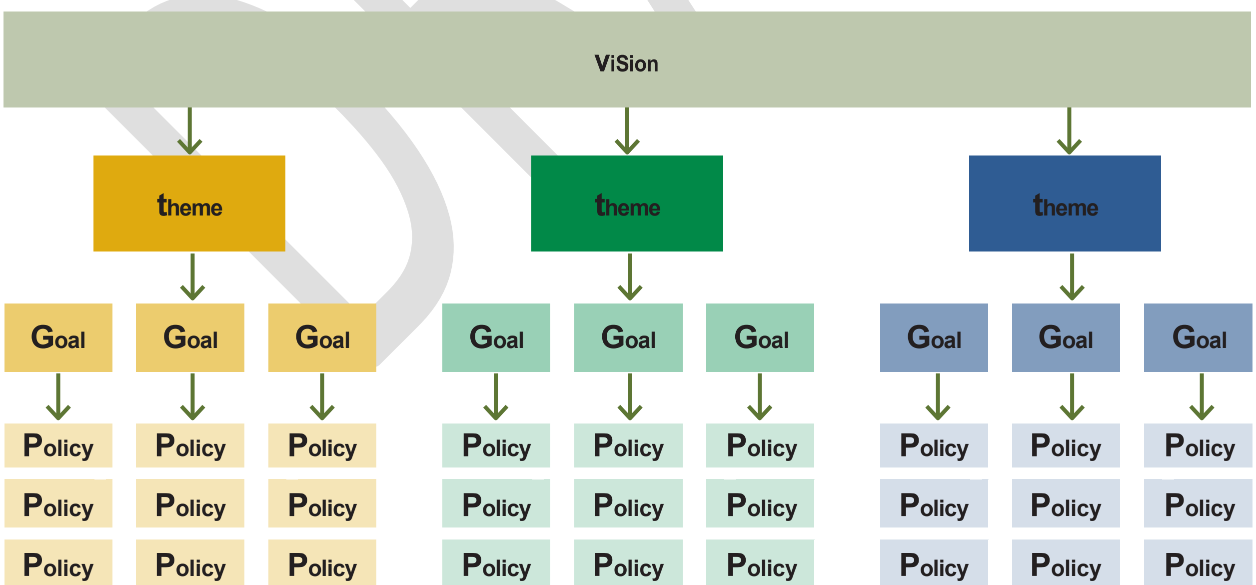
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TELL US YOUR THOUGHTS HERE!
WHERE DO YOU LIVE?
Q: WHAT DO YOU LOVE MOST ABOUT GALLATIN COUNTY?
TELL US YOUR THOUGHTS HERE!



Photo Credit: Somer Erdmann

Figure 2-1. Relationship Between the Vision, Themes, Goals, and Policies





2 | Vision, Themes, and Values

OVERVIEW AND RELATIONSHIP

Public participation has been at the forefront of the Growth Policy update from the start. The Vision and Themes are built on the foundation of shared values that were heard through the community-driven conversation. These shared values help guide and inform the Growth Policy document, which ultimately helps the decision-making process, providing elected officials and the community a basis for making rational, informed decisions.

The Vision is based on community values gathered during the outreach process and establishes the Growth Policy's aspirational outlook, intent, and direction. The Vision Statement connects three overarching Themes that were repeatedly heard in the outreach process.

The Themes were developed by gathering and identifying the most common words we heard in response to questions asked in the outreach process. Citizens were asked what they love about the County and what they want for the future. Each Theme has value statements associated with it, listed as bullet points, that provide a more in-depth look at what the community said regarding each topic.

It is important to remember these Themes are all related and intertwined. For example, the Open Space and Heritage Themes both embrace conservation and recreation, which are also key components of the Opportunity theme.

As shown in Figure 2-1, the Goals will be organized under each Theme and represent a specific intention or path to a desired result. The Policies are the most specific components of the Growth Policy, and are statements of intent or expectation that guide action. The Goals and Policies reflect the Vision Statement and the values associated with each Theme.



Photo Credit: Jared Unverzagt



VISION

Gallatin County upholds and advances values that protect the unparalleled beauty of its landscape, honor its rich history rooted in agriculture, and promote the development of healthy, welcoming communities that offer a variety of extraordinary opportunities.

THEMES & VALUES

Heritage celebrates Gallatin County's cultural and historical significance, which is represented by the tradition, charm, and western community character that permeates our working lands, natural areas, and urban areas.

We value:

- Working agricultural lands that remain a viable long-term Gallatin County industry and defining feature of the landscape;
- The environmental legacy of the County's original Indigenous inhabitants and the ongoing contributions of their descendants;
- Productive soil, minimal impacts to agricultural land from development, and access to local food;
- Balancing property rights with maintaining rural character;
- Healthy native plant and wildlife habitat and protection of areas important for wildlife movement and migration;
- An abundance of healthy wildlife.



Photo Credit: Mathieu Menard



THEMES & VALUES

Open Space recognizes the importance of protecting our world-renowned natural environment and open space networks and their profound influence on our social, economic, and recreational activities that take place across Gallatin County.

We value:

- Protection of the natural environment;
- Fish and wildlife resources;
- Land use that is suitable for and compatible with natural features and environmental characteristics;
- Social, economic, and recreational activities that take place within the open space network, public lands, and waterways;
- Stewardship of public lands;
- Supporting enhanced stewardship of private lands;
- Key viewshed protection;
- Physical and mental health benefits that open space access provides.

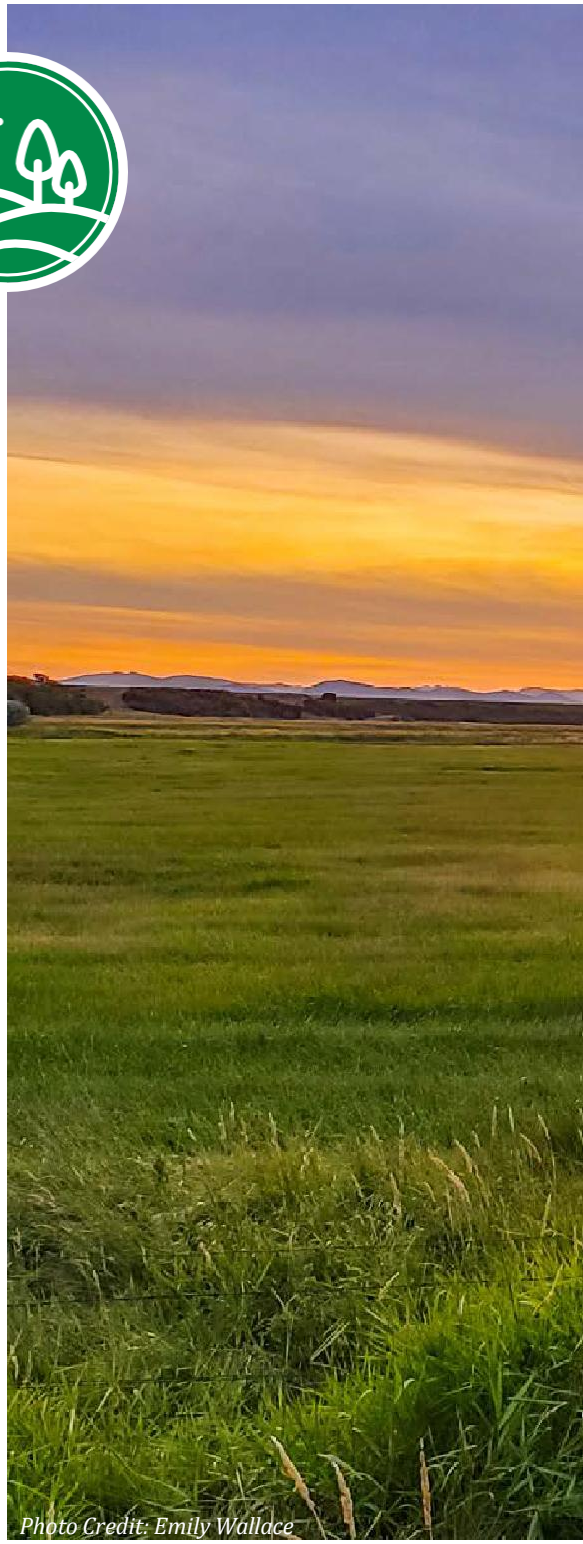


Photo Credit: Emily Wallace



THEMES & VALUES

Opportunity reflects the development of healthy and welcoming communities that offer a variety of cultural, recreational, and educational amenities.

We value:

- Proactive and thoughtful planning of infrastructure, transportation networks, and community services;
- Land use that follows logical settlement patterns, concentrating development in areas where a full range of services are available and resulting in the fiscally-efficient delivery of public services;
- Land use and development patterns that ensure and prioritize public health and safety from identified ~~man-made~~ hazards;
- Developer responsibility for adequate provision of infrastructure;
- Development that includes sustainable best practices and technologies, such as green building techniques and renewable energy resources;
- Development regulations that are clear and consistent to the greatest degree possible;
- Diversity and variety in neighborhood and housing options;
- Educational excellence and abundant, accessible cultural opportunities;
- Coordination with other towns and cities in the County to advance shared goals and priorities.



Photo Credit: Kayla Jones





Photo Credit: Gallatin County Planning

OUTREACH DESCRIPTION BY PHASE

Phase 1 Outreach: Informing the Vision

Gallatin County residents were notified of the Growth Policy Update and Community Questionnaire through a variety of media sources, including press releases in local newspapers, radio interviews, and social media platforms such as Facebook, Twitter, and Instagram. Approximately 60 posters were also placed in key locations throughout the County.

One-on-One Interviews

September to November 2019

23 individual interviews

From September to November, one-on-one interviews were held with Gallatin County leadership, City of Bozeman leadership, community members, non-profit groups, outside agencies, and residents.

Focus Groups

September and November 2019

13 groups

60 representatives

In September and November, focus group sessions were held, including representatives from the following groups:

- » Agriculture
- » Business
- » Conservation/ Public Lands/ Natural Resources
- » Development/ Real Estate
- » Education
- » Emergency Services
- » Lands/ Natural Resources
- » Large Employers
- » Infrastructure
- » Non-Profits
- » Nutrition and Physical Activity
- » Planning Practitioners
- » Recreation

Public Listening Sessions

September 2019

3 events

50 attendees

In addition, social media announcements and nearly 400 email invitations were sent out to residents regarding three public listening sessions. These sessions were held in Amsterdam, Bozeman, and Four Corners, attracting over 50 people all together.

What do you LOVE about Gallatin County?



During Phase 1, residents shared aspects of life in Gallatin County they love and would like to improve. The word clouds below were collected from interviews, focus groups, listening sessions, meetings, and surveys conducted over seven months. The larger the word, the more it came up in conversation. The Steering Committee then took the 20 most common words from outreach and grouped them into three overarching themes: Heritage, Open Space, and Opportunity. Using those themes as guidance, the Committee developed the vision of the document. The themes and vision are found in Chapter 2, which in-turn inform the goals and policies in Chapter 7.

Community Events

July - October 2019

11 events

1,000 handouts

County staff members were present at numerous events across the County. Staff set-up a booth with interactive opportunities, including games, posters, and maps. Handouts included information about the Growth Policy and how to get involved.

- Bite of Bozeman
- Sweet Pea Parade
- Music in the Mountains
- Potato Festival
- Bogert Farmers Market
- Three Forks Farmers Market
- Belgrade Fall Festival
- MSU Land Planning Class

Online/ Menti Questionnaire

September 2019 - January 2020

338 menti.com respondents

799 online respondents

Over 2,500 visitors to the project website were tracked during Phase 1. There were nearly 800 participants in the online questionnaire and 320 participants in the Mentimeter.com text poll.

Beef Producer's Meeting

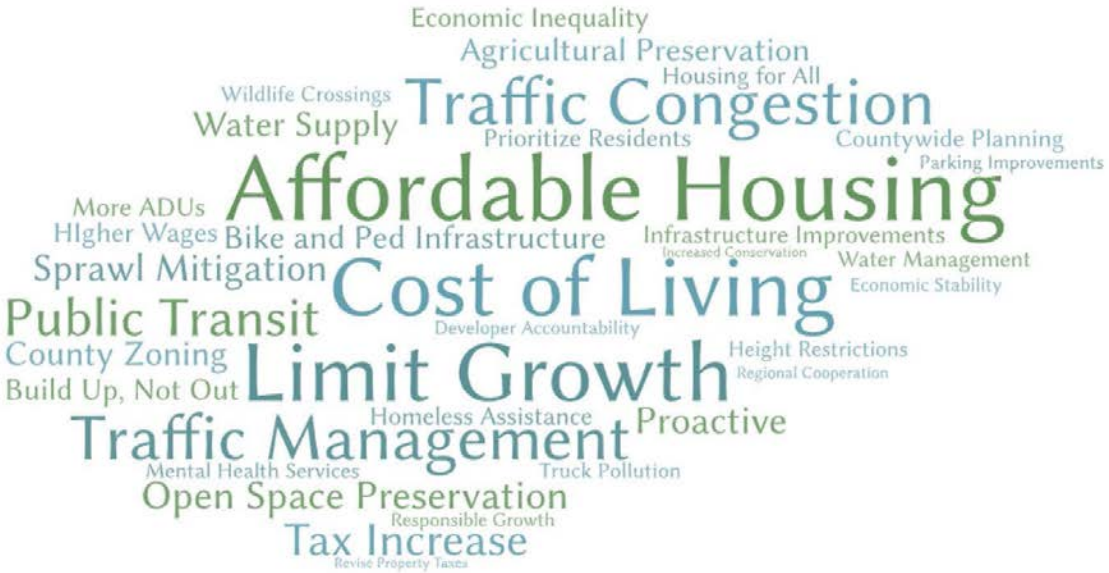
January 2020

50 attendees

16 questionnaire respondents

As a supplemental meeting to the earlier focus groups, special consideration was given to reaching out to the agricultural community. County staff presented at the Gallatin County Beef Producers January 2020 meeting and received feedback through a hard-copy questionnaire.

What would you IMPROVE about Gallatin County?



OUTREACH DESCRIPTION BY PHASE

Phase 2 Outreach: Goal and Policy Review

Due to the COVID-19 pandemic, Phase 2 participation was limited to digital engagement to ensure adherence to statewide and local health mandates. County residents were notified of engagement opportunities through Facebook, the Envision Gallatin website, email, articles in newspapers, and other digital platforms. Opportunities to engage in Phase 2 included a digital review of the draft goals and policies meant to help the County achieve its vision. Additionally, the Envision Gallatin website hosted a photo submission tool that allowed participants to have their images included in the final draft of the Growth Policy, with credit to them.

Photo Submission

January - November 2020

169 photos submitted

Throughout the course of 2020, 169 images were submitted via the Photo Upload tool on the Envision Gallatin website.

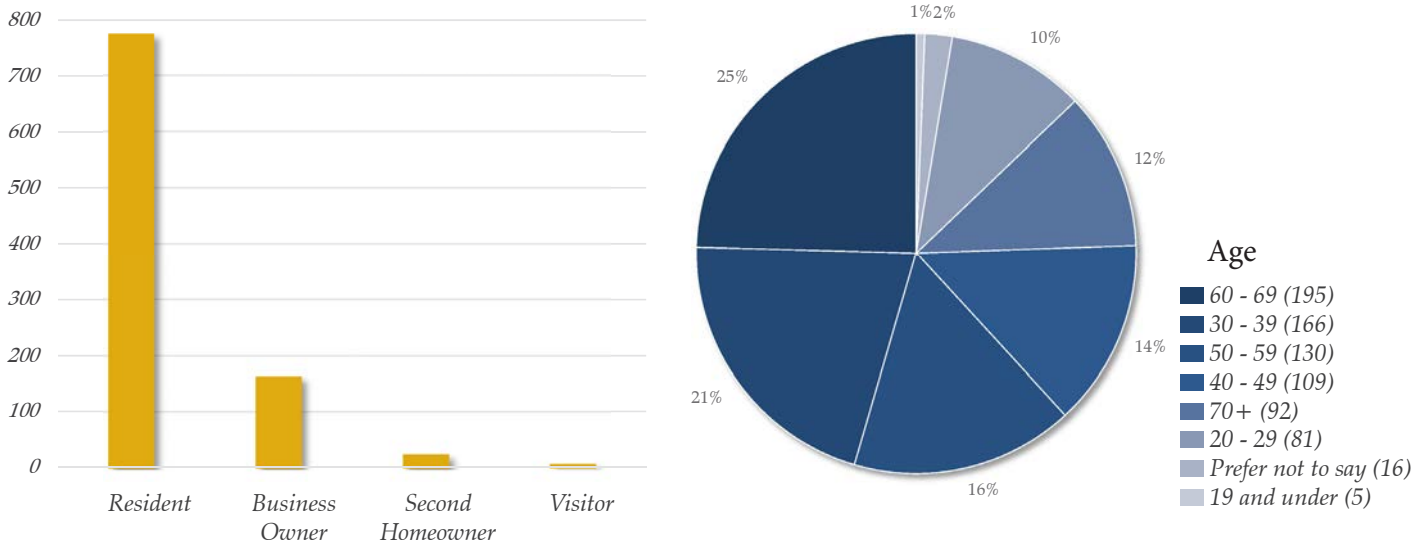
Online Questionnaire

September - November 2020

131 online respondents

Between September and November of 2020, 131 community members provided detailed feedback on the draft goals and policies chapter. The majority of respondents indicated satisfaction with each of the goals and policies and collectively provided suggestions to enhance them.

Figure 3-1. Overall Respondent Demographics



OUTREACH DESCRIPTION BY PHASE

Phase 3 Outreach: Draft Plan Review

For ease of access, and due to the continuing COVID-19 pandemic, Phase 3 outreach was again conducted virtually. County residents were notified of engagement opportunities through Facebook, the Envision Gallatin website, email, articles in newspapers, and other digital platforms. A public working draft of the plan was posted to the project website for a 45-day period in March and April 2021, allowing citizens to offer feedback and to view and respond to other comments. Staff responded to all public comments via a public comment matrix, which was posted to the project website along with an adoption draft. After multiple public hearings with the Planning Board and County Commission, final drafts of the Growth Policy and the public comment matrix were posted on the project website on September 1, 2021.

Online Plan Review

March - April 2021

268 online comments

443 plan views

Between March and April of 2021, 44 community members provided feedback on the Growth Policy working draft through the project website. Several agencies and individuals also submitted comments via email and through meetings with County staff.

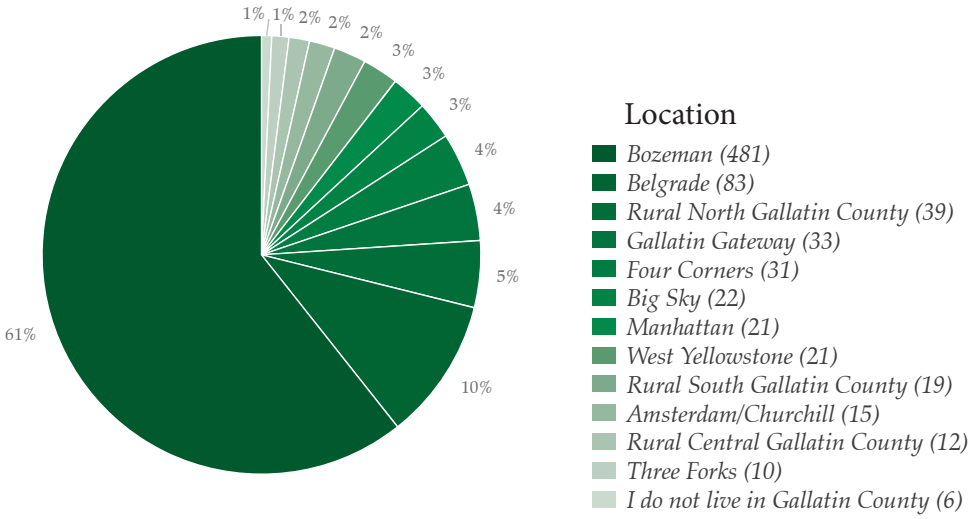
Public Hearings

June - September 2021

6 public hearings

During late spring and summer of 2021, community members were able to provide feedback on the adoption draft of the Growth Policy through the formal review and adoption process, including two (2) public hearings with the Planning Board and four (4) public hearings with the County Commission, as well as a County Commission work session.

Figure 3-2. Overall Respondent Demographics (continued)



FUTURE LAND USE MAP AND HOUSING STRATEGY

Introduction

Outreach for the Future Land Use Map (FLUM) and Housing Strategy (HS) were conducted concurrently under the Envision Gallatin project branding in two rounds of outreach during the year 2024. Similar advertising tools were used for both round one and two of public outreach for the FLUM and HS—engagement opportunities 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 had 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. Several non-profit and media organizations shared outreach details on their own social media platforms, newsletters, and list serves.

Like the Growth Policy update, the outreach approach used for the FLUM and HS involved extensive opportunities for engagement both in-person and online. The project team sought perspectives from residents throughout the County's diverse geographies— from urban areas like Bozeman and Belgrade to the more rural-agricultural communities of Manhattan and Amsterdam-Churchill and the resort and recreation-oriented communities of Big Sky and West Yellowstone. The following sections include key findings from public outreach for the FLUM and HS that were integral to the creation and finalization of both projects.

Importantly, the information below is not an exhaustive explanation of data gathered during the FLUM and HS outreach process. The project team compiled thorough outreach summaries for both round one and two of the FLUM and HS project which can and will be referenced in future County Planning projects.

OUTREACH DESCRIPTION BY ROUND

Round 1 Outreach: Envisioning Growth Management and Housing

To kick off the FLUM and HS in the fall of 2023, the project team held seven meetings with stakeholders in Bridger Canyon, Springhill, Amsterdam/Churchill, Big Sky, and Gallatin Gateway and with planning practitioners and representatives from municipalities as well as infrastructure experts and partner agencies. After the initial kick off meetings, the project team commenced round one of public outreach which lasted from February to April 2024.

Public Meetings

March 2024

5 meetings with **145** participants

Public meetings were held in Bozeman, Big Sky, Gallatin Gateway, Manhattan, and online via Zoom. Meeting advertisements noted that child friendly activities and food would be provided at the in-person meetings to encourage participation.

Practitioner and Stakeholder meetings

March 2024

8 meetings with **66** participants

The project team met with service providers, infrastructure and housing experts, non-profit groups, State and local agency representatives, municipal planning staff, and representatives from neighboring Counties.

Online Engagement

March and April 2024

265 comments on story map Land Use Profile and 316 survey responses

During the engagement period, an online Land Use Profile was posted to the project website using a story map format. The Land Use Profile depicted various data sets used to form the foundation of the FLUM and allowed participants to click on specific areas of the County shown in the maps and leave comments. A short online survey was also used to collect feedback.

Round One Outreach Analysis

During round one, the project team communicated project goals and sought feedback from the public and local stakeholders about where more intense development is appropriate in the County and where it is not, how growth should be managed, and how residents are experiencing housing constraints in Gallatin County, if at all. The project team analyzed quantitative and qualitative data collected during round one outreach systematically to form the foundation of the proposed FLUM and HS.

Open-ended responses collected in the survey (responses where participants were able to write their thoughts freely rather than selecting a pre-determined choice), text from emails, notes from phone calls, and comments on the maps provided online and in public meetings were analyzed using a process called thematic coding. Coding is a data analysis method where textual data is analyzed and grouped together according to common themes. The project team underwent an extensive thematic coding process to identify key themes from the open-ended responses, group comments together, and verify each other's coding using a program called Dedoose. This process allowed the project team to better understand and use public input in the project; themes identified in phase one of outreach are described in the next section.

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Outreach Themes

Once participant responses were grouped by themes, clear patterns began to emerge showing a strong consensus that growth should happen near existing population centers to preserve natural resources, wildlife habitat, and agricultural land. Some respondents called for restrictions on development throughout the County while others called for no restrictions on development. Notably, the main point of consensus in the data was support for an over-arching strategy to avoid sprawl. The table below shows sentiments that emerged from public outreach sorted by topic, shown in the first column, with corresponding themes shown in the second column. These themes were used to develop the FLUM and HS and are shown in the corresponding growth categories, special topics, and overlays in Chapter 5.

Figure 3-3. Round 1 Outreach Themes Table

Topic	*Themes Identified from Public Outreach*
How the County Should Manage Growth	Development should be focused in existing population centers, restricted considering water availability/quality, restricted in areas to protect public lands and wildlife, restricted to protect agricultural lands, operations, and communities.
Fears Related to Growth	Permanent impacts to public lands/natural resources including water quality and availability, permanent loss of agricultural lands and operations including loss of food security, permanent impacts to wildlife and wildlife habitat, impacts to agricultural businesses and communities, loss of rural character and way of life, quality of life impacts, public health and safety (injury, noise, and air quality), increased vehicular traffic, transfer of costs from developer to taxpayer, and climate change.
County Should be Flexible With (development types)	High density housing, "building up, not out," avoiding sprawl, including transit/ transportation, community facilities, mixed use, single-unit homes, accessory dwelling units, sustainable/green building and agri-hoods, short-term rentals, and recreational development.
County Should Restrict (development types)	Avoid sprawl, limit short-term rentals, luxury homes, second homes/out of state developments, exceptions such as variances, dense development, and tall buildings.
Recommended Development Standards	Building standards, landscaping standards, multimodal transportation, stormwater and wastewater standards, viewsheds and dark skies, open space/community agriculture, standards to reduce wildlife conflict, watercourse and wetland setbacks.
Housing Barriers Experienced	Lack of life stage appropriate housing, units available at an attainable cost, lack of housing near work/transportation.
Where Housing is Needed	In existing population centers with services, near existing employment centers, everywhere, not needed – buildings are vacant.
Personal/Community Impacts from Housing Challenges	Dangerous commutes/traffic from commuters, crowded, dangerous, or substandard living conditions including deferred maintenance requests, lack of stability and sense of despair/hopelessness, stress from balancing multiple jobs, loss of important family and social ties in communities, and loss of school enrollment.
Desired Outcomes of Housing Strategy	Diversity of options for all life stages, options for ownership, increased availability of housing affordable to the County's workforce.
Workforce/Economic Impacts from Housing Challenges	Inability to attract and retain employees, loss of critical workers and businesses, limits on talent pool, small businesses closing, businesses generally understaffed, employers pushed to hire remotely, housing effects decisions about where and how to accept work, where employees chose to live, housing far from work results in difficult and sometimes dangerous commutes.

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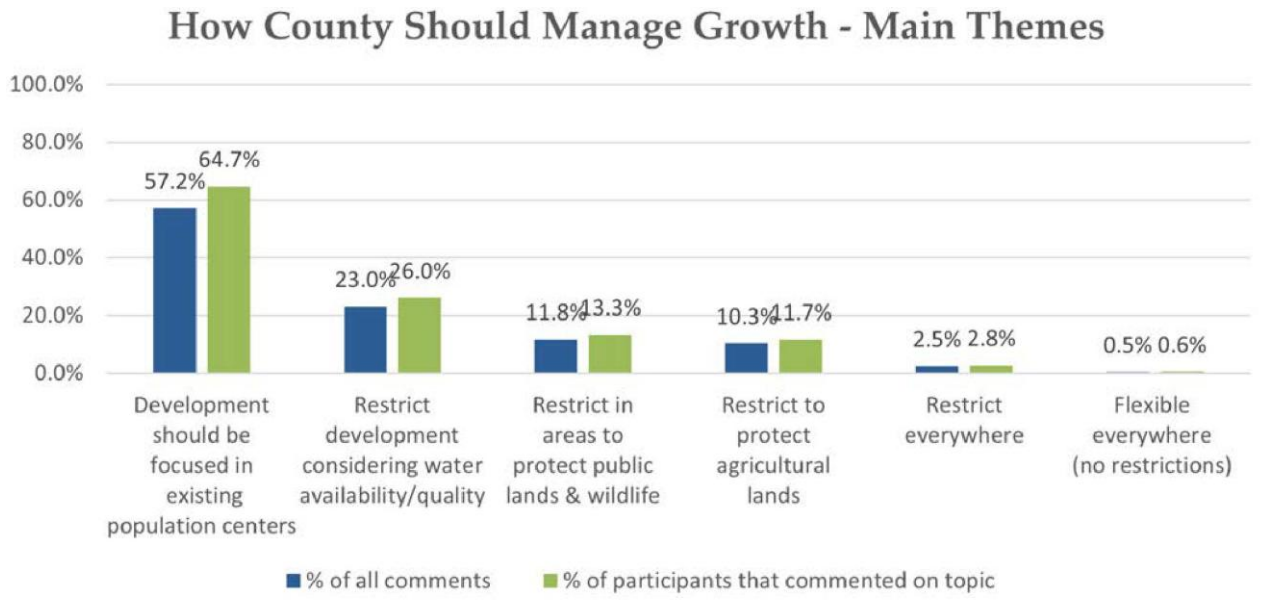
The figure below shows participant sentiment regarding how the County should manage growth categorized by theme. This data emerged from open-ended participant responses about the project.

In addition to themes identified above, some participants shared concerns about the overall process used to create the FLUM and HS and the resulting outcome of the projects. Some participants voiced concerns that the project may be too little too late, sentiments include that growth is happening too fast, that the tools needed to mitigate impacts from development are being implemented too slowly, that attempts to address housing/manage growth will not be effective or will leave loopholes, and that existing residents will bear impacts of growth while developers benefit.

Themes identified in round one of public outreach for the FLUM were used to select factors for the suitability analysis described in Chapter 8, these themes and the analysis show that development is 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, high risk for wildfire, or on steep slopes
- Outside of the floodplain, riparian areas, or stream buffers

After round one of public outreach, the project team continued to meet with interested stakeholders such as agricultural producers, water resource experts, and representatives from other local and State agencies to better understand their concerns and suggestions regarding the FLUM and HS. Where appropriate, these concerns have been incorporated into the FLUM categories, special topics, and overlays. For example, the project team heard from agricultural producers that negative interactions with motorists while moving large equipment or livestock, impacts to irrigation ditches, and other conflicts resulted from new neighbors in areas experiencing growth can cause a great amount of disruption to their operations, well-being, and safety. Additionally, concerns relevant to how agriculture is considered in land use policies and regulations were shared. These concerns then informed the foundation, information, and recommendations contained in the Agriculture special topic section.



Round two outreach

During round two of public outreach, the project team shared drafts of the FLUM and HS with the public, stakeholders, and agency representatives to solicit direct feedback on project documents. Round two took place in September 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 included the FLUM story map, draft FLUM Development and Category Descriptions document (shown in Chapter 8), and draft HS, were posted online along with an online survey throughout the engagement period. During the round two public outreach period, staff received feedback on the project materials via verbal communication, email, telephone, and survey.

Public Meetings

September 2024

8 public meetings with **94** participants

Public meeting locations included Amsterdam-Churchill, Belgrade, Big Sky, Bozeman, Gallatin Gateway, Manhattan, West Yellowstone, and online via Zoom.

Practitioner and Stakeholder Meetings

September 2024

4 practitioner or stakeholder meetings with **33** participants

The project team met with infrastructure, water resource, and housing experts, agricultural producers in the Triangle area and Manhattan, service providers, non-profit groups, State and local agency representatives, and municipal planning staff.

Online Engagement

September 2024

134 survey responses

39 emailed public comments

The project team encouraged participants to review the project materials and provide feedback using the online survey which contained targeted questions about the project as well as opportunities to provide open-ended feedback. Participants were encouraged to send additional feedback or questions not captured in the survey to the project email address.

Although open-ended feedback was collected during round two of outreach for the FLUM and HS, the project team elected not to undergo a second round of thematic coding to understand the data as was done in round one. This decision was made in part because the goal of the second round of outreach was to gather specific feedback about the project rather than understand general themes and community vision for growth and housing in the County. That process occurred during round one of outreach for the FLUM and during the Growth Policy update. Instead, during round two of outreach the project team analyzed each open-ended response given in the online survey and received via email to determine whether: 1) The participant flagged a change that needed to be made to the FLUM or HS, 2) The participant identified an concern that was already addressed in the FLUM or HS, or 3) The participant's comment was outside of the scope of what the FLUM or HS can address. The project team compiled responses to each open-ended comment received during round two outreach and posted the responses to the project website for review by the public. The following sections describe a portion of the data collected during the second round of outreach.

Feedback on Draft Future Land Use Map

One fixed-choice question in the survey described the methodology used to develop the FLUM and asked participants to respond to the approach. The question read:

*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

T*wo survey participants did not select an answer to question 3 above. As a result, the percent total does not equal 100.*

The results of this survey question are shown below, the fixed-choice options survey respondents could select from are shown in the first column.

Importantly, participants that chose the "other" option shown above were offered a text box next to the choice where they could write in more information. The ten respondents that chose "other" wrote about their concerns regarding lack of water resources to support additional development, concerns about the County dictating what is done on private land, that there should be no growth at all or that is should be heavily restricted in certain areas, and some wrote concerns about the validity of the data that was used in the suitability analysis.

Conclusion

All changes made to the draft FLUM and HS prior to adoption 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 future planning processes and engagement efforts.

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Photo Credit: Jared Unverzagt

Interactive Land Use Profile (2024)

An interactive, web-based Land Use Profile was prepared to help inform the preparation of the Future Land Use Map and Housing Strategy. The Profile provides a snapshot of current conditions in Gallatin County (by subarea) as of spring 2024 but may be updated from time-to-time as new data and information becomes available.

The Profile serves as a supplement to the existing conditions information and maps contained in Chapter 4, as well as the Primary Criteria maps and information contained in Chapter 5 and is intended to serve as a resource for County staff, elected and appointed officials, partner agencies, property owners, renters, and others to evaluate the context and suitability of future development in different areas of Gallatin County.

2026 Growth Policy Update

Targeted updates were made to the Growth Policy in 2026 to account for Belgrade's Extraterritorial Planning Jurisdiction transitioning from City-County to County jurisdiction. These updates also coincided with the state law required 5-year review to determine if updates were needed to the Growth Policy.

To collect public input on the draft Growth Policy updates, Planning Staff held three open house meetings: one in Bozeman, one in Belgrade, and one on Zoom. The Zoom meeting was recorded and posted on the Planning website for anyone that did not have a chance to attend the meetings. At each open house planning staff explained what the Growth Policy is, why it needed to be updated, and what the proposed changes were. Staff also offered opportunity for the public to share what they thought should be updated in the Growth Policy or what the County should keep in mind during the Belgrade ETJ transition. The public shared that…



4 | Existing Conditions and Future Projections

INTRODUCTION

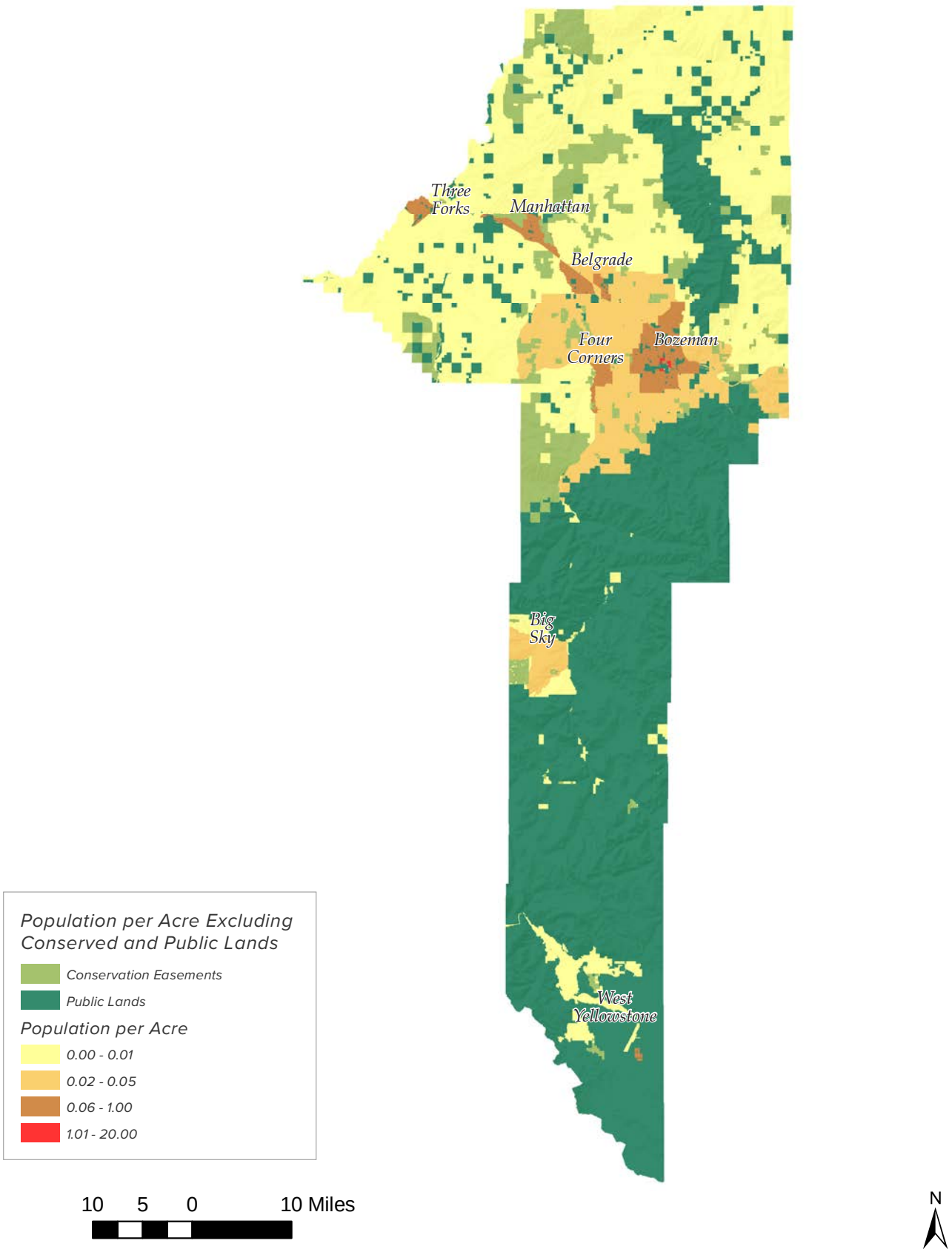
This Chapter presents snapshots of existing conditions in Gallatin County that are meant to provide baseline context for land use planning goals and policies.

The US Census Bureau released some 2020 American Community Survey (ACS) data in April 2020. Some of the content within this Chapter has been updated to reflect 2020 ACS data. The Growth Policy will be updated in full once 2020 decennial Census data is released.

LAND USE

Gallatin County covers more than 2,600 square miles in southwest Montana, nearly 1,250 square miles of which are public lands. The County contains three cities, two towns, 13 Census-designated places, and other unincorporated areas. The County also contains roughly 204 square miles of private land placed under conservation easement. As mentioned in the Introduction, not all land within the County is under the purview of the Growth Policy. The lands that are subject to the Gallatin County Growth Policy, Subdivision Regulations, Neighborhood Plans, or Zoning Regulations are considered County jurisdiction, which makes up about 47% of the total land area in the County.

Figure 4-1. Population Density in Gallatin County



POPULATION

Gallatin County's population has increased significantly over the last two decades. The US Census Bureau counted 68,406 County residents in 2000, 89,513 in 2010, and estimated 118,960 in 2020, the latest year for which population estimates are available. Our population has increased 71% in 20 years. Figure 4-2 illustrates that this increase represents nearly 20-30% more growth than Montana's two other fastest-growing counties, Broadwater and Flathead. Gallatin County's growth also greatly exceeds that of the State of Montana's, whose population grew by roughly 22% over the same period. Figure 4-3 shows growth rates within Gallatin County, Bozeman, Belgrade, Four Corners, and Big Sky. All experienced significant growth during that 20-year period, with Four Corners and Big Sky, which are recognized as a Census Designated Places (CDPs), growing more than 200%.

Figure 4-2. Comparison of County Growth Rates, 2000 - 2020

Source: US Census Bureau City and Town Population Totals: 2010-2020; ACS 5-Year Estimates 2010 and 2020

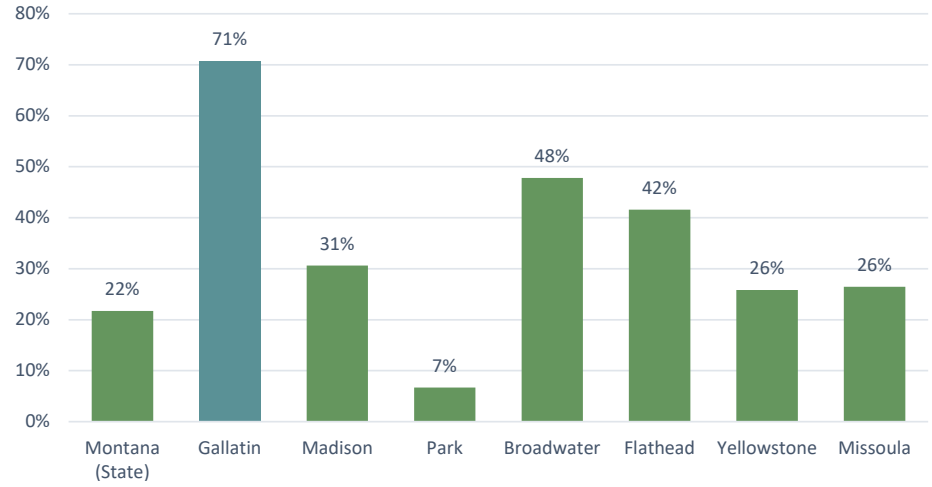
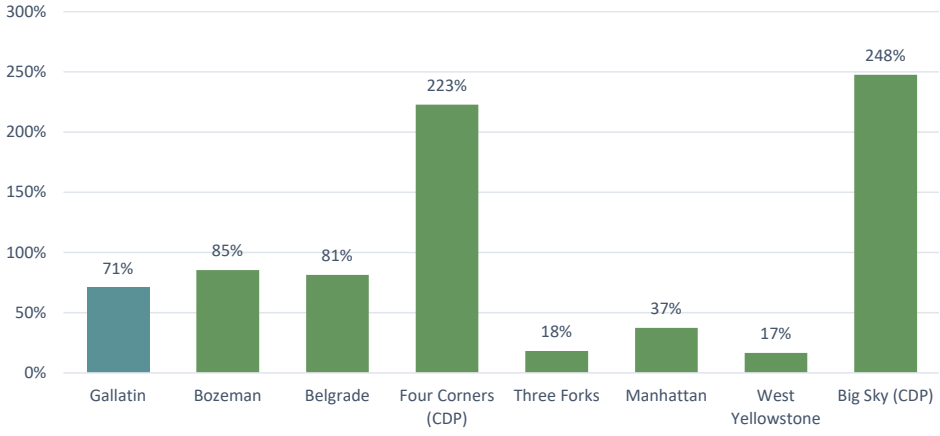


Figure 4-3. Comparison of Growth Rates within Gallatin County, 2000 - 2020

Source: US Census Bureau City and Town Population Totals: 2010-2020; ACS 5-Year Estimates 2010 and 2020



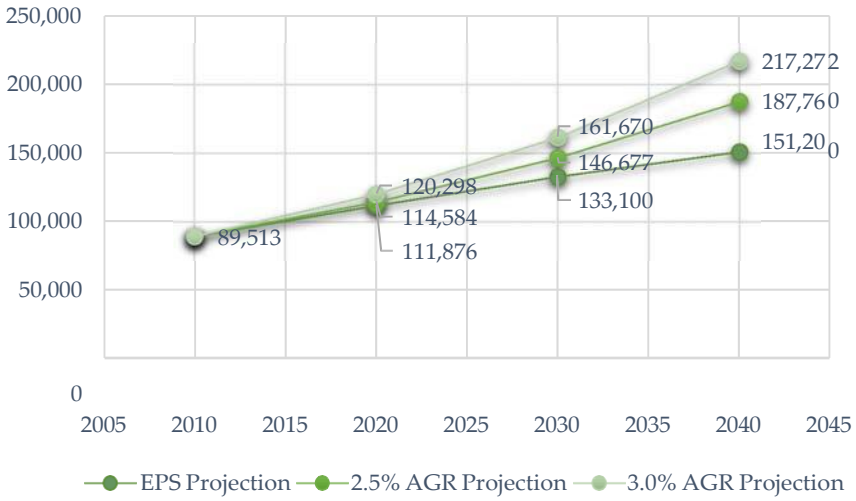
Population Projections

Gallatin County is currently the fastest-growing county in Montana and the 36th fastest-growing county in the nation. If growth continues at a rate of 2.75% annually, the County would reach a population of approximately 200,000 by 2040.

Figure 4-4 depicts a population projection from Economic and Planning Systems (EPS) alongside projections using annual growth rates of 2.5% and 3.0% from ACS 5-Year estimates. The EPS projections are at the low end of the population growth that is expected. Figure 4-4 illustrates that, regardless of the methods used for estimating our population, substantial growth will ~~ocurr~~occur over the next two decades. This considerable increase in the number of Gallatin County residents will necessitate thoughtful planning.

Figure 4-4. Gallatin County Population Projections through 2040

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates; Economic and Planning Systems (EPS), 2018, Demographic and Real Estate Market Assessment



The 2020 pandemic appears to be playing a role in Gallatin County's growth. It likely contributed to a "Zoom Town" boom, in which telecommuting has allowed some workers newfound mobility. Early evidence suggests many people with the option to work remotely are relocating to Gallatin County and contributing to the increased housing shortage and costs.

HOUSING

The US Census Bureau estimated that in 2019 there were approximately 108,063 people in Gallatin County living in 49,478 housing units. About 61% of these people owned the homes they were living in; the remaining 39% rented. The County's share of owner-occupied housing is lower than Montana's overall, which is approximately 68%.

Median household incomes for homeowners and renters in Gallatin County (Figure 4-5) exceed those throughout the state and nation. However, income levels follow a similar pattern seen at both geographies: renters have significantly lower median household incomes. Renting households in Gallatin County earned $41,866 in the past 12 months, only 48% of the income ($86,544) earned by their homeowning counterparts.

Figure 4-5. Median Household Income of Renters and Owners, 2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates



A number of factors contribute to a lower share of local homeownership. For example, the approximately 14,000 undergraduate students at Montana State University may not see homeownership as practical if they expect to leave the County upon receiving their degree. However, high housing costs depress homeownership rates for all County residents and may influence the decisions of recent graduates about whether long-term tenure in the County is viable. Prospective home buyers in the County had to contend with median home values that were 65% higher than those statewide and 61% higher than median home values nationally. Renters also face higher housing costs in Gallatin County than elsewhere, although not to the same degree as those trying to buy. Median monthly rent payments are estimated at $1,074 in Gallatin County, $810 in Montana, and $1,062 nationally.

Figure 4-6. Median Home Value and Monthly Rent, 2019

Region	Home Value	Monthly Rent
Gallatin County	$357,100	$1,074
State of Montana	$230,600	$810
United States	$217,500	$1,062

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates

Comparing median housing costs to income levels can provide insight into how affordable housing is in Gallatin County. The United States Department of Housing and Urban Development (HUD) has set a threshold of affordability, based on how much of a person's income goes toward housing costs. If the occupant is spending 30% or less of their gross income on housing costs, including utilities, HUD considers their housing to be affordable. In the five-year period leading up to 2019, t~~T~~he US Census Bureau ~~estimates~~ estimated that 33% of housing units in Gallatin County ~~are~~ were unaffordable for their residents. Renters ~~are~~ were disproportionately impacted by a high housing cost burden; half of all rental units (50%) cost more than a third of the occupant's income. About a quarter of homes (24%) ~~are~~ were unaffordable for their owners. The County's Housing Needs Assessment, done as part of the Housing Strategy, revealed a decrease in housing

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affordability following the pandemic in 2020 for both renters and owners. In the 5 year period leading up to 2022, the share of cost burdened rental units in the County increased to over 50% and the share of cost burdened owner households with a mortgage increased to over 30%. Countywide, only 6% of housing sales are affordable to those earning 120% of the Area Median Income or less. See the County's Housing Strategy and Housing Needs Assessment for additional information.

"I'm concerned about the increasing housing prices and property taxes that make it hard to have a diverse community in terms of income, socio-economic status, race, education level, and age."

Figure 4-7 illustrates housing affordability for home buyers in terms of an "affordability index," which is calculated by dividing median home price by median household income. The resulting number—the "index"—represents the number of years of household income required to pay off a home (not including interest and other fees). Another way to look at it is how many times higher median home prices are than median household income. The median home price in Gallatin County is 5.38 times higher than the median household income of $66,499. Generally speaking, the lower the resulting number, the more affordable homes are in a given area. The higher the number, the less affordable homes are in a given area.

By this measure, Gallatin County is the least affordable county in Montana and is less affordable than the composite affordability indexes for both the state of Montana and the United States. However, homes in Gallatin County are more affordable than the City of Bozeman (6.60), where home prices are nearly seven times the median income. It is also important to keep in mind that this analysis is a snapshot in time. Housing prices can shift dramatically in a short period, as we saw in the lowering of prices due to the 2008 recession and the increase of prices during the 2020 COVID-19 pandemic.

The 2024 Gallatin City-County Community Health Assessment Report identified cost of living as a factor that strains resident's abilities to procure healthy food and medical care, straining social connections, and exacerbating chronic health conditions. Housing affordability was identified as a priority area for the 2025 Community Health Improvement Plan.

The County continues to be seen as an affordable alternative to the City of Bozeman, a perspective that has the potential to induce and compound County-wide planning challenges. The search for affordable housing can lead to development in agricultural areas with limited infrastructure and services, or on lands that serve important ecological functions and provide wildlife habitat. County residents who must commute by car to regional employment centers like Bozeman will place additional stress county infrastructure while increasing roadway congestion, crashes, and air pollution.

Housing Needs Assessment (HNA) (2024)

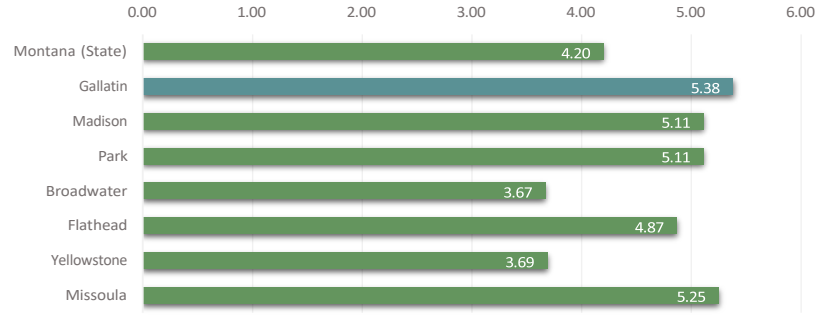
A countywide Housing Needs Assessment was prepared in 2024 to provide data necessary to inform the development of a ~~Housing Strategic Plan~~Housing Strategy that identifies actions that Gallatin County could take to address some of its housing challenges. The Housing Needs Assessment provides a detailed analysis of the market and affordability conditions in Gallatin County and includes additional detailed information on conditions within multiple localized areas within the County to provide a more nuanced understanding of the regional differences **in** housing affordability and attainability.

The Housing Needs Assessment:

- Documents the extent of existing affordability challenges (by area, rental, for-sale, and at what income levels);
- Highlights major differences by area;
- Identifies the income levels with the greatest "gaps" in housing supply; and
- Provides additional, more recent data on housing since adoption of the Growth Policy (2021), representing the best available information as of spring 2024.

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Figure 4-7. Income to Housing Cost Index

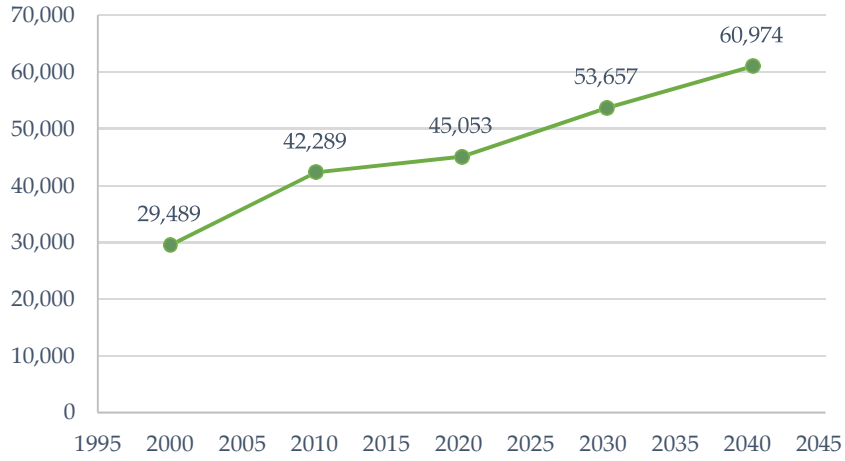


Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates

Housing Projections

Projected housing demand is directly related to the amount of population growth. A conservative estimate using the EPS population projection shown in Figure 4-4 indicates that roughly 151,000 people will be living in the County by 2040. These people would require an additional 19,000 housing units in the County by 2040, a 45% increase from the existing 42,000 housing units to approximately 61,000 housing units. The housing goals in chapter 7, the Housing Special topic in Chapter 8, and the 2024 Gallatin County Housing Strategy are designed to help meet this demand. Additionally, the County has accepted a Model Zoning Code for Affordable Housing which provides guidance for how zoning can support housing affordability. ~~The policies outlined in Chapter 7 under the Housing Goal are designed to help meet this demand, although a comprehensive housing strategy will likely be necessary to achieve these policies.~~

Gallatin County Housing Unit Projections, Through 2040



Source: EPS, 2018, Demographic and Real Estate Market Assessment

ECONOMY

The Bureau of Labor Statistics' 2019 data indicate that the majority of Gallatin County's workforce is employed in four industries: Retail Trade, Accommodation and Food Service, Construction, and Health Care and Social Assistance. The 16,000+ workers in the top two industries (Retail Trade and Accomodation & Food Service) have some of the lowest average wages in the County, at less than $34,500 annually. Workers in the construction and health care are better compensated, with annual average wages of between $50,000 and $60,000. The highest paying jobs in Gallatin County are in Finance and Insurance ($79,956), Mining, Quarrying and Oil and Gas Extraction industry ($78,422), and Federal Government positions ($76,483). While Mining, Quarrying, and Oil and Gas Extraction jobs are the highest paying in the County, they also are the rarest, with only 212 total jobs.

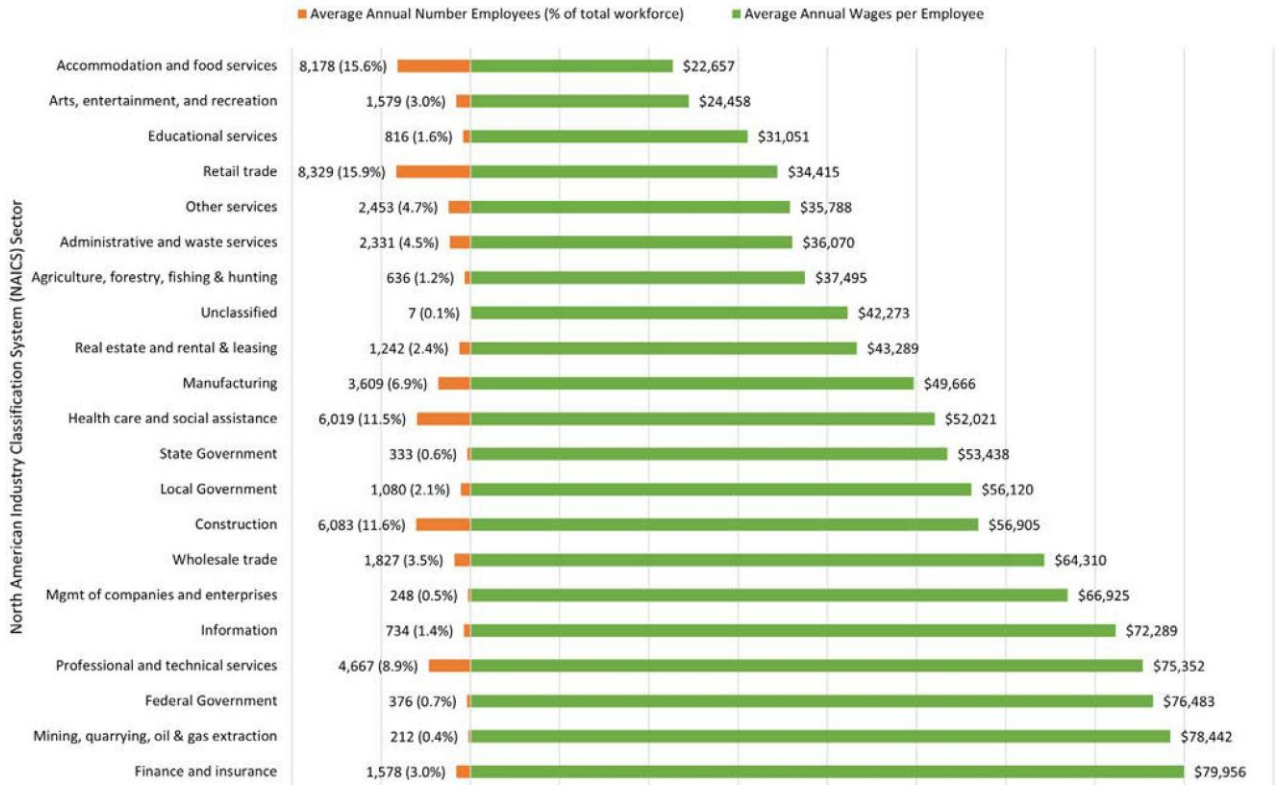
Regional Employers

The top 10 private and public employers in Gallatin County include companies that have an international presence and range from 250 to more than 2,000 employees. The employers are listed in order below, along with the estimated range of total employees:

1. Bozeman Health: 2,000+
2. Montana State University: 1,000+
3. Oracle America: 500 - 999
4. Belgrade School District: 500 - 999
5. Bozeman School District: 500 - 999
6. Gallatin County: 500 - 999
7. City of Bozeman: 250 - 499
8. Kenyon Noble Lumber & Hardware: 250 - 499
9. Town Pump: 250 - 499
10. Walmart: 250 - 499

Figure 4-9. Average Annual Number of Employees & Average Annual Wages per Employee, by NAICS Sector

Source: Bureau of Labor Statistics, 2019. Quarterly Census of Employment and Wages (annual averages).



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"I love that Gallatin County is still Montana but has a bustling economy ripe with opportunity."

Economic Projections

EPS used data from the Bureau of Economic Analysis to project that there will be an increase of over 35,000 jobs between now and 2040. The industries that are projected to experience the largest rates of growth are Transportation and Warehousing, Educational Services, Management, Construction, and Accommodation/Food Services. This projection corresponds to the low-end population projections highlighted earlier in this Chapter. The table below shows the growth projected to occur within each industry by decade through the year 2040. For example, the Construction industry is projected to grow from 7,650 jobs in 2017 to 12,210 jobs in 2040. Projections shown were developed prior to the COVID-19 pandemic. Impacts of the pandemic may not be fully realized by the time the Growth Policy is adopted.

*2017 data shown in this table is from the Bureau of Economic Analysis and includes job figures that account for proprietors and contractors, which are not included in the Wage and Employment graph earlier in this document, as those figures come from the Bureau of Labor Statistics, a different agency.

Figure 4-10. Gallatin County Projected Job Growth, 2017 - 2040

Industry	2017	2020	2030	2040	% Increase
Transportation and warehousing	1,799	1,966	2,529	3,090	71.8%
Educational services	1,608	1,796	2,326	2,740	70.4%
Management of companies and enterprises	347	387	501	591	70.3%
Accommodation and food services	8,287	9,055	11,393	13,419	61.9%
Construction	7,650	8,178	10,216	12,210	59.6%
Manufacturing	3,842	4,198	5,166	5,864	52.6%
Health care and social assistance	6,343	6,781	8,286	9,545	50.5%
Admin, Support, Waste Mgmt, and Remediation Services	3,003	3,245	3,936	4,468	48.8%
Arts, entertainment, and recreation	3,064	3,726	3,915	4,444	45.0%
Professional, scientific, and technical services	7,266	7,768	9,284	10,538	45.0%
Wholesale tade	2,177	2,327	2,781	3,157	45.0%
Finance and insurance	2,678	2,862	3,421	3,883	45.0%
Information	1,036	1,095	1,290	1,497	44.5%
Real estate and rental and leasing	5,984	6,327	7,452	8,459	41.4%
Mining, quarrying, and oil and gas extraction	621	656	773	877	41.2%
Forestry, fishing, and related activities	741	801	951	1,046	41.2%
Utilities	121	125	143	162	33.9%
Retail trade	9,772	10,332	11,902	13,018	33.2%
Other services (except public administration)	3,863	4,084	4,705	5,146	33.2%
Government and government enterprises	10,220	10,336	10,973	11,692	14%

Source: EPS, 2018, Demographic and Real Estate Market Assessment

LOCAL SERVICES AND PUBLIC FACILITIES

Services funded by Gallatin County include agriculture extension, law enforcement, emergency management, open lands, public health, environmental health, road and bridge maintenance, planning, and many others. There are major public services provided by entities other than Gallatin County, including education and fire protection, which are funded through property taxes.

Wastewater Treatment

Gallatin County does not provide wastewater treatment as a public service, but facilitates procedural guidelines established by the State, which assist the development of County Water and Sewer Districts. Water and Sewer Districts are administered by a local board of directors funded and supported by the individual district. Once established, these districts are subject to state requirements for operation and maintenance, as well as a monitoring program. Depicted in Figure 4-11, there are 17 water and sewer districts in Gallatin County.

Water Supply

Water use permitting is dictated by law and administered by the Montana Department of Natural Resources and Conservation. Although supplies of water are physically available in the Gallatin, according to the 2017 Gallatin Watershed Sourcebook: A Resident's Guide, "new water rights for surface water or large groundwater uses are not legally available. The Gallatin is one of several rivers in the upper Missouri Basin closed to new withdrawals."

The County's growing population will require both more water and expanded water delivery infrastructure as farmland and ranches are converted to residential, commercial, and industrial. County residents currently rely more on groundwater (approximately 57%), rather than surface water (approximately 43%) as the source of their water.

Belgrade, Bozeman, Manhattan, Three Forks, and West Yellowstone have set up public water supply systems to distribute water to residents. Public systems serve 15 or more connections or 25 or more persons daily and are responsible for regularly testing their water and notifying users of any problems. Bozeman, which has the largest system, draws water from Sourdough, Hyalite, and Lyman Creeks.

Outside of these municipalities, areas including River Rock Subdivision, Four Corners, Rae, and Big Sky are served by combined Water and Sewer Districts. These Districts are units of government within the State of Montana that supply potable water and provide wastewater treatment. Some of these districts solely provide wastewater treatment, while others provide water for fire protection, irrigation, and domestic water.

The remaining residents and businesses in the County draw water from a combination of individual and shared wells, springs, irrigation ditches, and other surface water sources. A home with one acre of lawn

uses approximately two and a half acre-feet of water a year. Since 1973, permit exemptions have been allowed for wells and developed springs that produce fewer than 10 acre-feet of water a year and whose flow rates are less than 35 gallons per minute. These exemptions facilitate the subdivision of land with minimal oversight from the Department of Natural Resources and Conservation, as long as each subdivision uses no more than 10-acre feet of water annually. Data from the Montana Bureau of Mines and Geology indicates there are 18,739 wells in Gallatin County, only 553 of which are for public water supplies.

No rules or regulations currently obligate owners of private water supply systems to test their water for contaminants or to maintain their water distribution systems. However, strategies like wellhead protection strive to keep pollutants away from water sources. Gallatin County can require water quality monitoring reports as part of the subdivision approval process.

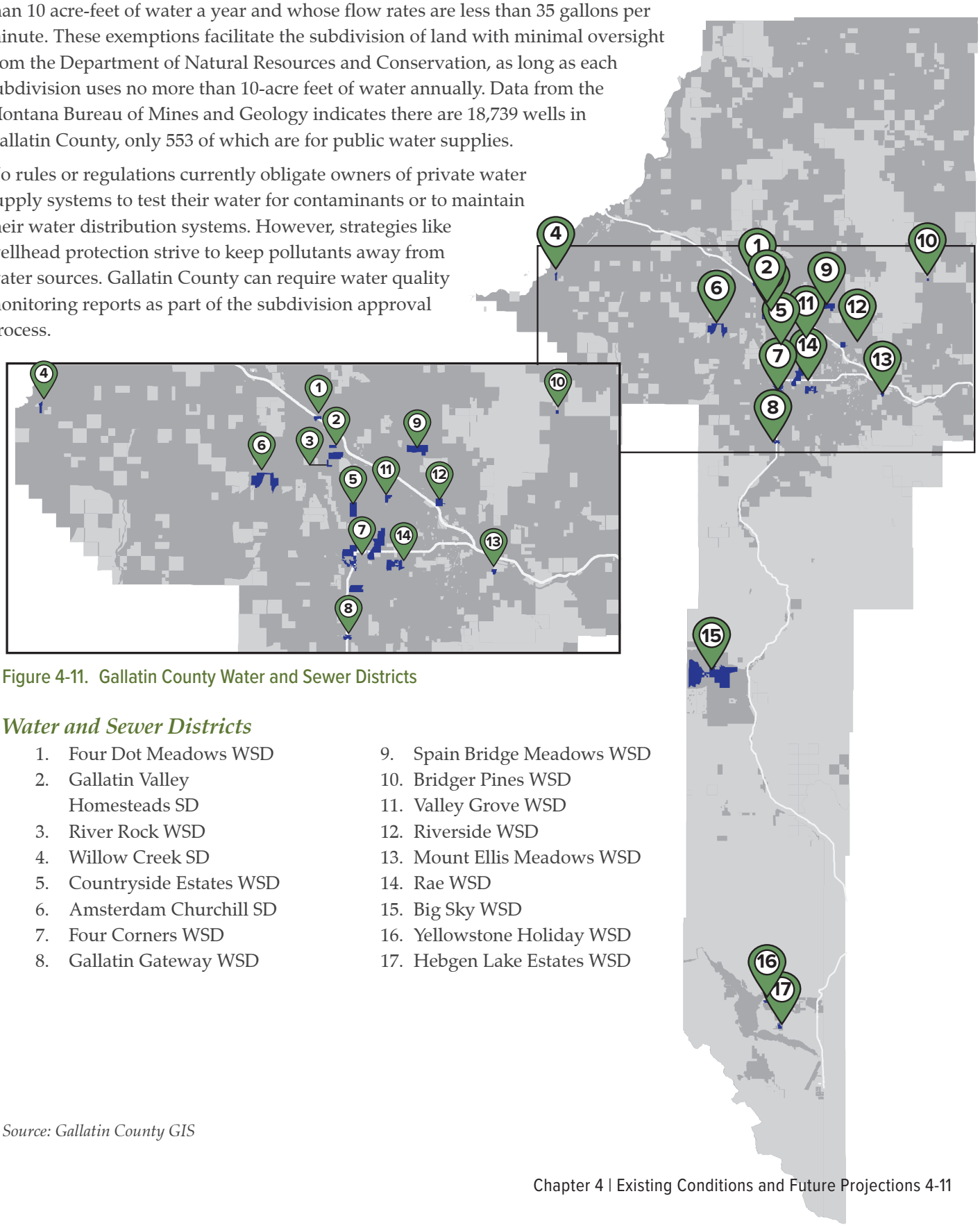


Figure 4-11. Gallatin County Water and Sewer Districts

Water and Sewer Districts

1. Four Dot Meadows WSD
2. Gallatin Valley Homesteads SD
3. River Rock WSD
4. Willow Creek SD
5. Countryside Estates WSD
6. Amsterdam Churchill SD
7. Four Corners WSD
8. Gallatin Gateway WSD
9. Spain Bridge Meadows WSD
10. Bridger Pines WSD
11. Valley Grove WSD
12. Riverside WSD
13. Mount Ellis Meadows WSD
14. Rae WSD
15. Big Sky WSD
16. Yellowstone Holiday WSD
17. Hebgen Lake Estates WSD

Source: Gallatin County GIS



Photo Credit: Phillip Luebke



Photo Credit: Mitch Hendrick

"We also need to rethink transportation and stop making every road multi-lane/size of a freeway. Resources should instead be spent on making our transportation corridors walkable and bikeable and with more mass transit options."

Roadways

The Gallatin County Road Department is responsible for maintaining more than 800 miles of roadway and more than 200 bridges. The Montana Department of Transportation (MDT) is responsible for maintenance of federal highways, as well as primary and secondary state highways. City roads are maintained at the municipal level. The responsibility of maintaining internal subdivision roads lies with private landowners within the subdivision, usually in the form of a property owners' association.

Available geographic information systems data shows that the City of Bozeman's bike network contains more than 18 miles of bike routes, 33 miles of bike lanes, 23 miles of shared-use paths, and 92 miles of natural
unpaved surface trails. While data is not as readily available for several other communities, the high levels of outdoor recreation and activity by residents and visitors lends itself to the importance of non-motorized infrastructure throughout the County.

Bus Travel

The Streamline and Skyline bus systems are the primary mass transit system in the County, with routes through Bozeman, Belgrade, Four Corners, Big Sky, and other locations. As of 2025, Streamline is operated by the Urban Transportation District, approved by voters to coordinate transit operations in 2023. Streamline provides approximately 300,000 rides annually; it surpassed three-million total rides in 2018.
Other bus services within the County include Link Express, Galavan, Van Pool, and the West Yellowstone Foundation's service, which together provided nearly 250,000 rides in 2019. While bus service is present in the more urbanized areas of the County, some rural areas experience minimal to non-existent bus service and primarily rely on personal vehicles for transportation.

Bus travel within the County has seen overall growth, though Streamline ridership data shows a slight decline between 2015 and 2019, from about 320,000 annual rides to 285,000 rides. Other bus services in the region have seen increases, with Galavan experiencing the greatest increase, going from about 60,000 rides in 2015 to nearly 89,000 in 2019. Galavan specifically serves senior citizens and person with disabilities. The future of bus travel in the County is difficult to predict, but with a growing population comes additional resources for planning~~,~~ ~~including the potential for a~~ A Metropolitan Planning Organization (MPO), which is a transportation planning agency required by federal law for any
metropolitan area over 50,000 people, was created after the 2020 census revealed that the Bozeman area had crossed the population threshold. Opportunities to connect Bozeman to Big Sky via bus rapid transit could be found through the ~~establishment of an~~ Gallatin Valley MPO.

Additionally, in 2024, Gallatin County completed the Safe Streets for All Action Plan, identifying the region's most pressing safety concerns and potential projects and strategies to address issues.

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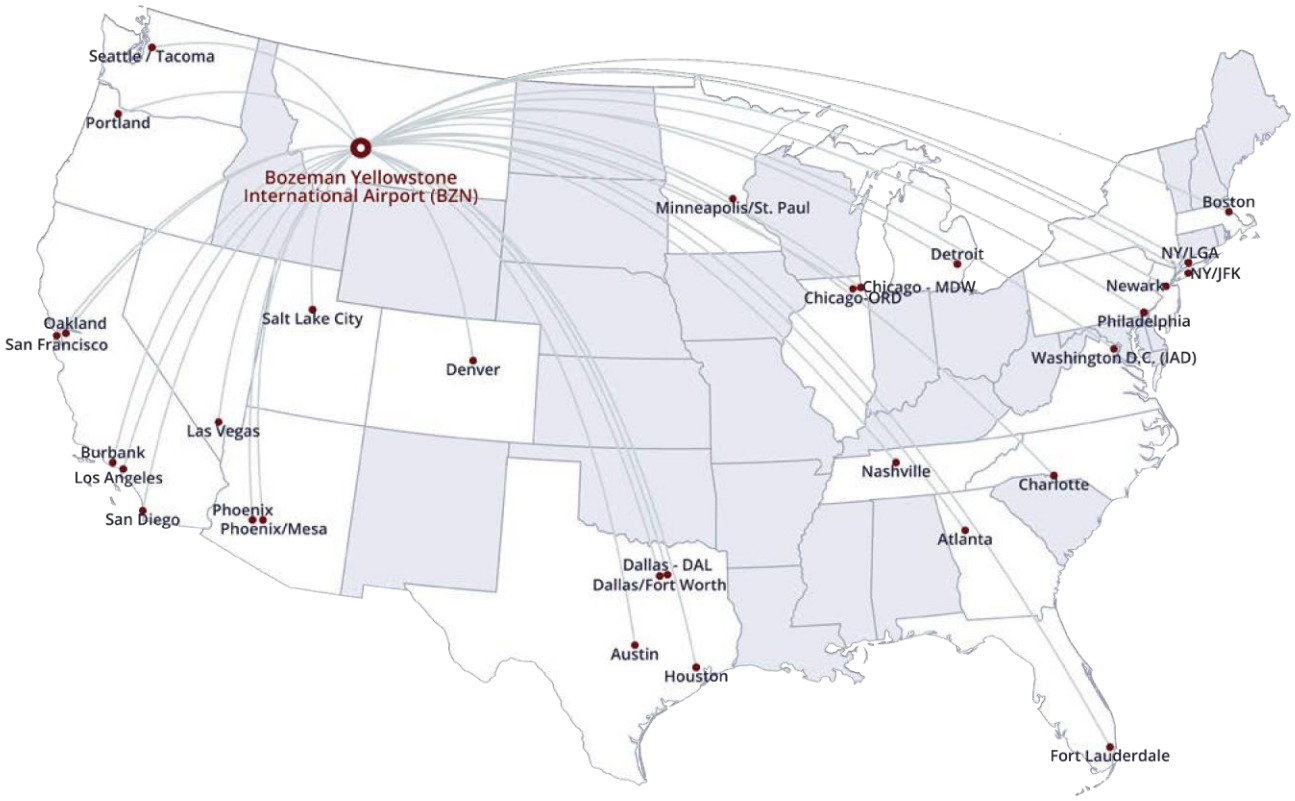


Figure 4-12. Bozeman-Yellowstone Non-Stop Destinations, 2020

Source: bozemanairport.com

Air Travel

A 2020 report indicated that the Bozeman Yellowstone International Airport (BZN), located in Belgrade, set a new passenger record for the tenth year in a row. Nearly 1.6 million travelers went through the airport in 2019, an increase of over 230,000 from 2018, and up from 730,000 total travelers in 2010. The 104% increase since 2010 can be attributed to multiple factors, including the County's growing population, the increasing student population at MSU, the national and local economic boom, and increasing visits to Yellowstone National Park and Big Sky, among others. Due to the COVID-19 pandemic, the total amount of passengers traveling through BZN in 2020 dropped by 43.5% to 889,775, from the record-setting 1.6 million in 2019.

Nine airlines currently have routes to BZN, including Alaska, Allegiant, American, Delta, Frontier, JetBlue, Southwest, Sun Country, and United. Of the nine airlines, United and Delta together account for 70% of the airline market share. As shown in the Figure 4-12, there are 21 non-stop destinations around the country from BZN, including, but not limited to Seattle, Los Angeles, Atlanta, New York, Chicago, Denver, and Houston. The airport also serves a large private market that includes international arrivals. Current route and airline information is available through the Bozeman Yellowstone International Airport.

Air travel into Bozeman has continued to experience growth ~~for the past ten years~~. The airport has met demand by both adding flights and expanding the airport facility. An increase in visitation to the region is likely, which will continue to increase demand for airport capacity.

"I love the access to infrastructure (airport, great roads)and services while still having such wonderful access to outdoor recreation."

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Photo Credit: Dacia Dalton

NATURAL RESOURCES

Conservation and Land Cover

Of the 1,685,617 acres of land in Gallatin County, 53% is in private ownership. Of the 886,074 acres of private land in the County, nearly 130,000 acres are placed under conservation easement. At the time of the adoption of the 2003 Growth Policy, there were 67,000 acres of land in conservation easements, indicating that the total acreage of conservation easements has nearly doubled since 2003. The Growth Policy recognizes that conservation easements are an important tool to protect the natural resources in Gallatin County and reduce rural land consumption.

The remaining 47% of land is publicly owned and managed by Federal Agencies, such as the Bureau of Land Management (BLM), US Forest Service (USFS), and National Park Service (NPS); State Agencies, such as Montana Fish Wildlife and Parks (FWP), Montana Department of Transportation (MDOT), and Department of Natural Resources and Conservation (DNRC); and local governments.

Rivers and Streams

A critical source of water in Gallatin County is the Gallatin River. The Gallatin River Watershed stretches across approximately 1,800 square miles (about 68%) of Gallatin County as it flows north from Yellowstone National Park to join the Jefferson and Madison Rivers in the Gallatin Valley. In an average year, the Watershed's rivers and streams carry enough water to cover 1,200 square miles—an area the size of Rhode Island—in a foot of water. The West Gallatin River currently provides water for 75% of the irrigated land in the Gallatin Valley.

Mountain snowpack provides most of the water that feeds the streams, springs, groundwater, and wetlands throughout the Valley. Climate change is likely to cause more moisture to arrive as rain instead of snow, and lead to earlier spring runoffs and drier summers.

"Access to trails, open space, and non-motorized transportation alternatives enriches my quality of life."

Figure 4-13. The Gallatin River Watershed

*Source: Gallatin Watershed Council by Carto-Logic GIS, Inc., *Local, City, or County land depicted in yellow represents land held for public water supply purposes (e.g., reservoirs). Area in gray is private land.*

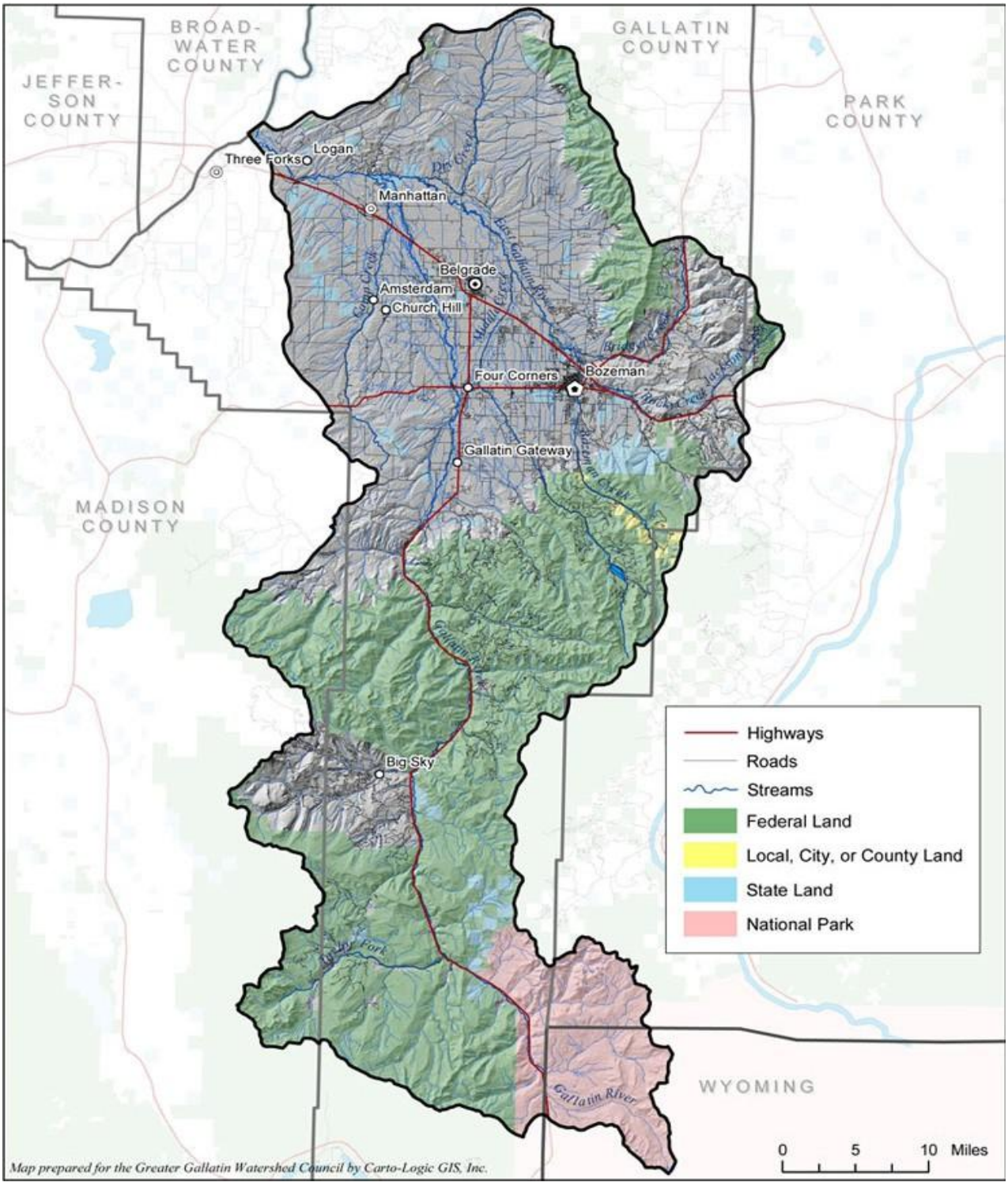




Photo Credit: Cathy Martin



Photo Credit: Somer Erdmann

Wildland-Urban Interface

The Wildland-Urban Interface (WUI) is defined as "any area where the combination of human development and vegetation have a potential to result in negative impacts from wildfire on the community." As Gallatin County has continued to grow at a high rate, residential development has increased within forested and other wildland areas. Increasing human presence in the WUI poses a greater risk to the community and presents a challenge for fire and other emergency response agencies. The Gallatin County Community Wildlife Protection Plan (CWPP) is the guiding document for these areas.

The CWPP highlights Gallatin County's history of wildfires dating back to the 1980s starting with the Greater Yellowstone Fires in 1988 up until the smaller, less destructive Horseshoe Fire of 2018. As of the authoring of the 2019 CWPP, ~~finalized in June 2019~~, most wildfires over the previous 10 year period were less than 10 acres and only five fires were larger than 1,000 acres. In 2024, updated fire risk data for the next CWPP was adopted, and the new plan is in progress at the time of writing. Please see the latest CWPP for more information on these areas and for the most current fire risk information. ~~It should be noted that the CWPP does not include information on the 2020 Bridger Foothills fire, which was a significant fire event.~~

"Beautiful scenery can be found up in the mountains and down in the valleys. However, it isn't just scenery. We like natural outdoor places because we recognize them as our habitat. All species are capable of recognizing their habitat, humans included. When we are in our habitat, we find solace and security. This is why natural outdoor places are important. We are fortunate Gallatin County has a lot of natural outdoor places. Future generations will need them even more than we do."

Wildlife and Wildlife Habitat

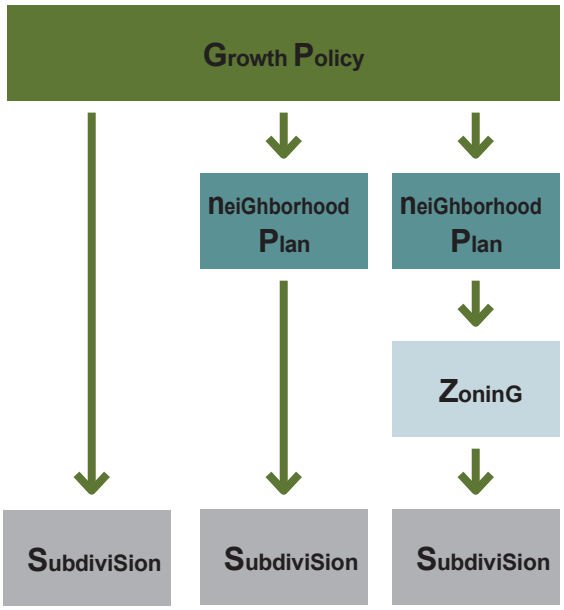
Gallatin County has an abundance and variety of fish and wildlife species. The county is within the Greater Yellowstone Ecosystem, which supports the iconic species of Yellowstone National Park including elk, bison, and grizzly bears. Animals use native habitats and developed areas, navigating the patchwork of public and private lands. Water bodies including rivers, streams, lakes, reservoirs, wetlands, and riparian areas provide important habitat for fish and wildlife. Rivers and streams in Gallatin County support conservation populations of westslope cutthroat trout and Arctic grayling. The Bridger Mountains and Gallatin Range south of Bozeman provide important winter range for elk and mule deer. The area around Big Sky provides important habitat for bears, elk, and moose and the Hebgen Lake area provides important habitat for bears, elk, moose, and bison. The Hebgen Lake and Bozeman Pass areas are also important for wildlife movement and migration. Pronghorn antelope, elk, and mule deer use and move through areas in the northern portion of the county. Golden and bald eagles, which are protected under the Bald and Golden Eagle Protection Act, can be found nesting on cliffs and in large trees along water bodies. Riparian areas, wetlands, and cottonwood galleries provide habitat for a suite of other game and non-game species, such as nesting songbirds, upland game birds, waterfowl, and webless migratory birds (e.g., staging areas for sandhill cranes). Bighorn sheep use and move through the area north of Big Sky which includes the Highway 191 corridor, the Gallatin Range, and portions of Gallatin County north of Hebgen Lake. Mountain goats exist mainly on the high-elevation public lands of the Bridger, Gallatin, and Madison Mountain Ranges. Elk also use and move through the Highway 191 corridor from Big Sky south to Yellowstone National Park. The Montana Natural Heritage Program provides a complete listing of Montana Species of Concern for the county and the U.S. Fish and Wildlife Service maintains the current list of threatened and endangered species under the Endangered Species Act.

In recent years, resources have been developed investigating wildlife movement and measures to reduce human-wildlife conflict, including but not limited to wildlife-vehicle collisions.

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Figure 5-1. Plan and Document Overlap





5| Growth Policy Influence Map and Matrix

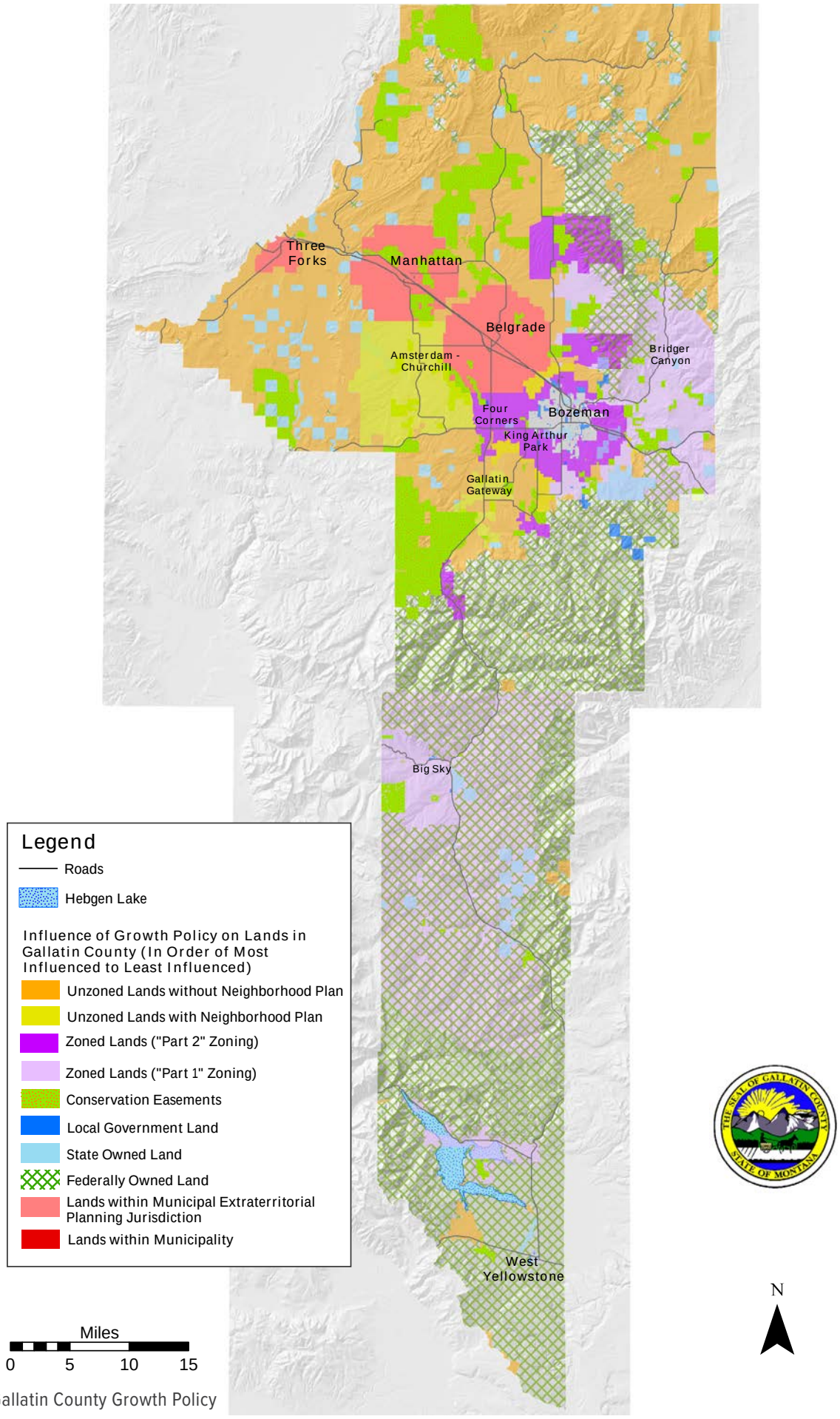
INTRODUCTION

The Gallatin County Growth Policy Influence Map and Matrix provide a bridge between existing conditions in the county and the Growth Policy's vision for the future. They provide a snapshot of current planning goals and practices, and can be used to highlight development constraints and considerations that inform and guide future land use decisions.

The Growth Policy Influence Map [Map to be updated to remove Belgrade Extra-Territorial Planning Jurisdiction] is a visual tool showing 10 planning designations. These designations are listed hierarchically in the Map's legend, with areas most influenced by the Growth Policy at the top and areas least influenced by the Growth Policy at the bottom. Due to the size of the County and the scale of the Map, there is an accompanying Planning Document Matrix that indicates the Growth Policy's level of influence on each planning designation and identifies applicable planning documents. These planning documents provide more guidance and detail on development considerations and constraints, as well as any applicable regulatory requirements.

The Growth Policy will exert the greatest influence and provide the most guidance in areas of the County with minimal planning and land use documents (e.g., zoning regulations and neighborhood plans). Areas that have existing zoning or neighborhood plans will require less of the Growth Policy's direct guidance, as these documents must be created in compliance with the Growth Policy. The Growth Policy has variable influence on land where other jurisdictions or regulations have equal or greater authority, such as lands protected under conservation easements or managed by the Federal Government. Lastly, there are lands where the Growth Policy has very little influence, namely within municipalities.

Figure 5-2. Growth Policy Influence Map.



The Map and Matrix are not intended to be static. Chapter 9 notes how the planning documents identified in the matrix below can change over time.

Figure 5-3. Planning Document Matrix

Map Category	Influence of Growth Policy	Applicable Documents
Unzoned Land Without a Neighborhood Plan	Highest	**Applicable to all unzoned land without a neighborhood plan:** » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations
Unzoned Land with a Neighborhood Plan	Higher	**Applicable to all unzoned land with a neighborhood plan:** » Local neighborhood plan » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations **Applicable to some unzoned land with a neighborhood plan:** » All of the above, plus: » Transportation and other applicable infrastructure plans » Trails Plans
Zoned Land ("Part 2" Zoning)	Medium	**Applicable to all "Part 2" zoned land:** » Local zoning regulation » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations **Applicable to some "Part 2" zoned land:** » All of the above, plus: » Local neighborhood plan » Transportation and other applicable infrastructure plans » Trails Plans
Zoned Land ("Part 1" Zoning)	Medium	**Applicable to all "Part 1" zoned land:** » Local zoning regulation » Local neighborhood plan » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations » The Growth Policy* **Applicable to some "Part 1" zoned land:** » All of the above, plus: » Transportation and other applicable infrastructure plans » Trails Plans **Note: While historically not viewed as under the jurisdiction of the Growth Policy, any significant decisions within or updates to Part 1 Zoning Districts should align with the Growth Policy in order to provide consistency across the County.*

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Land Subject to Conservation Easements	Variable	**Applicable to all land subject to conservation easements*:** » Development restrictions associated with conservation easement » Open Lands Board History and Strategic Plan » Local neighborhood plan » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations **Applicable to some land subject to conservation easements:** » All of the above, plus: » Local zoning regulation » Neighborhood plan » Transportation and other applicable infrastructure plans » Trails Plans **Note: The terms of each conservation easement will impose unique, permanent development limitations on land under easement.*
Public Land (Owned by Local, State, and Federal Governments)	Variable	When public land is used for a public purpose, it is often—but not always—exempt from local government review. A considerable amount of public land is included within the boundaries of zoning districts. However, zoning may only be applicable if the public land is used for a private purpose or if the public land is converted to private ownership. In such instances, public land would generally be subject to the same applicable documents as the corresponding zoned land.
Land Within Municipal Extraterritorial Planning Jurisdictions	Low	**Applicable to all land within municipal extraterritorial planning jurisdictions*:** » City-County Growth Policy » Subdivision Regulations » Floodplain Regulations » County Transportation Design and Construction Standards » County Building for Lease or Rent Regulations **Applicable to some land within municipal extraterritorial planning jurisdictions*:** » Local zoning regulation » Local neighborhood plan » Capital improvements plan » Park and recreation plans » Transportation and other applicable infrastructure plans **Note: Some development applications may require approval by both the municipality and the County.*
Municipal Lands	Lowest	A variety of municipal planning documents may be relevant to development. Please contact appropriate municipality for further details.

UNZONED LAND WITHOUT A NEIGHBORHOOD PLAN

About 70% of private land in the County—roughly 965 square miles—lies outside of a zoning district or neighborhood plan boundary. Development characteristics of the County's unzoned land vary, but the majority of existing development in these areas is on larger agricultural parcels, with little to no infrastructure or public services to support higher-density development.

While different in many ways, unzoned communities without neighborhood plans, such as Clarkston, tend to exhibit a dispersed development pattern. A handful of communities, such as Willow Creek, provide infrastructure and community services in small, clearly-delineated town centers, whose built environments feature slightly more compact development patterns than the surrounding land.

A key consideration for any development in these areas is the concurrency of any proposed increase in density with the provision of necessary infrastructure, such as water, sewer, and transportation networks that are accessible to people of all ages and abilities. Furthermore, development that is not consistent with the goals and policies of the Growth Policy or that cannot mitigate adverse impacts to the Primary Criteria detailed in Chapter 6 should be discouraged.

See applicable planning documents in the Planning Document Matrix.

UNZONED LAND WITH A NEIGHBORHOOD PLAN

Chapter 1 identifies six neighborhood plans that have been adopted across the County. Neighborhood plans are intended to be a more specific and detailed version of a Growth Policy. These plans describe the vision of the community and the guiding principles for growth.

The adoption of a neighborhood plan represents a significant investment in planning by residents of these communities. Their neighborhood plans provide frameworks for evaluating projects. If a project is not consistent with the goals and policies identified in the neighborhood plan, it should be discouraged. As with unzoned land without neighborhood plans, any proposed increase in density should be concurrent with the provision of necessary infrastructure, such as water, sewer, and transportation networks that are accessible to people of all ages and abilities. Development that cannot mitigate adverse impacts to the Primary Criteria detailed in Chapter 6 should be discouraged.

Gallatin Gateway and Amsterdam Churchill are two communities that have Neighborhood Plans, but have not adopted complementary zoning regulations. Each of these communities is anchored by a small town core, which is surrounded by a low-density mix of residential and agricultural parcels, interspersed with light industrial and commercial uses. These areas continue to lack infrastructure and other community services needed for high-density development, especially outside of their town cores.

See applicable planning documents in the Planning Document Matrix.

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ZONED LAND

There are 22 zoning districts throughout the County. As mentioned in Chapter 1, there are 15 "Part 1" Zoning Districts and seven "Part 2" Zoning Districts.

While historically not considered to be under the jurisdiction of the Growth Policy, any significant decisions within or updates to Part 1 Zoning Districts should align with the Growth Policy in order to provide consistency across the County. Zoning decisions in Part 2 Zoning Districts, not just limited to creation and amendments, must be in compliance with the Growth Policy.

The character of each zoning district is unique, and thus each zoning regulation will vary in terms of requirements for density, uses, lot sizes, setbacks, lighting, signage, watercourse protection, and other standards. Please refer to the applicable zoning regulation for further information on uses, density, development standards, and other aspects of the regulation.

All proposed subdivisions in these areas are subject to compliance with the underlying zoning regulations, and will also need to consider and appropriately mitigate impacts to the Primary Criteria, detailed in Chapter 6.

See applicable planning documents in the Planning Document Matrix.

LAND PROTECTED UNDER CONSERVATION EASEMENT

Conservation easements are voluntary, legal agreements between a landowner and a land trust that impose permanent development restrictions on private land. Development restrictions are primarily governed by the terms of the conservation easement and can vary from no additional development to allowances for certain types of uses (e.g., agriculture, public access) and structures. All projects proposed on land under conservation easement are subject to the limitations of the easement, any applicable zoning regulations, and applicable neighborhood plans; subdivision proposals will also be evaluated for impacts to the Primary Criteria, detailed in Chapter 6.

See applicable planning documents in the Planning Document Matrix.

PUBLIC LAND (LOCAL, STATE, FEDERAL)

This category covers land that is owned by local governments and political subdivisions (e.g., water and sewer districts), the State of Montana, or the United States government.

For a variety of legal reasons, when public land is used for a public purpose, it is often exempt from local government review. As such, development constraints to land held in the public trust will largely be limited to legal and physical access, physical characteristics of the property, or similar considerations.

A considerable amount of public land is included within the boundaries of zoning districts. Zoning may be applicable if the public land is used for a private purpose or if the public land is converted to private ownership. In such instances, public land would generally be subject to the same development considerations as the underlying zoned lands.

See applicable planning documents in the Planning Document Matrix.

LAND WITHIN MUNICIPAL EXTRATERRITORIAL PLANNING JURISDICTION

These are areas outside of incorporated city limits, but within a municipality's statutory authorized extraterritorial planning boundary. These lands have a higher likelihood of being annexed into the adjoining municipality. Infrastructure may be available or planned in communities with capital improvements plans.

Some portions of municipal extraterritorial planning jurisdictions may be appropriate for growth and development, albeit at a lower density than within municipal boundaries. In addition to physical characteristics of the land, constraints could include ability to annex, cost of expanding water and sewer service, the road network, and other infrastructure and services. Zoning regulations may also influence the characteristics of allowed development in these areas.

Considerations will vary more widely than Municipal lands, depending on the area of proposed development, the existing infrastructure, and the nature of the development proposal. In general, transportation impacts, water and sewer service, and other infrastructure considerations may receive more scrutiny. Development will also need to demonstrate consistency with applicable regulations, plans, and policies.

See applicable planning documents in the Planning Document Matrix.

LANDS WITHIN MUNICIPALITIES

These are areas within the city limits of incorporated municipalities. With well established, publicly~~publically~~ maintained infrastructure, and a full range of municipal services and amenities, municipal lands are generally capable of accommodating more intense and higher-density development than other lands within the County.

While these are areas planned for the highest density and/or intensity of growth and development, constraints still exist, but tend to be different in nature or character than other parts of the County. More often in these areas, constraints will be posed by present infrastructure limitations, such as water and sewer capacity or transportation levels of service.

Development will also need to demonstrate consistency with regulations, plans, and policies that are applicable to the municipality.

Key Considerations: Concurrent Infrastructure, Public Services, and Topographical Features.

Regardless of where development is proposed in the County, projects should be built concurrently with adequate levels of infrastructure and services for residents and users. Development of all types should minimize impacts to or from hazardous and/or ecologically-important features of the environment.

Concurrent Infrastructure

- Potable water
- Wastewater and sewer
- Solid waste service
- Roads and bridges
- Pedestrian and bicycle facilities
- Power and other utilities

Public Services

- Fire protection
- Emergency medical
- Law enforcement
- School capacity
- Libraries
- Parks and open space

Topographical Features

- Wildfire risk
- Flood risk
- High water table
- Geohazards, such as slopes, landslides, or avalanche paths
- Water conveyance facilities
- Watercourses
- Wetlands
- Wildlife and habitat
- Prime farmland

Minimizing impacts is often achieved via compact development, which is commonly found within municipal boundaries and other densely-developed areas of the County. Compact development pairs higher densities of people, households, and/or jobs with a diversity of land uses, high street network connectivity, access to destinations important for day-to-day life, and short distances to transit, where appropriate.

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Photo Credit: Mitch Hendrick

As described in Chapter 1, Montana Code Annotated provides the Growth Policy's legislative authority. Section 76-1-606 addresses subdivisions, stipulating that subdivision regulations must be in accordance with the Growth Policy.



6 | Primary Criteria and Subdivision Review

BACKGROUND

The Montana Subdivision and Platting Act (Title 76, Chapter 3, Montana Code Annotated) requires all local governments to adopt and enforce subdivision regulations. For every subdivision proposal, there are seven Primary Criteria listed in Section 76-3-608(3)(A) MCA that must be reviewed:

- Agriculture
- Agricultural water user facilities
- Local services
- Natural environment
- Wildlife
- Wildlife habitat
- Public health and safety

Each local government in Montana is given the responsibility to define these criteria and determine how subdivisions will be evaluated for their impact on these criteria, which is done via the Growth Policy. All proposed subdivisions in Gallatin County must be in compliance with the Gallatin County Subdivision Regulations and are evaluated for their impact on these seven criteria, with the purpose of determining if there are significant, unmitigated, adverse impacts. In certain cases, avoiding the impact is more desirable than mitigating the impact. The governing body may deny a subdivision if adverse impacts associated with the development are not appropriately avoided or mitigated.

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The first part of this Chapter defines and discusses the Primary Criteria, and then provides a series of maps that show potential impacts from subdivision and development on each of the Primary Criteria.

The second part of this Chapter outlines the review process for different types of subdivision proposals.

DEFINITIONS, IMPACTS, MAPS

The following section is a list of Primary Criteria definitions that Gallatin County adheres to, a list of potential impacts on each Criteria, and maps that are intended to provide spatial and visual context when considering impacts from subdivision.

The impacts on the criteria do not reflect all potential impacts, but they do include a preponderance of the items under consideration. It is the subdivider's responsibility to document proposed mitigation of any adverse impacts in these critical areas.

Importantly, more recent data may be available at the time a development is planned – landowners and subdividers must confirm that their analysis of impacts is based on the most up-to-date information.

The maps are visual tools. Individually, each Primary Criteria map is intended to provide a better understanding of the possible impacts from subdivision and development. Together, the maps contribute to a holistic understanding of a project's impacts. The maps are for the benefit of landowners, developers, planners, decision-makers, and the general public.

Agriculture

"I love the agriculture in Gallatin County because that's my way of life."

Agriculture and local food production are vital parts of Gallatin County's heritage and economic future, and contribute to the County's overarching sustainability goals. Protecting agriculture and supporting the right to farm and ranch were key values identified by community members.

Definition

The use of the land for grazing and cropping to produce food, feed, and fiber commodities. Examples may include: cultivation and tillage of the soil; dairying; growing and harvesting of agricultural or horticultural commodities; timber production; and the raising of livestock, bees, fur-bearing animals, or poultry. Not including animal feeding operations, as defined. Agriculture does not include gardening for personal use, keeping of house pets, kenneling, medical marijuana, or landscaping for aesthetic purposes.

Integral to the term agriculture is agricultural land, which means: land having soils of agricultural importance, including prime farmland, prime farmland if irrigated, and farmland of statewide and local importance, as defined by the Natural Resources Conservation Service.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on agricultural activities and resources:

- Productivity and operations of adjacent farms and ranches related to:
  - Increased traffic and conflicts with movement of agricultural machinery;
  - Increased population and human activity;
  - Harassment from domestic pets;
  - Proliferation of noxious weeds;
  - Maintenance of fences;
  - Water availability for irrigation or livestock.
  - Noise, light pollution, or other disturbances that may impact livestock health or productivity
- Historic and current agricultural productivity and profitability
- Prime farmland, prime farmland if irrigated, and farmland of statewide and local importance (as defined by the National Resource Conservation Service, NRCS)
- Prime rangeland (as defined by NRCS)
- Impact on community-wide agricultural operations and markets
- Amount of agricultural land removed from production

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Figure 6-1. Gallatin County Agricultural Lands, Northern Gallatin County

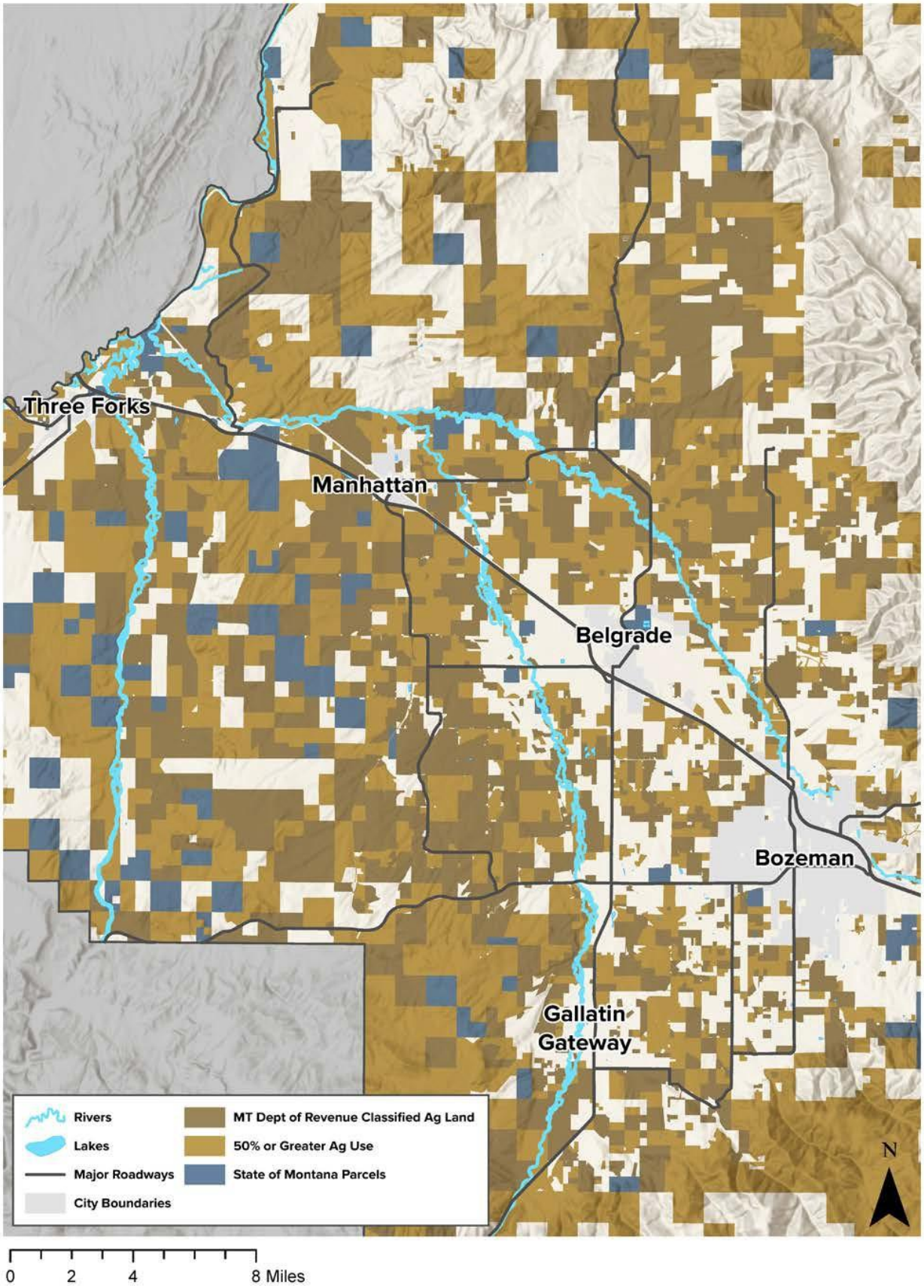


Figure 6-2. Gallatin County Agricultural Lands, Gallatin Triangle

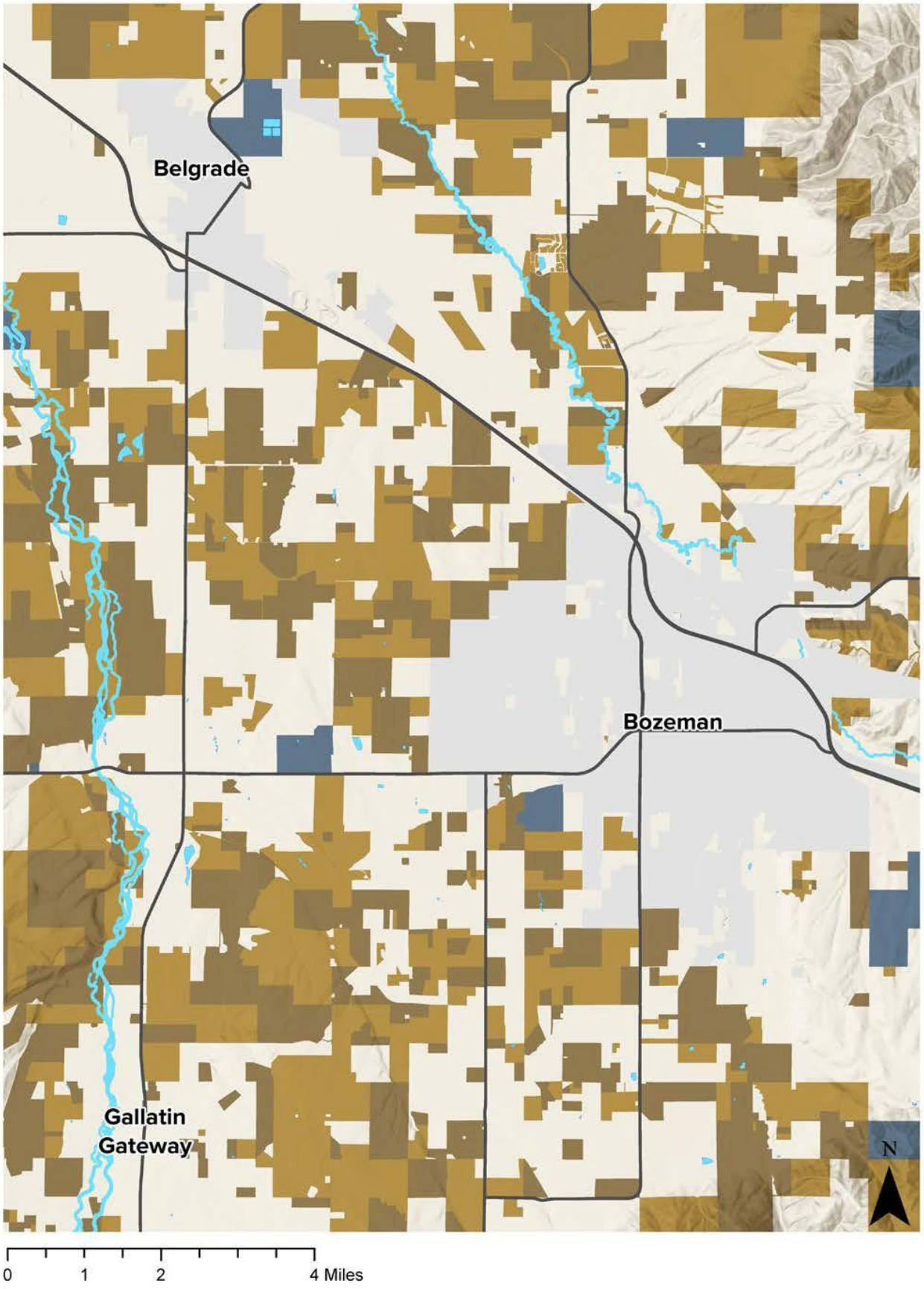


Figure 6-3. Gallatin County Agricultural Lands, Big Sky & West Yellowstone/ Hebgen Basin

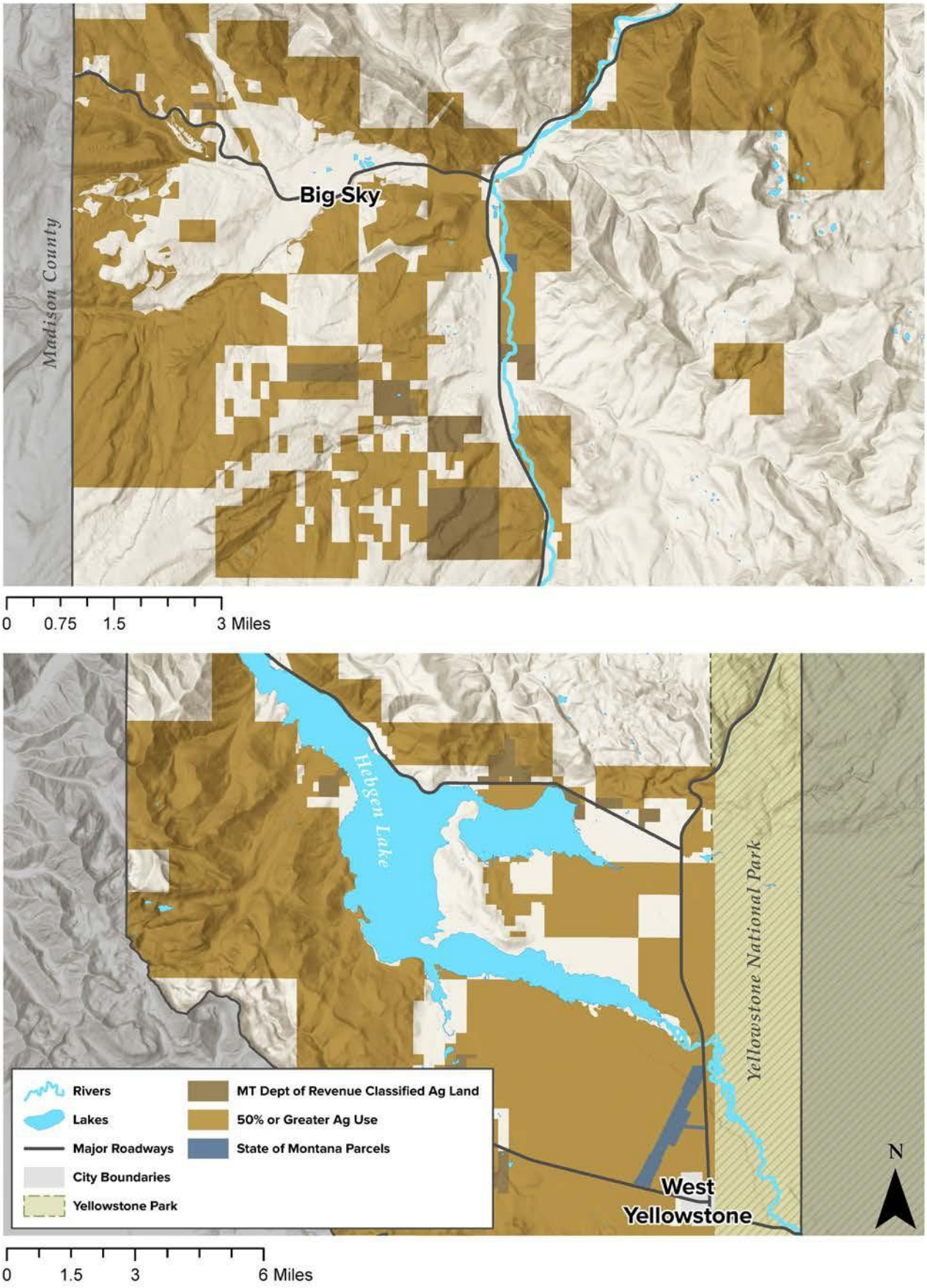


Figure 6-4. Gallatin County Agriculture - Farmland, Northern Gallatin County

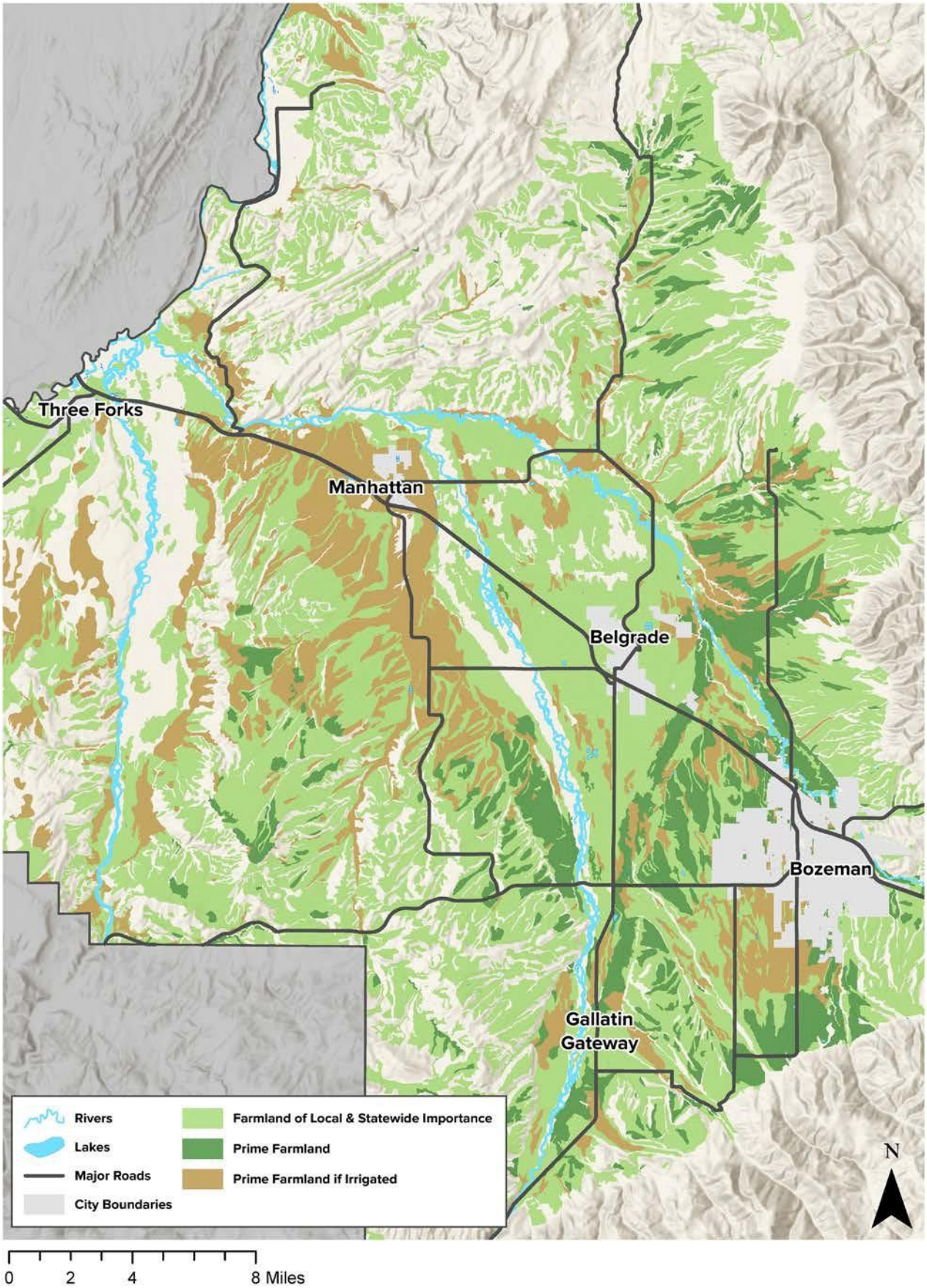
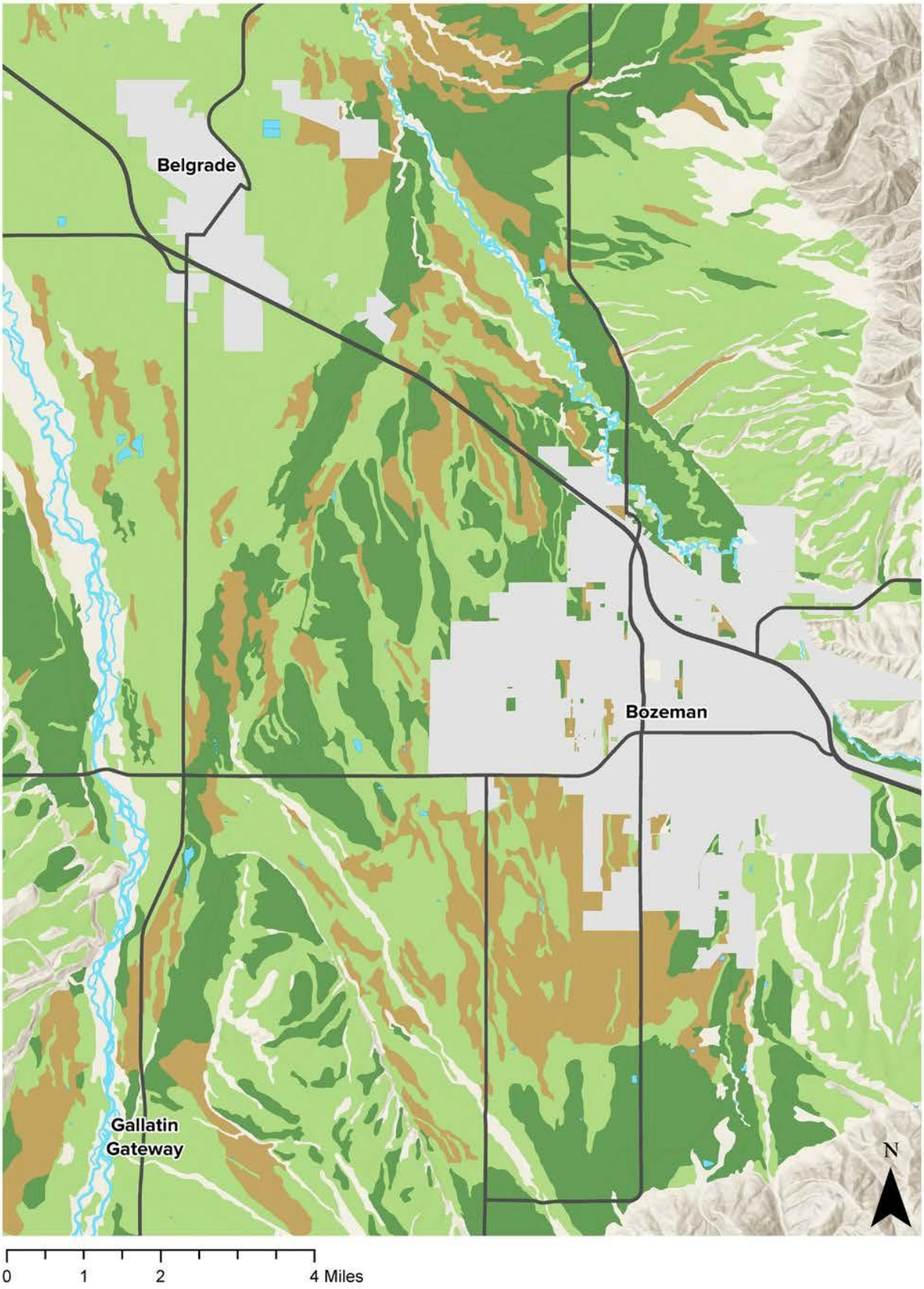


Figure 6-5. Gallatin County Agriculture - Farmland, Gallatin Triangle



Agricultural Water User Facilities (i.e., Water Conveyance Facility)

Agricultural Water User Facilities are a vital component in the success of farming and ranching in Gallatin County. In addition to being critical resources for agriculture, these facilities also provide important ecosystem services, such as maintaining valley water budgets and supporting groundwater recharge. It is important to ensure ~~that~~ that these facilities, as well as ~~and~~ access and rights for those who use these facilities, is ~~are~~ protected.

Definition

Facilities that provide water for the production of agricultural products on agricultural land including, but not limited to ditches, canals, pipes, and head gates. Any part of an irrigation system historically used to produce an Agricultural product on property used for Agricultural purposes as defined in Section 15-7-202, MCA.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on agricultural water user facilities:

- Availability of irrigation water
- Changes to water quantity, including impervious surfaces and other components of development that can change the natural flow of water
- Changes to water quality
- Physical access for maintenance of water user facilities, including non-interference setbacks and appropriate easements
- Crossings (e.g. culverts, bridges) and other physical obstructions that either impede the flow of water or increase the cost of maintenance of the water user facilities
- Liability resulting from development's proximity to agricultural water user facilities (e.g., blowouts, flooding, artificially elevated high groundwater)
- Liability and risk of accidents involving trespassers
- Unintended uses, including recreation and landscaping
- Transfer or removal of water rights

Importantly, the location of the irrigation canals shown in the following maps may not be accurate and some canals are missing from the maps. On-site verification and research are needed to determine the presence of any water conveyance facilities prior to development.

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Figure 6-6. Gallatin County Water User Facilities - Irrigated Lands, Northern Gallatin County

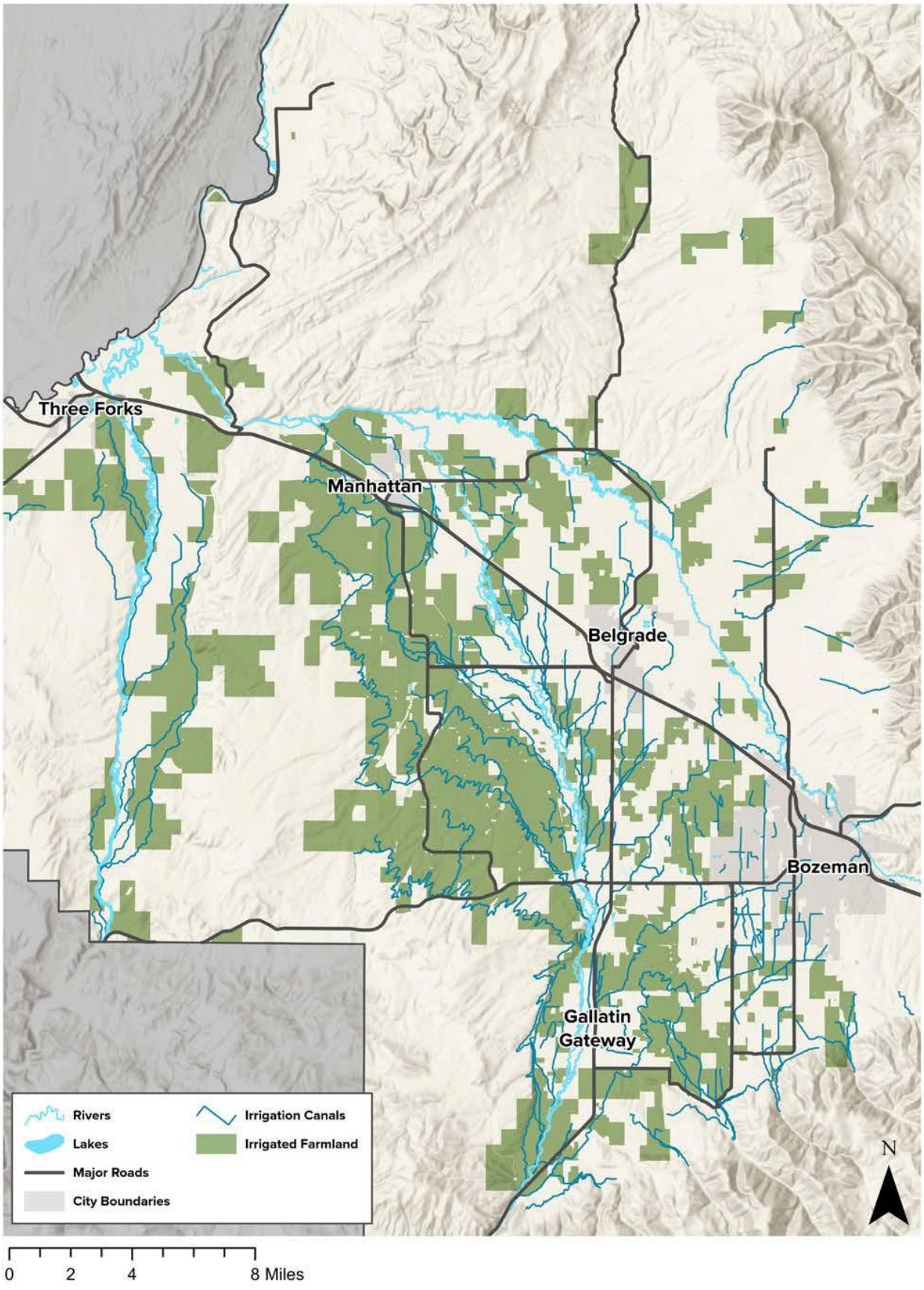
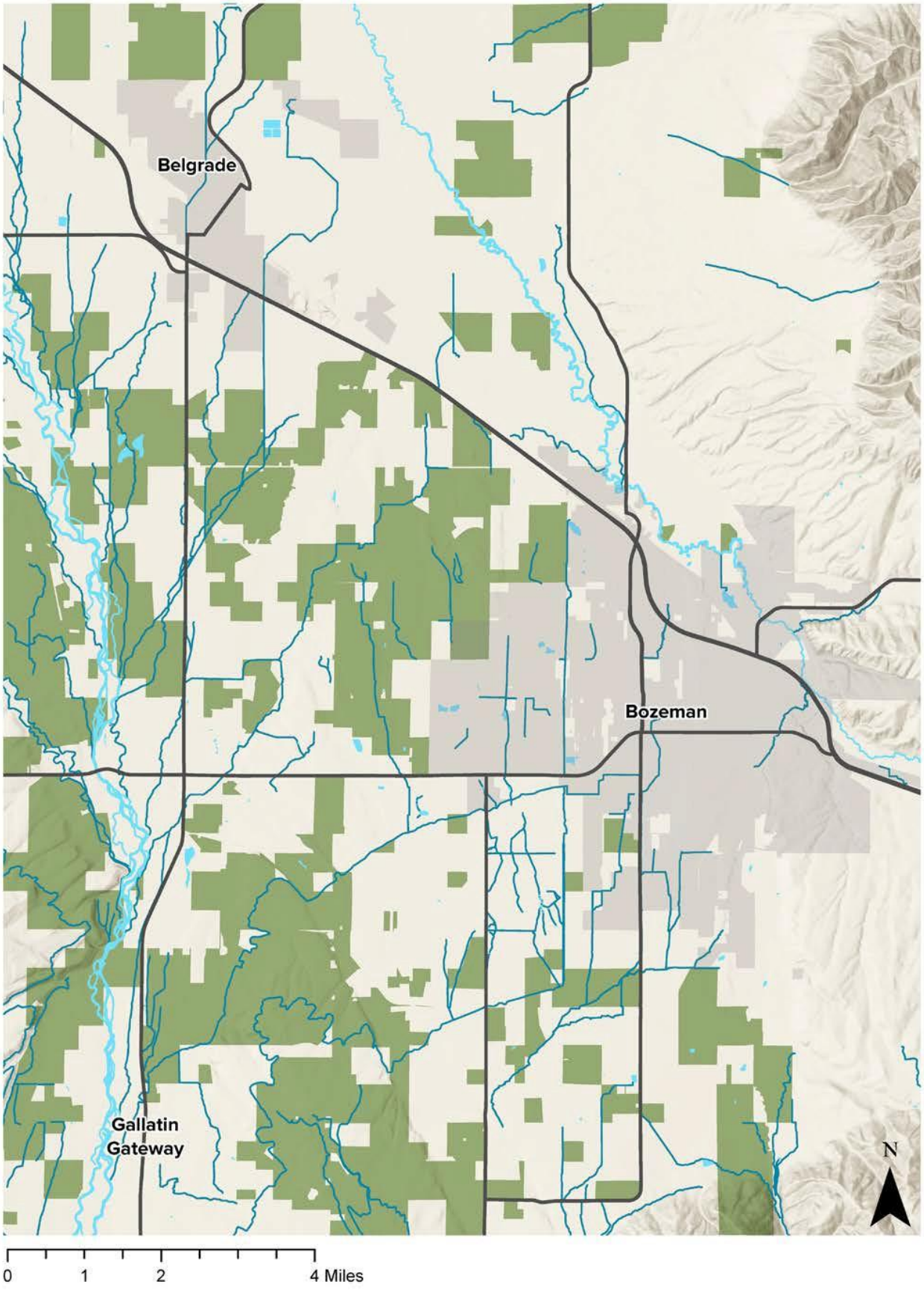


Figure 6-7. Gallatin County Water User Facilities - Irrigated Lands, Gallatin Triangle



"Concentrate growth close to services - sewer, water, transportation."

Local Services

The creation of new subdivisions requires the provision of local services. It is important that new subdivisions do not create unnecessary burdens on local services from a capacity, distance, or fiscal standpoint. The ability of providers to service those subdivisions should be carefully evaluated.

Definition

Local government entities are authorized to provide services, both currently and in the future, for such things as water supply, sewage disposal, law enforcement, fire protection, motorized and non-motorized transportation facilities and systems, recreation, parks, libraries, and schools.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on local services:

- Current and planned level of service capacity to meet demand
  - Law Enforcement
  - Fire Protection Services
  - Emergency Medical Services
  - Roads, bridges, other transportation facilities
  - Multi-modal transportation facilities, including pedestrian and bicycle safety measures and interconnectivity
  - Schools
  - Solid Waste Facilities
  - Water and Wastewater Facilities
- Fiscal impacts of development on of local services
  - Law Enforcement
  - Fire Protection Services
  - Emergency Medical Services
  - Roads, bridges, other transportation facilities
  - Multi-modal transportation facilities, including pedestrian and bicycle safety measures and interconnectivity
  - Schools
  - Solid Waste Facilities
  - Water and Wastewater Facilities
- Provision of local services and public facilities adequate to serve the project, simultaneous to or prior to onset of development
- Fiscal impact relating to cost of local services and public facilities, for all states of development including projected future subdivision
- Whether the cost of providing services to the subdivision will be borne primarily by the subdivider and future owners or the community as a whole

Figure 6-8. Gallatin County Local Services - Public Facilities, Northern Gallatin County

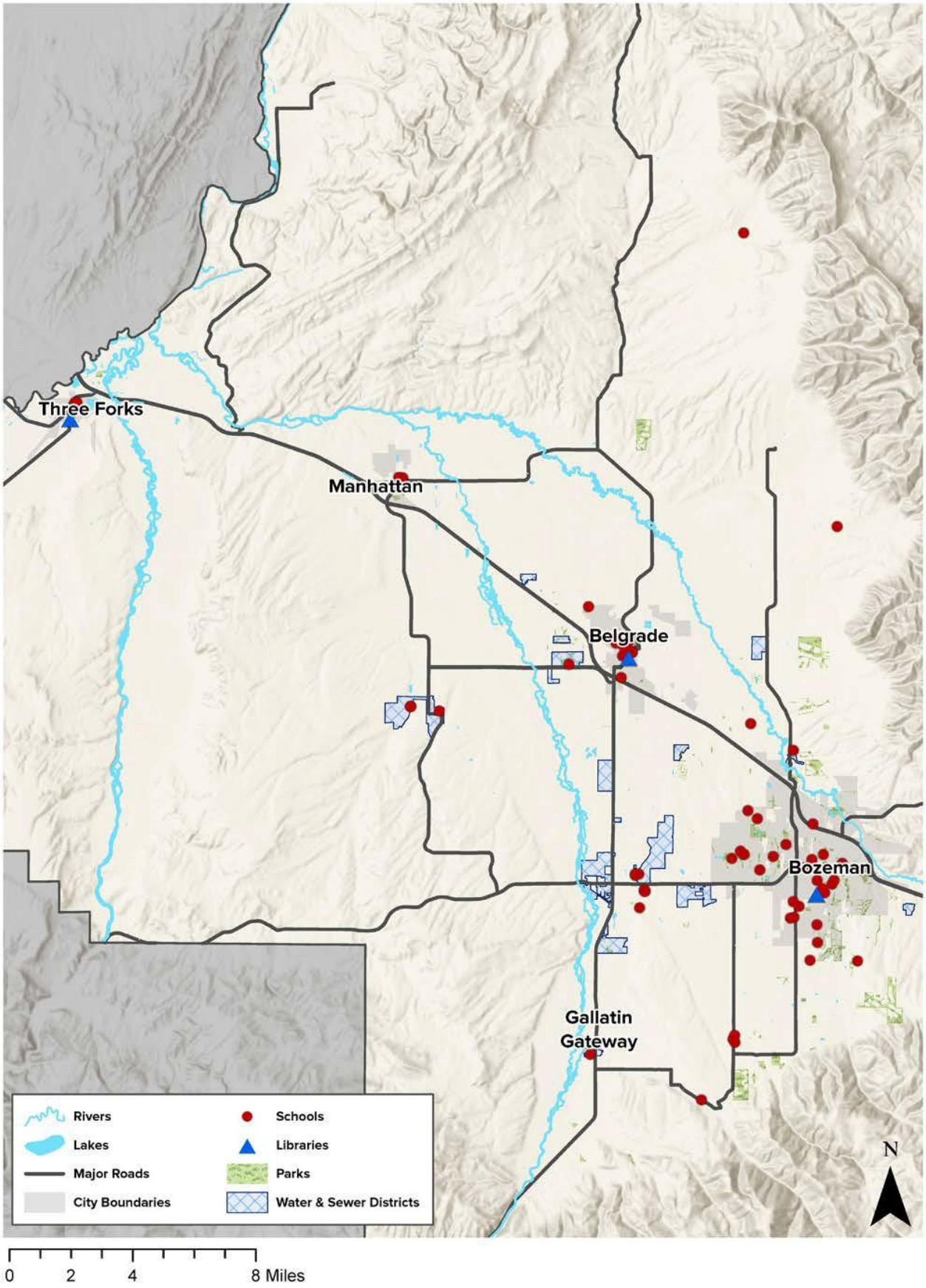


Figure 6-9. Gallatin County Local Services - Public Facilities, Gallatin Triangle

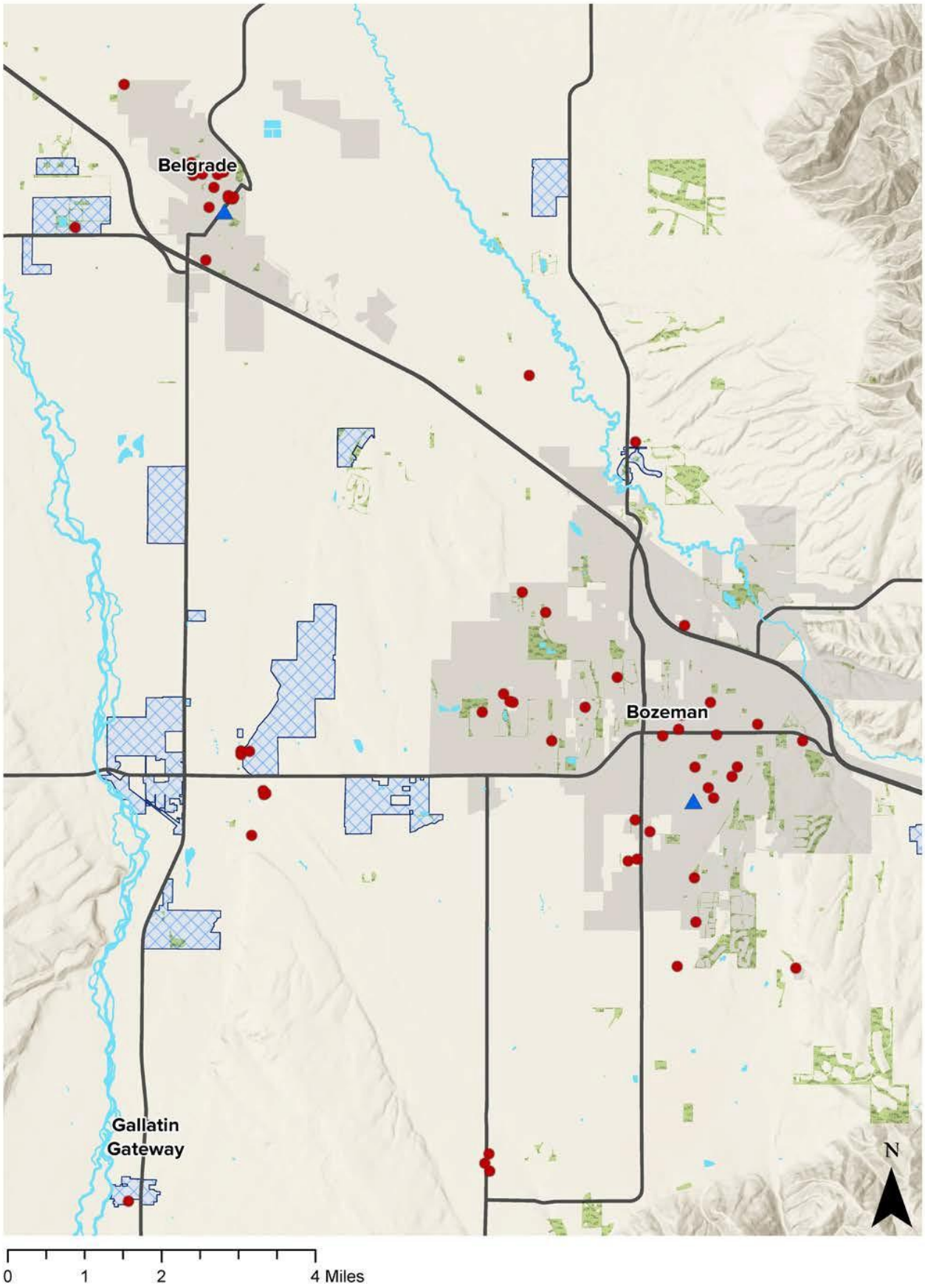


Figure 6-10. Gallatin County Local Services - Public Facilities, Big Sky & West Yellowstone/ Hebgen Basin

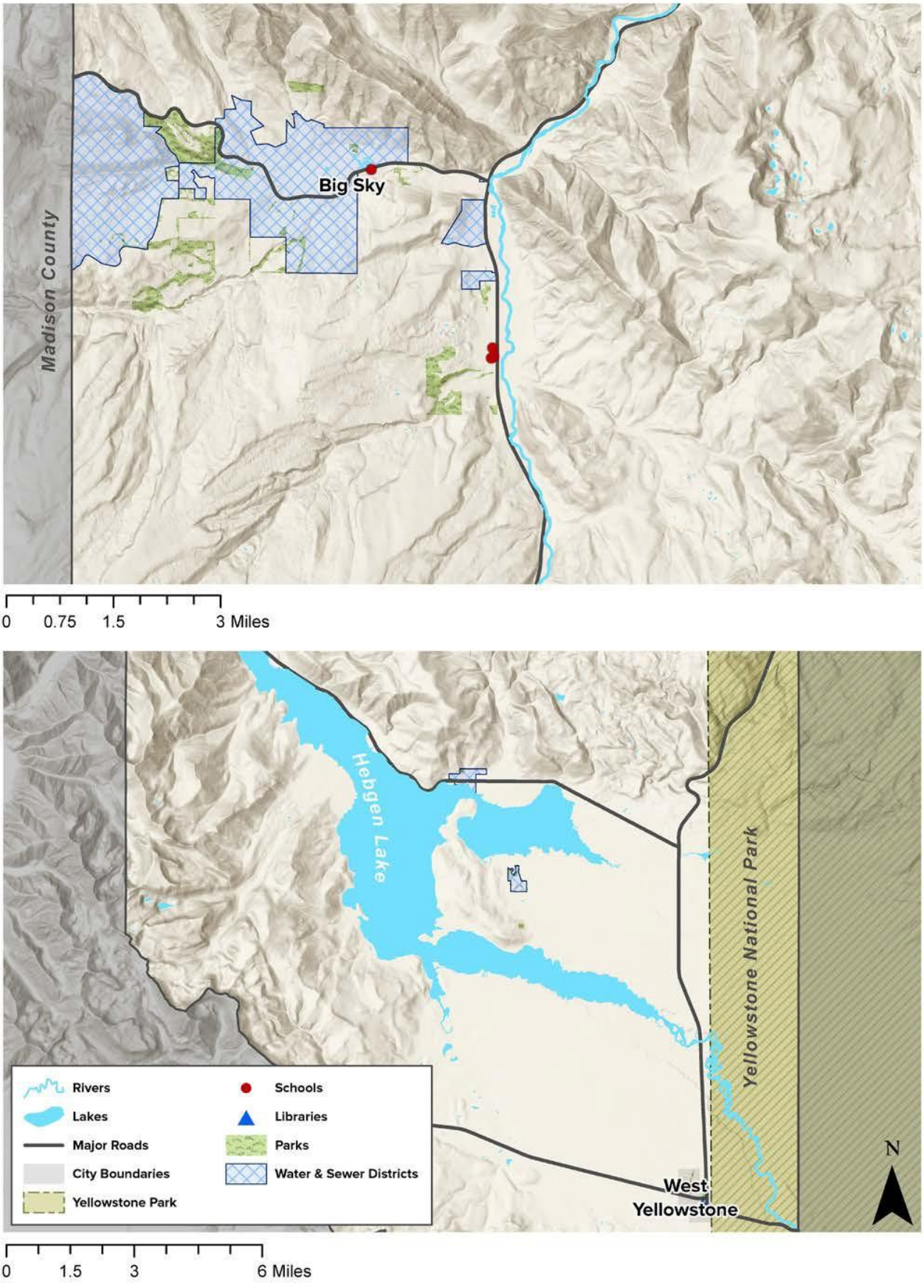


Figure 6-11. Gallatin County Local Services - Transportation, Northern Gallatin County

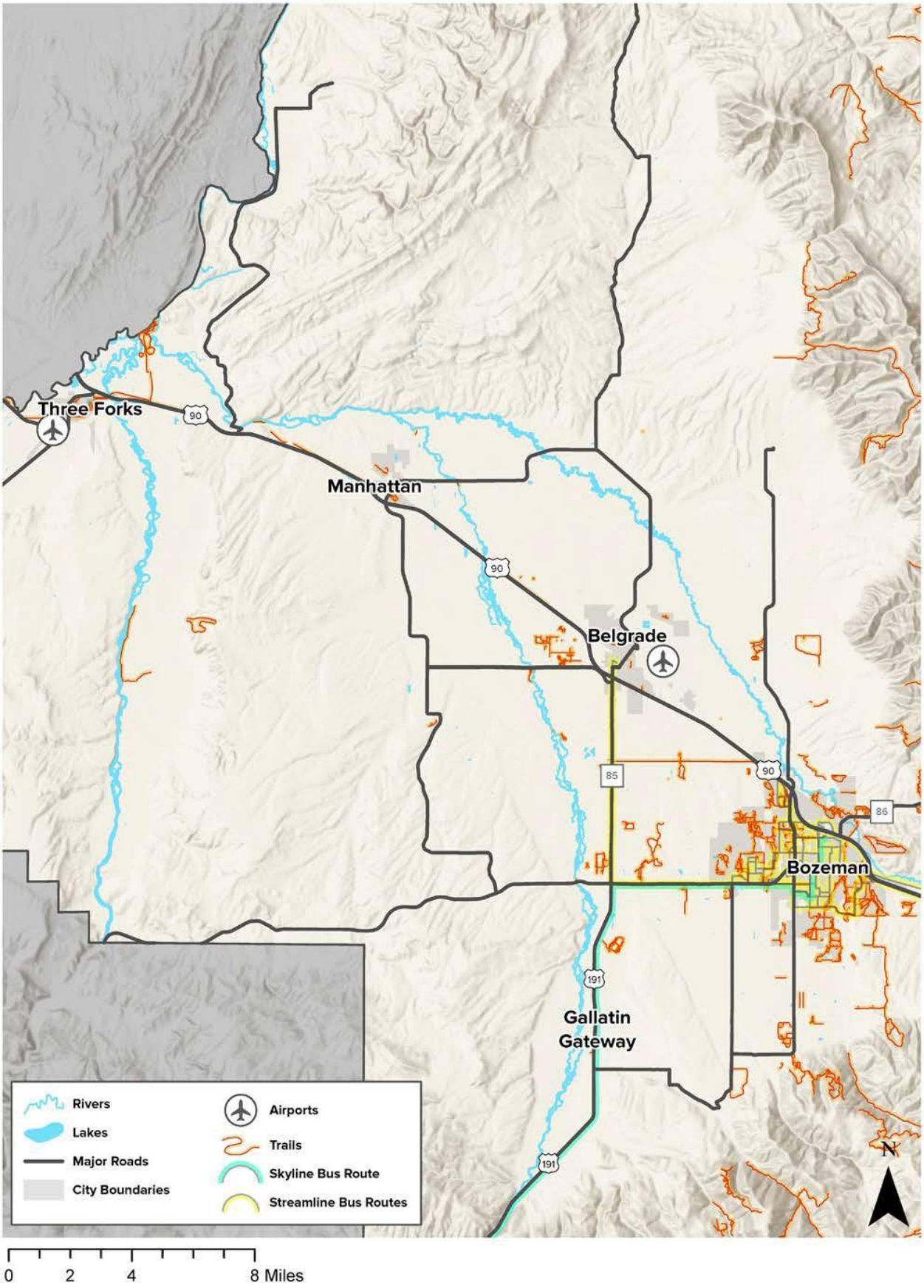


Figure 6-12. Gallatin County Local Services - Transportation, Gallatin Triangle

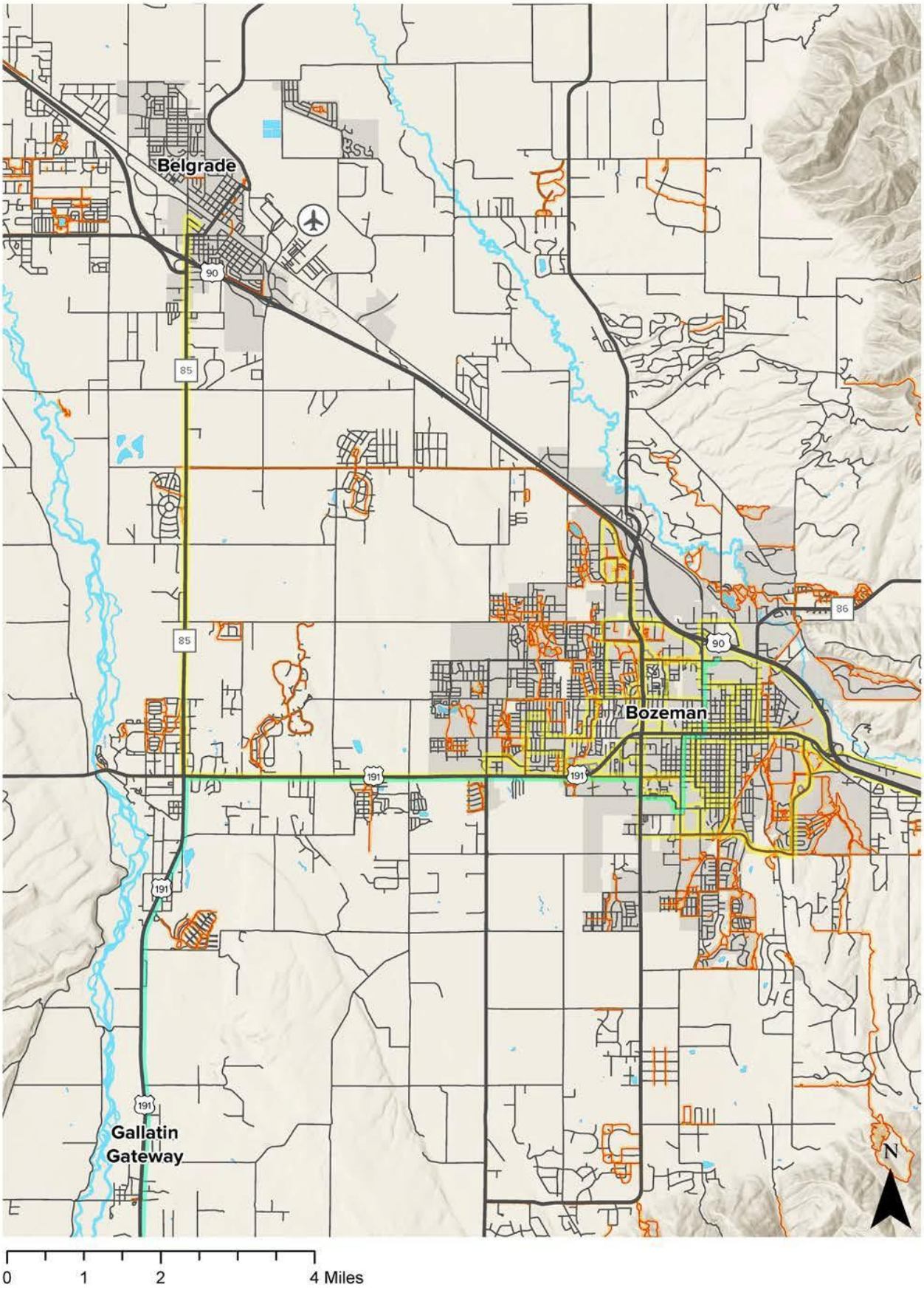
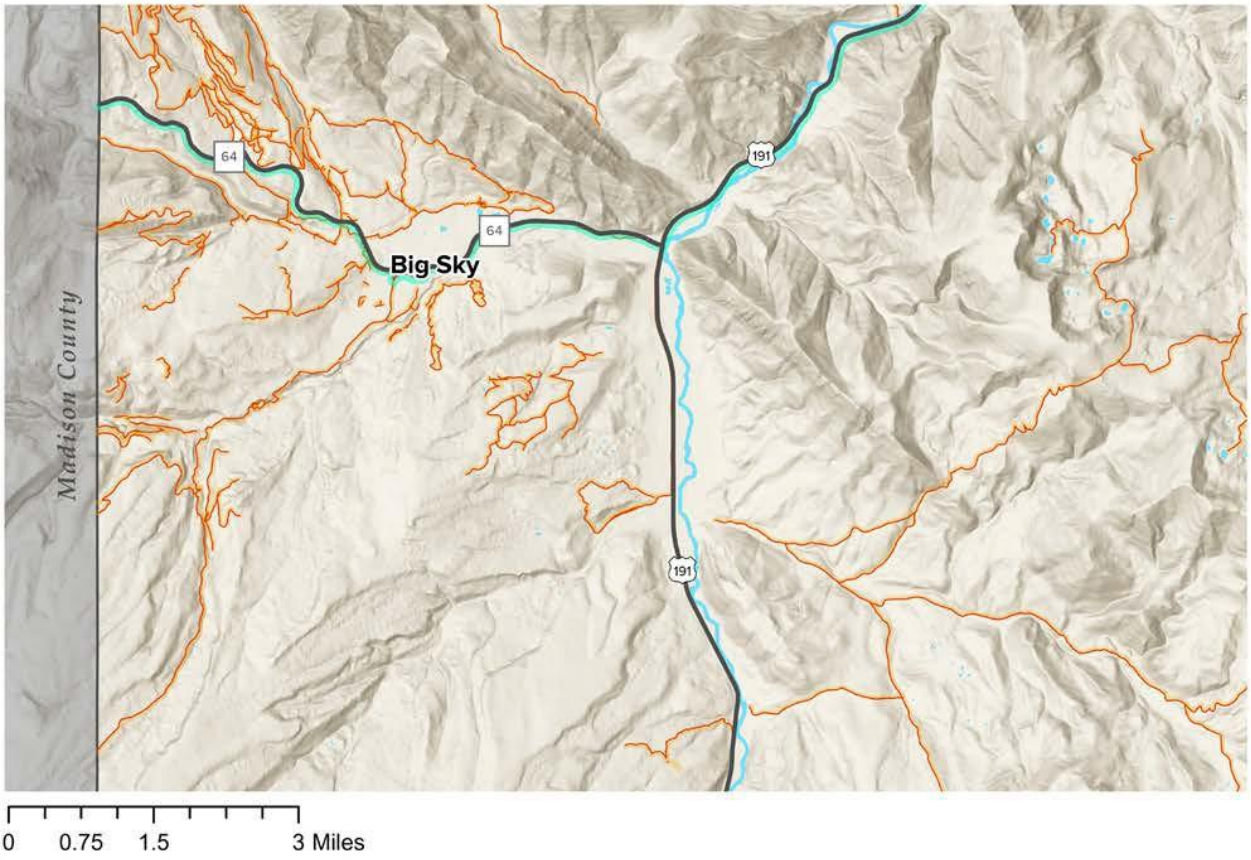


Figure 6-13. Gallatin County Local Services - Transportation, Big Sky & West Yellowstone/ Hebgen Basin



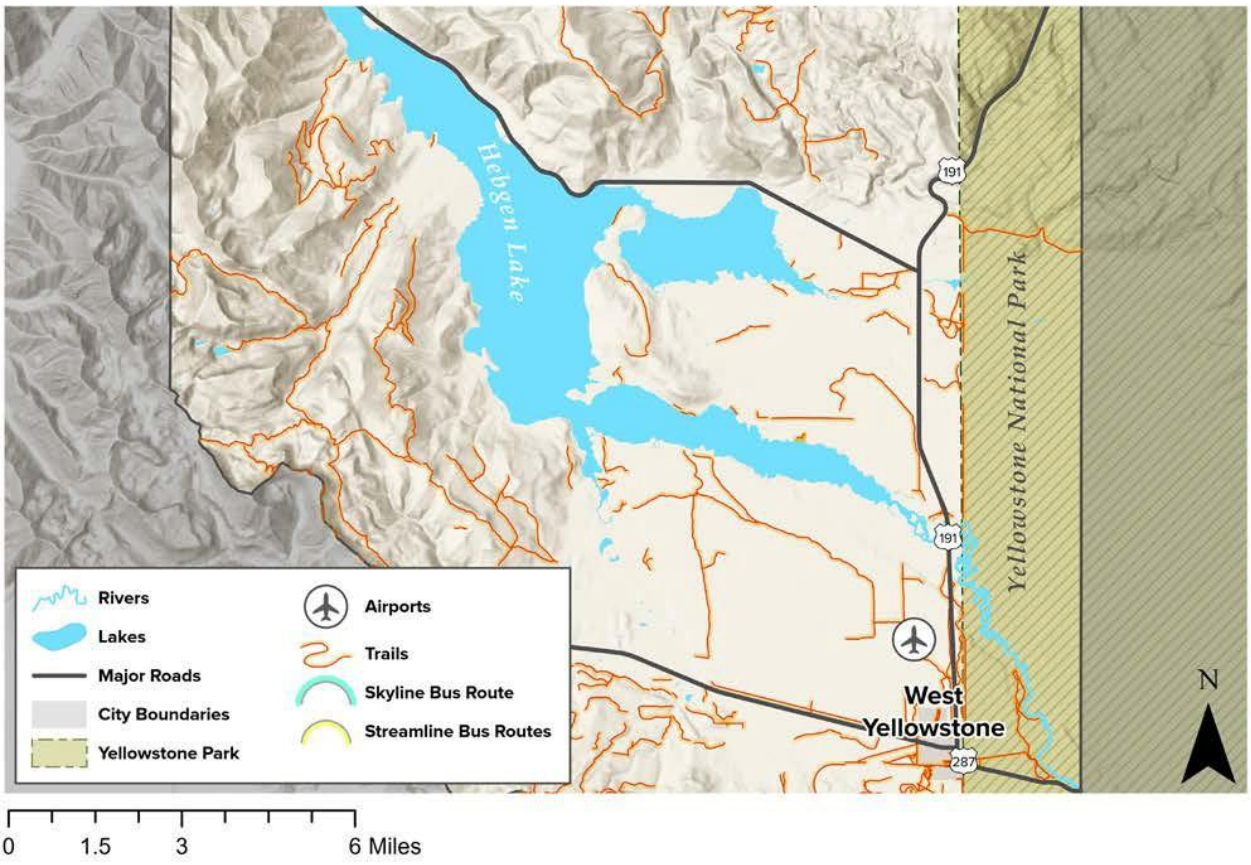


Figure 6-14. Gallatin County Local Services - Emergency Services, Northern Gallatin County

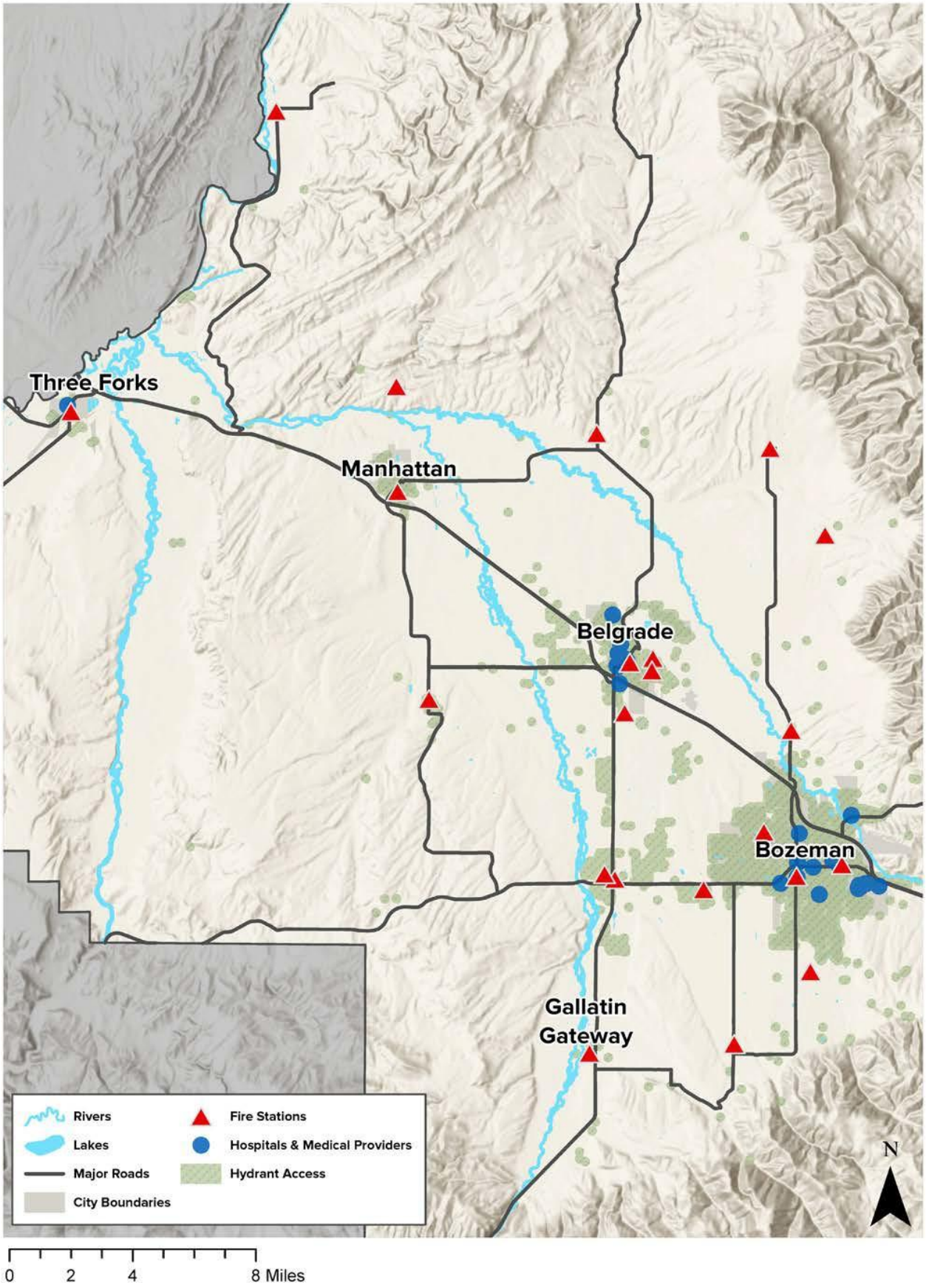


Figure 6-15. Gallatin County Local Services - Emergency Services, Gallatin Triangle

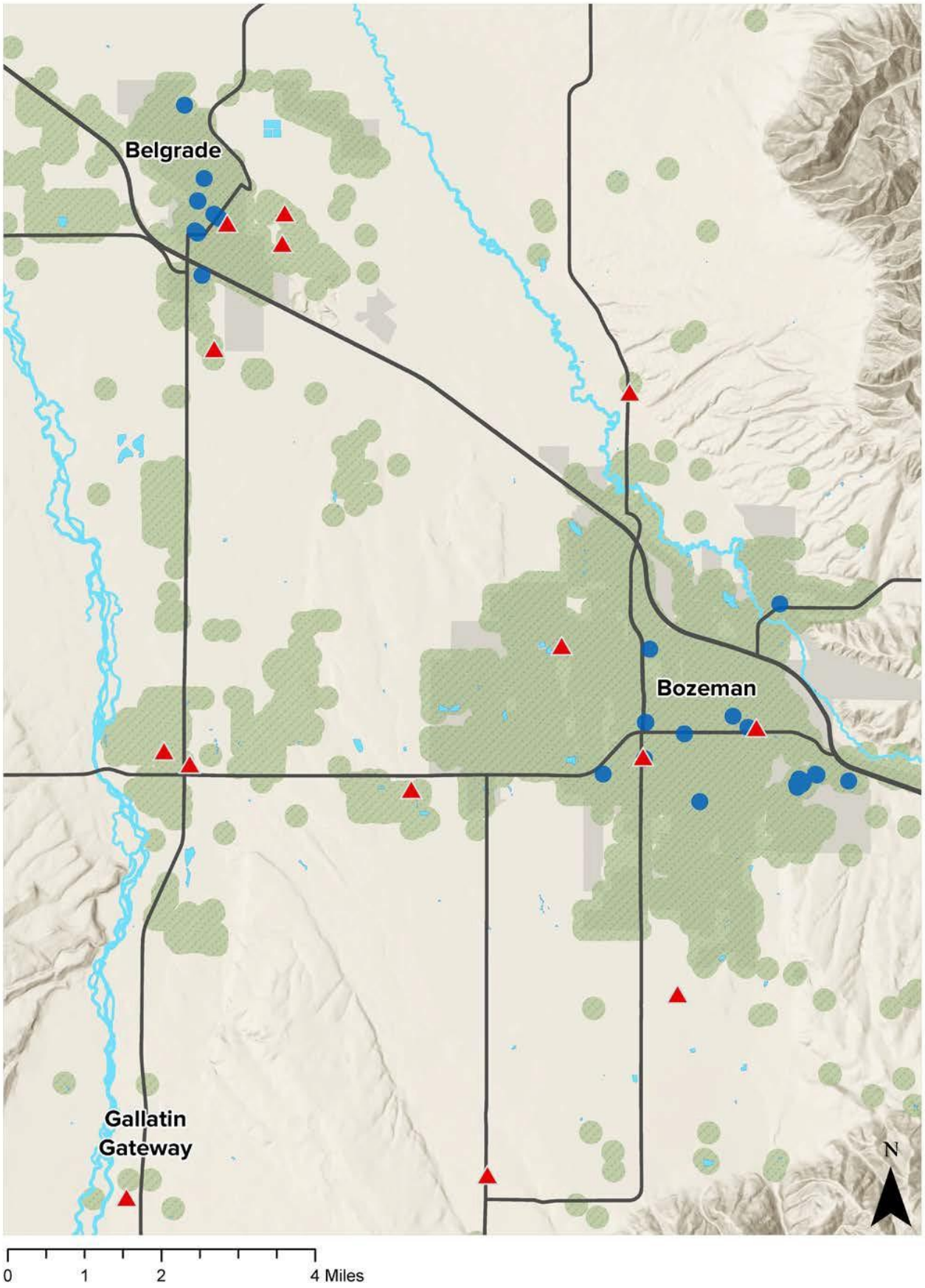
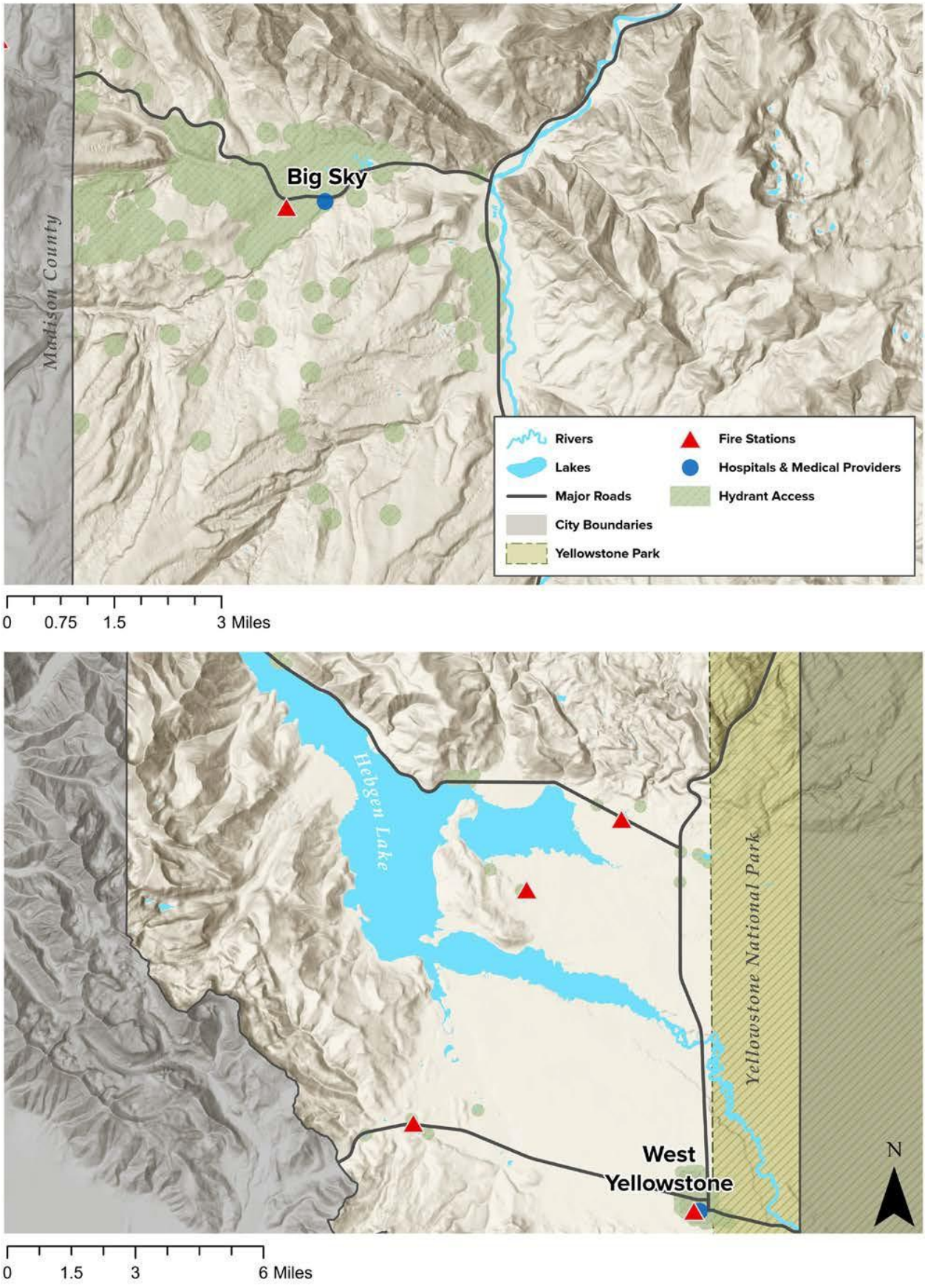


Figure 6-16. Gallatin County Local Services - Emergency Services, Big Sky & West Yellowstone/ Hebgen Basin



"I love the scenic views, open space, beautiful wild areas, and unspoiled river and stream corridors."

Natural Environment

Gallatin County's natural resources and environment are highly valued for a number of reasons. From supporting wildlife and wildlife habitat through highly functioning natural systems, to attracting high quality businesses, to providing a backdrop for numerous recreational opportunities, protecting the environment from development impacts is a key way to conserve the County's diverse landscapes, protect the unique sense of place, and maintain a high quality of life. The natural environment encompasses the ecosystems that maintain clean air and water, which support the six other primary criteria.

Definition

Existing physical conditions relating to land, water, air, plant and animal life of an area and the interrelationship of those elements, such as soils, geology, topography, vegetation, surface water, groundwater, aquifers, drainage patterns, recharge areas, climate, floodplains, scenic resources, and objects or places of historic, cultural, or aesthetic significance.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on the natural environment:

- Runoff reaching surface waters (e.g., streams, rivers, or riparian areas)
- Channel migration zones
- Groundwater supply, recharge, quantity, and quality
- Air quality
- Noxious weed management
- Vegetation cover and type
- Natural landforms
- Wetlands
- Wetlands not covered under nationwide permits
- Floodplains
- Floodplains not covered under FEMA
- Stream bank stability and erosion potential
- Clearing or other removal of riparian vegetation
- Light pollution ~~on adjacent property~~
- Objects or places of historic, cultural, or aesthetic significance
- Amount of appropriate open space preserved for natural resource conservation
- Opportunity for active and passive recreation

Figure 6-17. Gallatin County Natural ~~Envrionment~~Environment - Land Resources, Northern Gallatin County

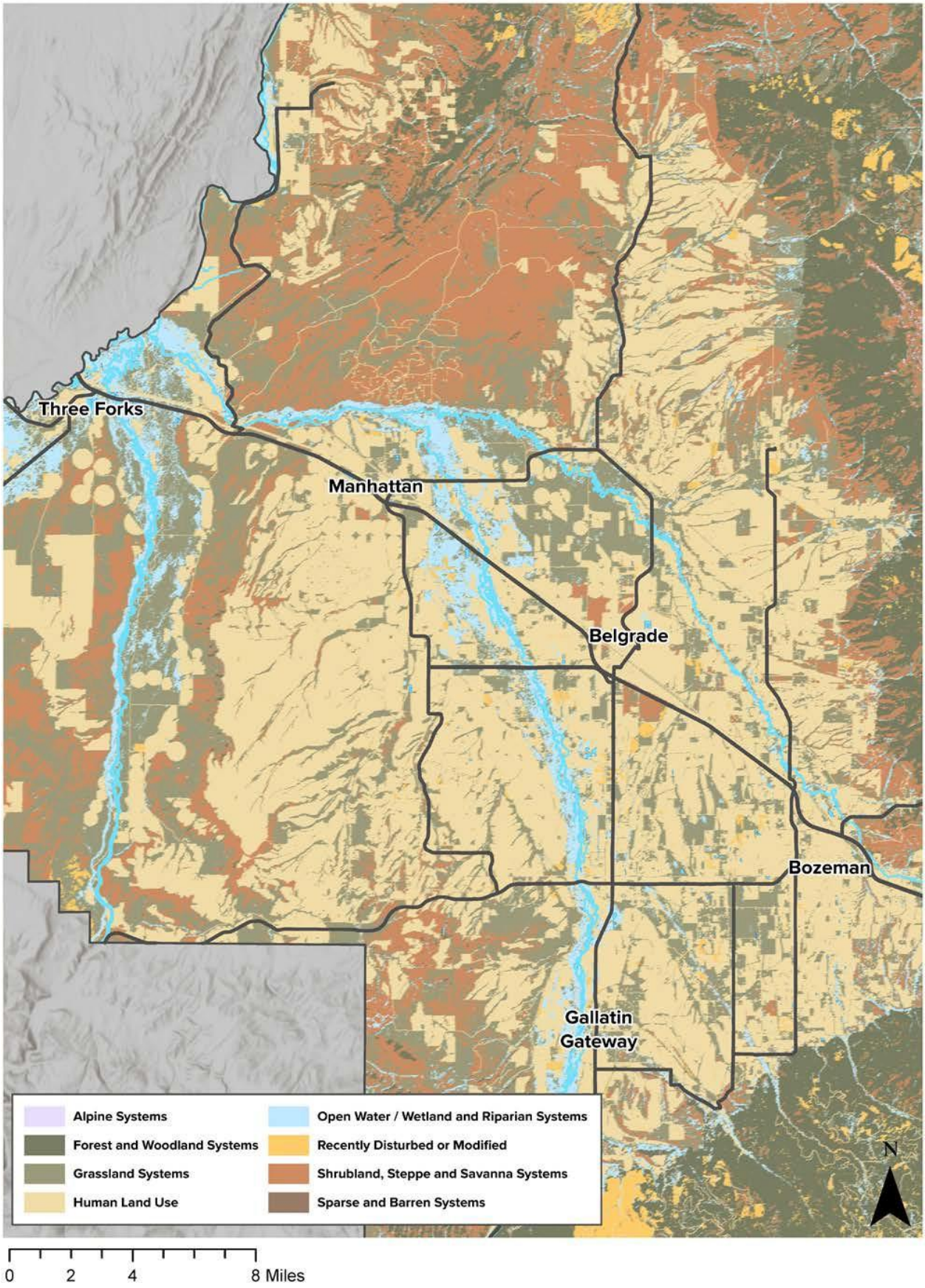


Figure 6-18. Gallatin County Natural ~~Envrionment~~Environment - Land Resources, Gallatin Triangle

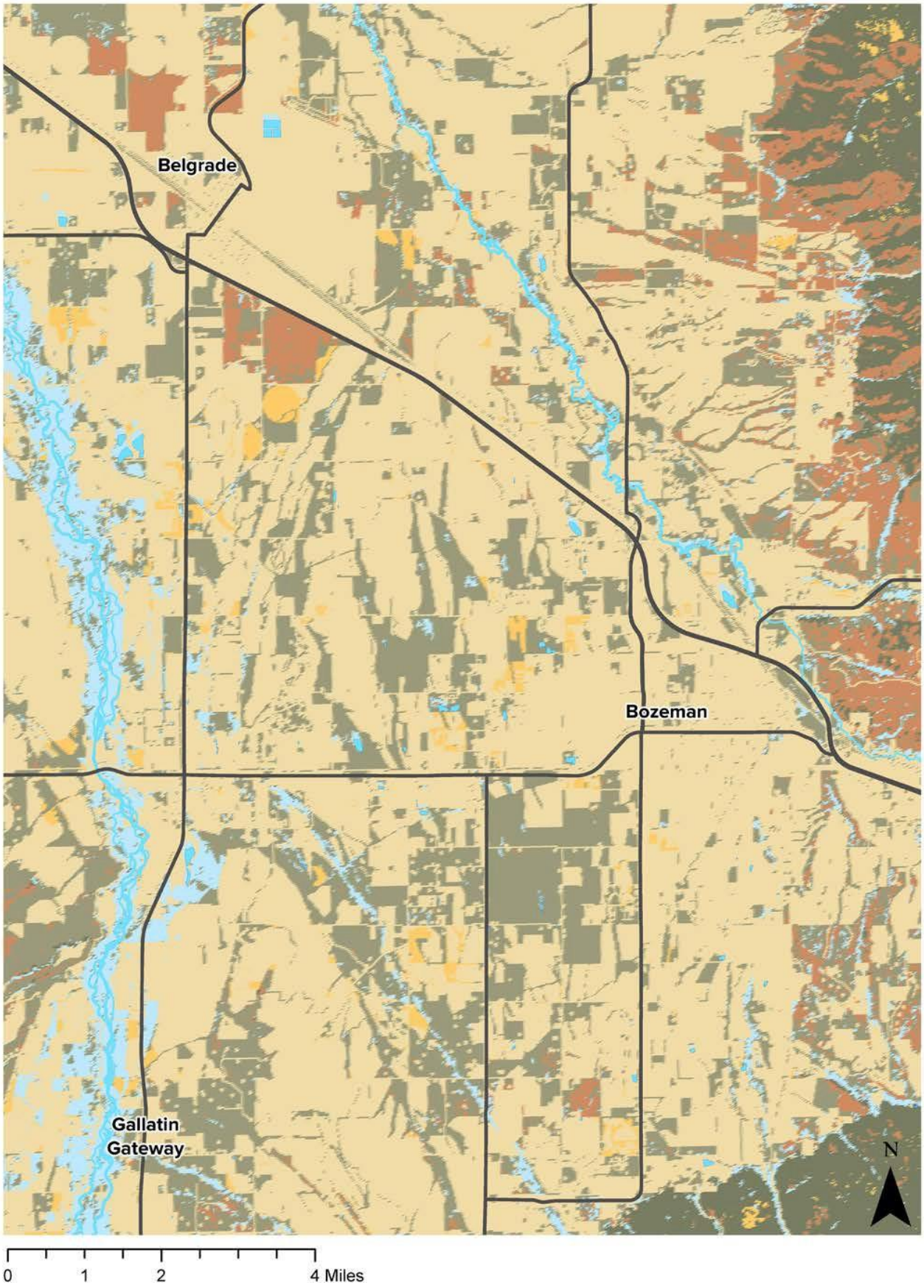
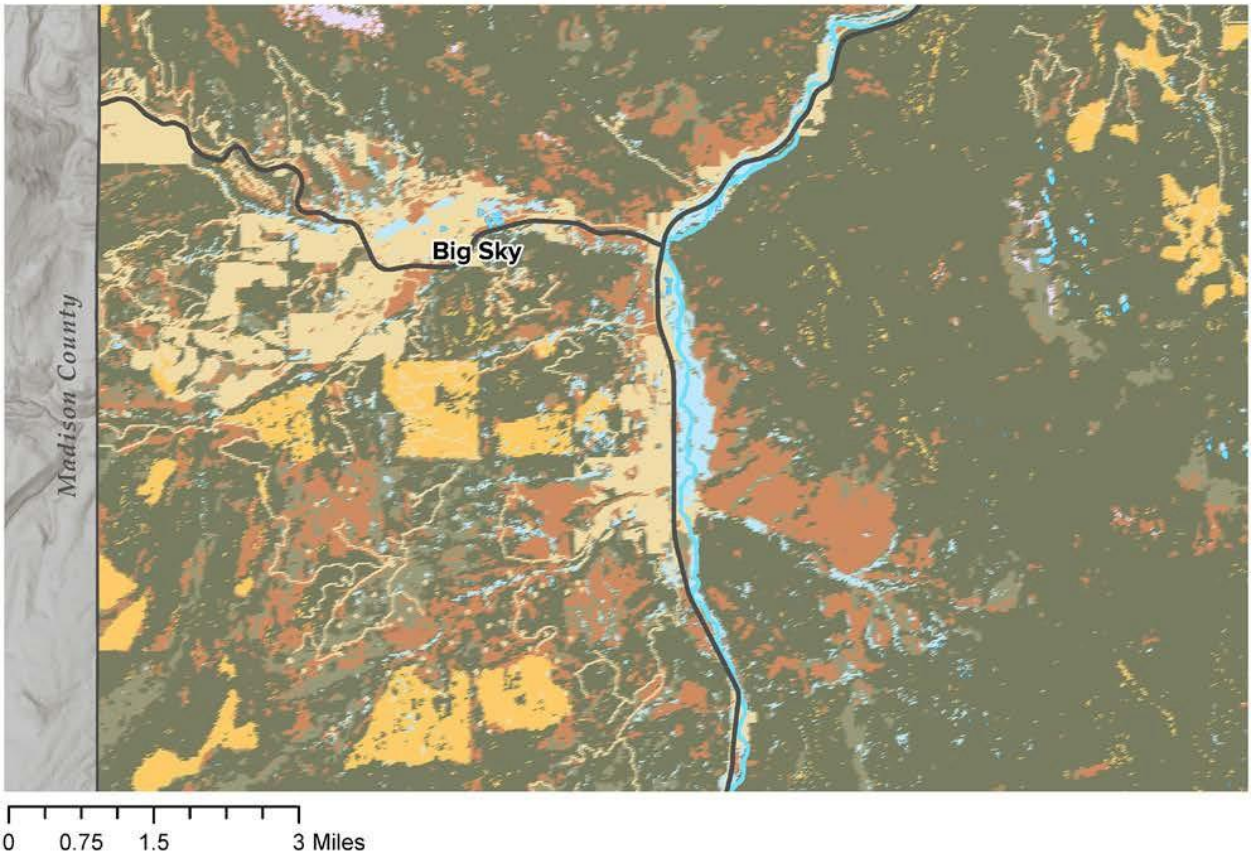


Figure 6-19. Gallatin County Natural ~~Envrionment~~Environment - Land Resources, Big Sky & West Yellowstone/ Hebgen Basin



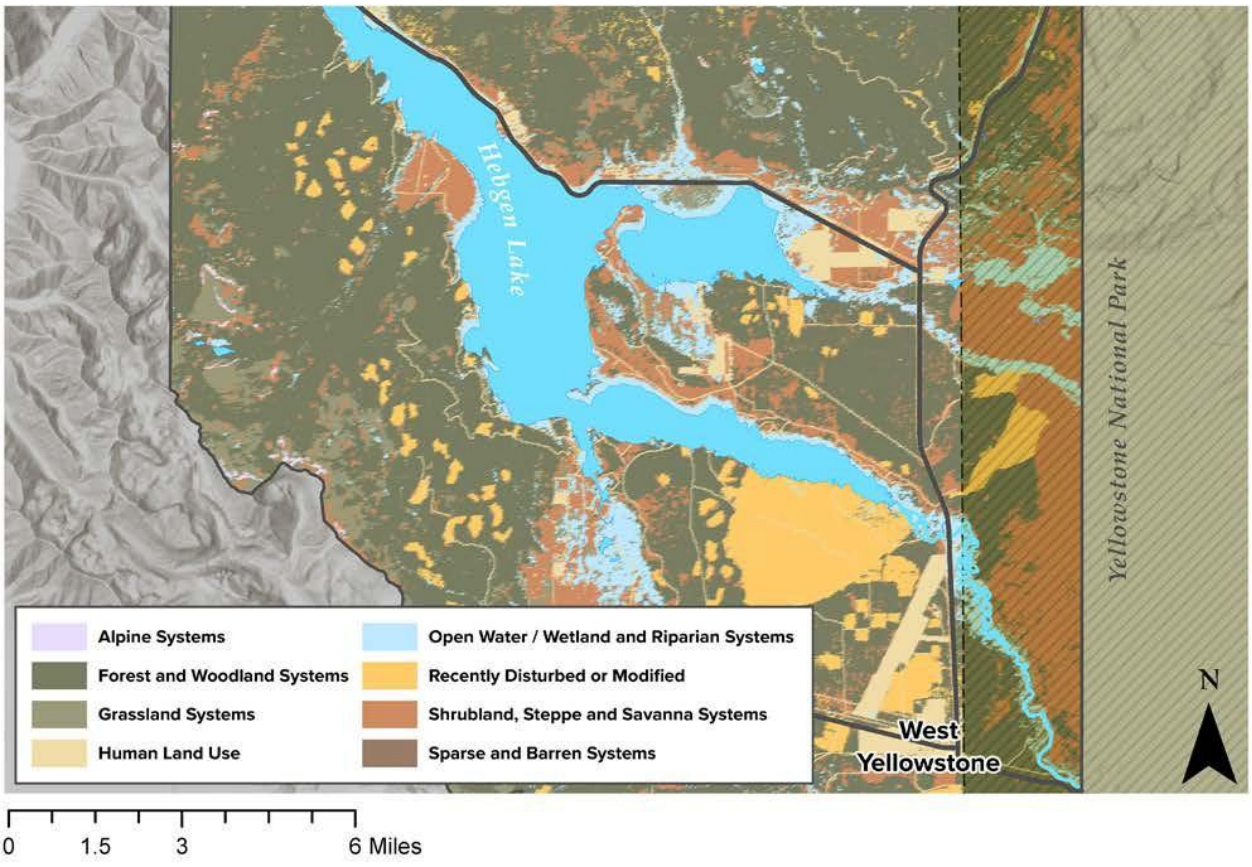


Figure 6-20. Gallatin County Natural ~~Envrionment~~Environment - Water Resources, Northern Gallatin County

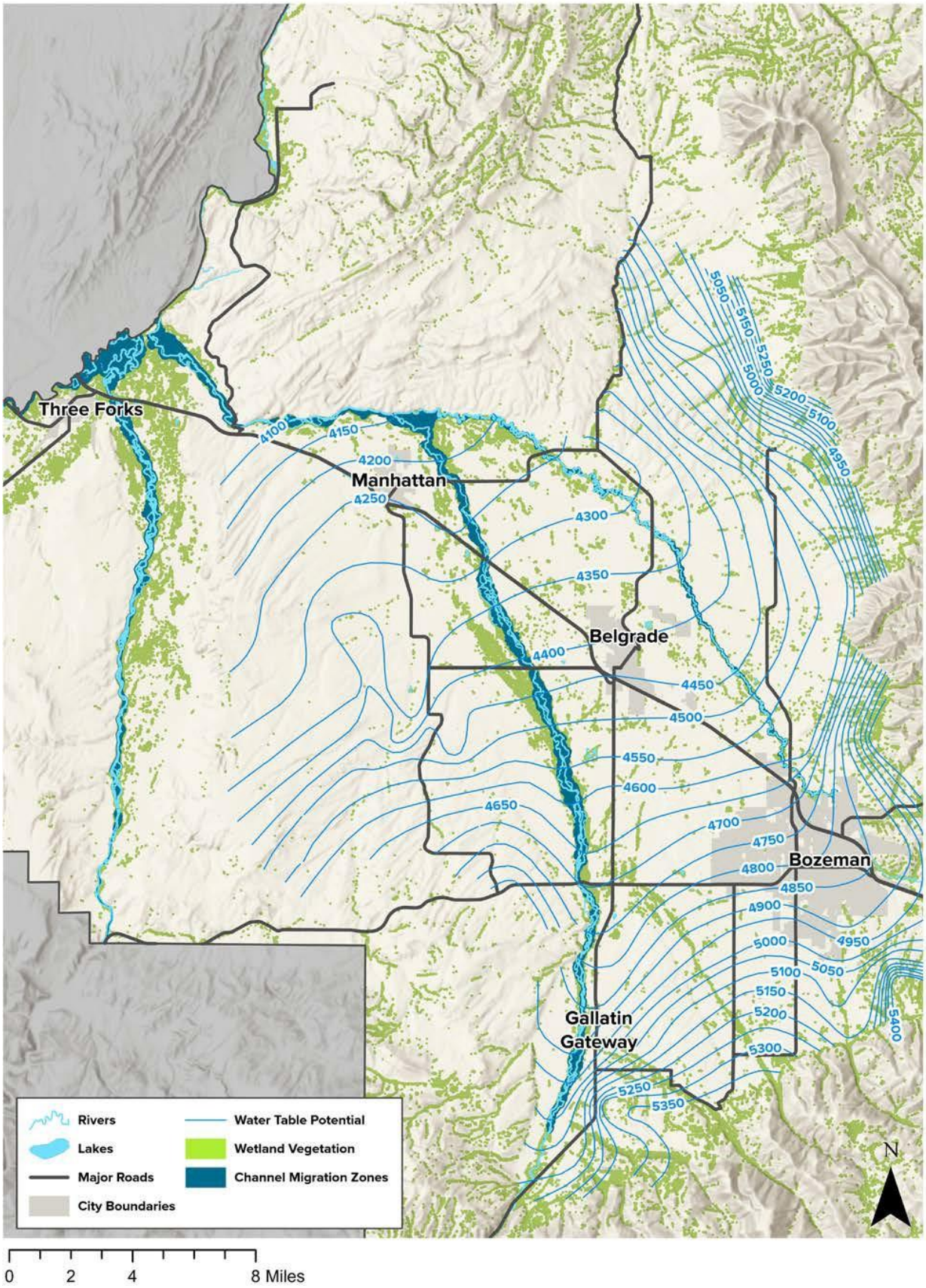


Figure 6-21. Gallatin County Natural ~~Envrionment~~Environment - Water Resources, Gallatin Triangle

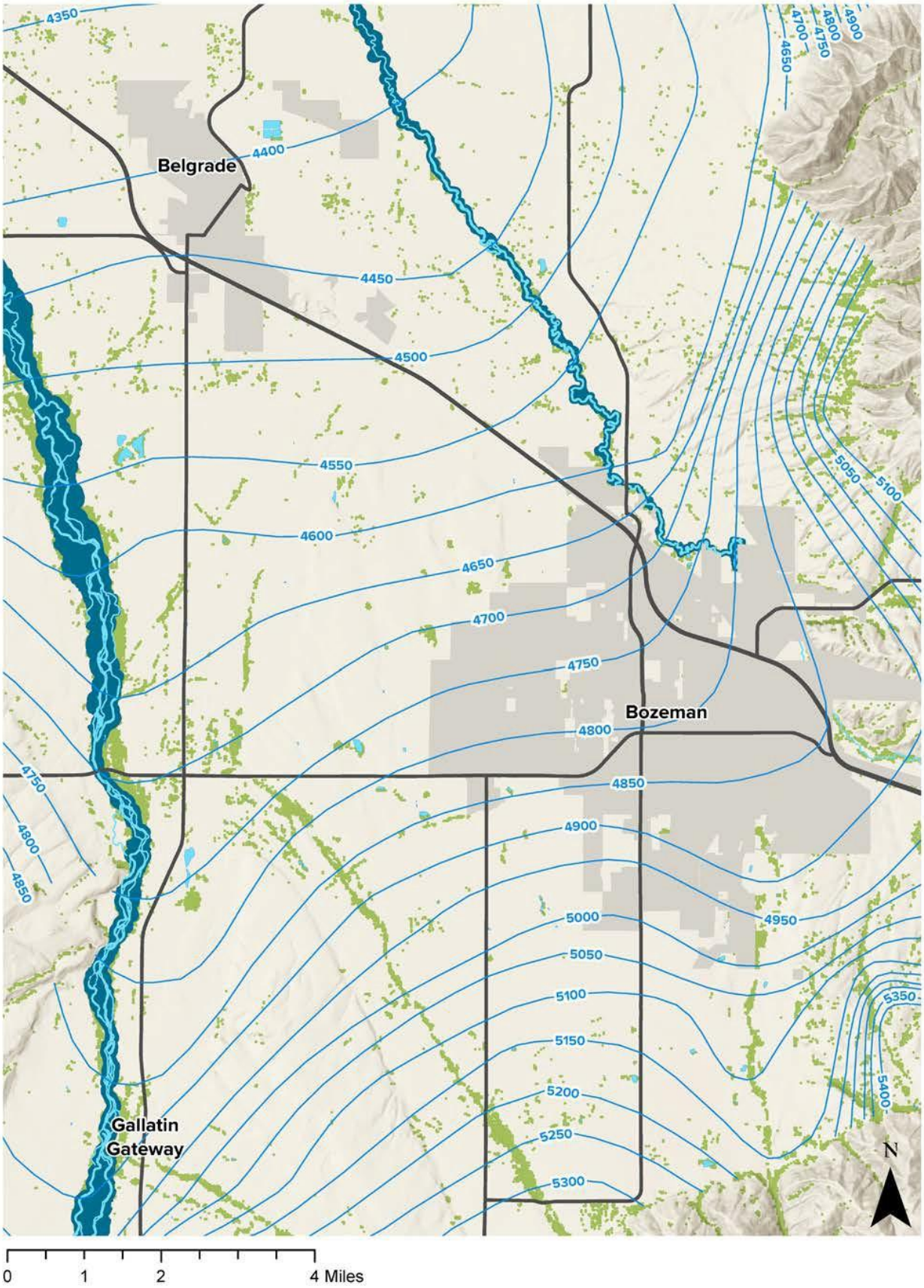
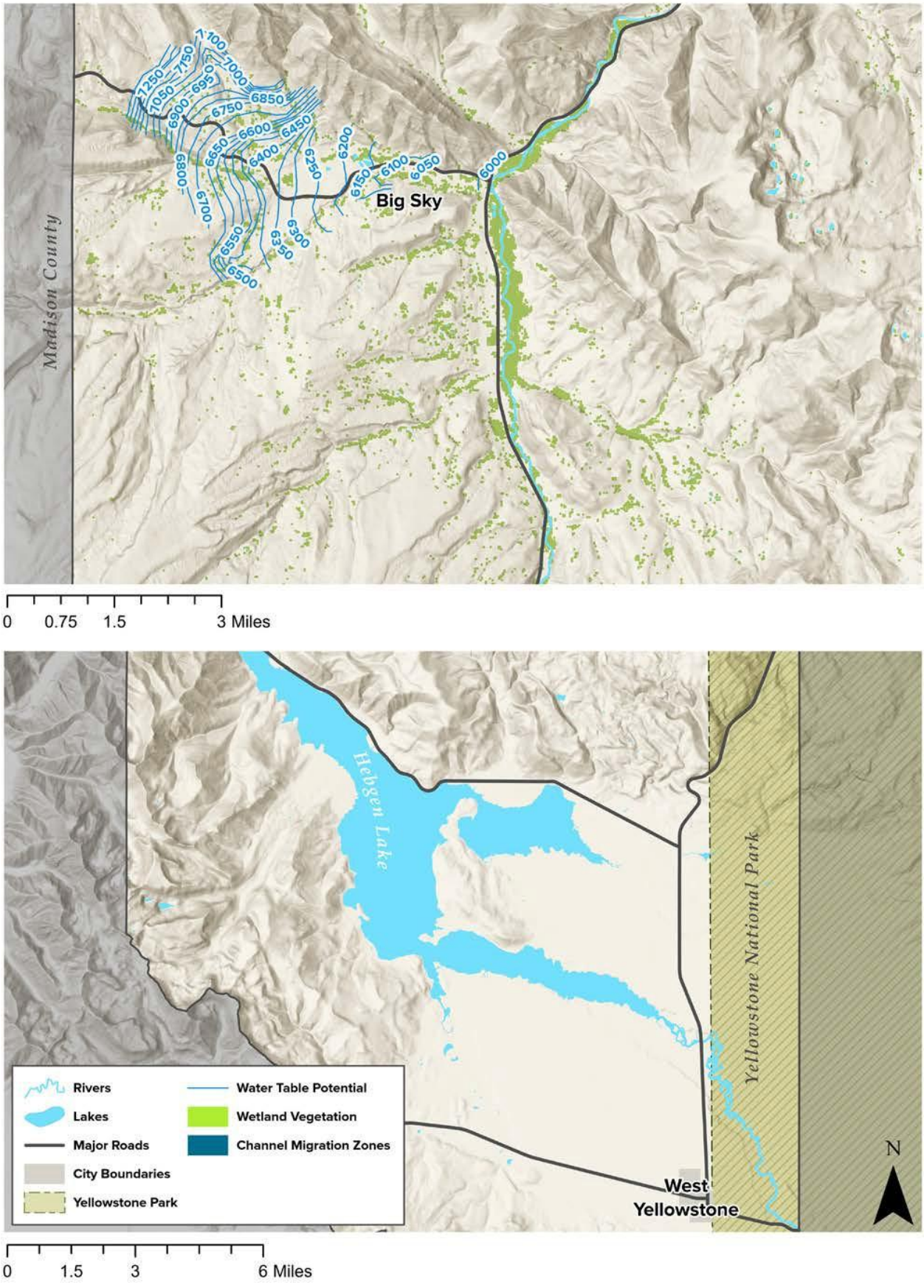


Figure 6-22. Gallatin County Water Resources, Big Sky & West Yellowstone/ Hebgen Basin



Wildlife

Wildlife in Gallatin County has intrinsic value. It is also an important part of the heritage and economy, and should be protected for future generations to enjoy. Wildlife and wildlife habitat are interdependent, and a loss of habitat will result in the loss of wildlife. The maps on the following pages show wildlife resource value on private land. Importantly, the Future Land Use Map also contains geographic information about wildlife, including a wildlife safe movement overlay and a bear conflict mitigation overlay. See Growth Policy Chapter 8 and the Future Land Use Map interactive mapper to learn more.

Definition

Animals (e.g., mammals, birds, reptiles, amphibians, fish, mollusks, crustaceans) that are neither human nor domesticated, existing in their natural environment. This list does not include feral animals, which are animals that have escaped captivity and become wild.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on wildlife:

- Potential for population decline or displacement of one or more individual wildlife species, including Montana Species of Concern and threatened and endangered species under the Endangered Species Act
- Potential to result in species introductions (e.g., fish stocking) that could compromise nearby aquatic communities
- Potential to create or increase human-wildlife conflicts within the subdivision, including pets, fencing, and wildlife attractants such as chickens, garbage, and barbeque grills
- Impacts on wildlife management options and public hunting opportunities in the vicinity of the subdivision that may affect Montana Fish, Wildlife and Parks' ability to manage wildlife effectively as non-habituated herds and avoid problematic concentrations of big game

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"I love being a part of an ecosystem where I'm not the top of the food chain. It's the critters of the area that make it stand apart."

Wildlife Habitat

Wildlife habitat in Gallatin County has intrinsic value. It is an important part of the heritage and economy, and should be protected for future generations to enjoy. Wildlife and wildlife habitat are interdependent, and a loss of habitat will result in the loss of wildlife. The maps on the following pages show wildlife resource value on private land. Importantly, the Future Land Use Map also contains geographic information about wildlife habitat, including a wildlife safe movement overlay and a bear conflict mitigation overlay. See Growth Policy Chapter 8 and the Future Land Use Map interactive mapper to learn more.

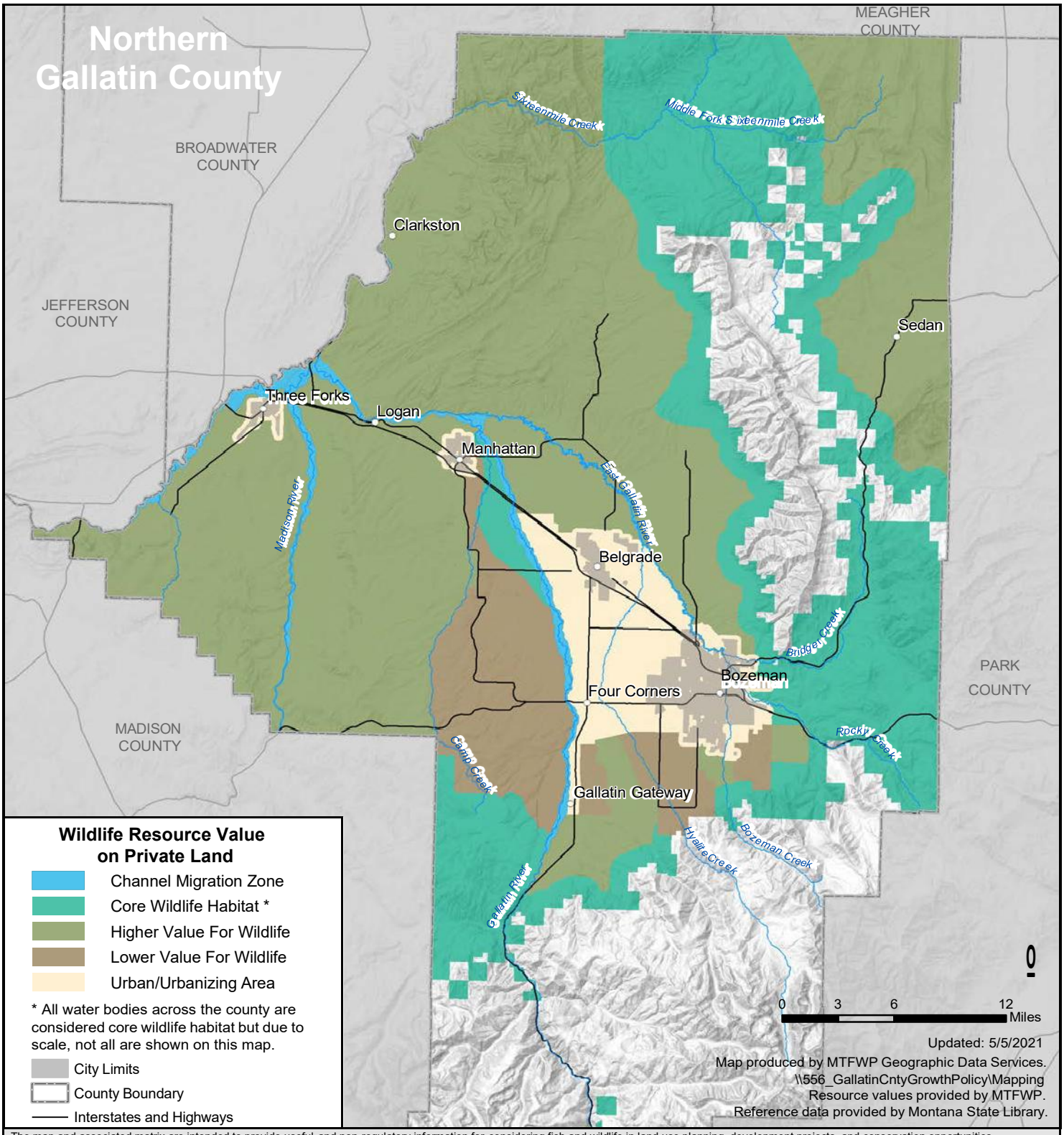
Definition

Geographic areas containing physical features (e.g., topography, geology, stream flow) and biological characteristics (e.g., vegetation cover and other species) needed to meet the food, shelter, and reproductive needs of wildlife species. Important wildlife habitat within Gallatin County includes but is not limited to rivers, streams, lakes, reservoirs, wetlands, and riparian areas; habitats supporting conservation populations of westslope cutthroat trout and Arctic grayling; bald and golden eagle nest sites active within the preceding five years; elk and mule deer winter range in the foothills of the Bridger Mountains and along the Gallatin Range south of Bozeman; wildlife habitat surrounding Big Sky; wildlife habitat near Hebgen Lake; areas important for wildlife movement and migration in Bozeman Pass and the Hebgen Lake area; and areas that may have some native habitat and where there is higher wildlife use.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on wildlife habitat:

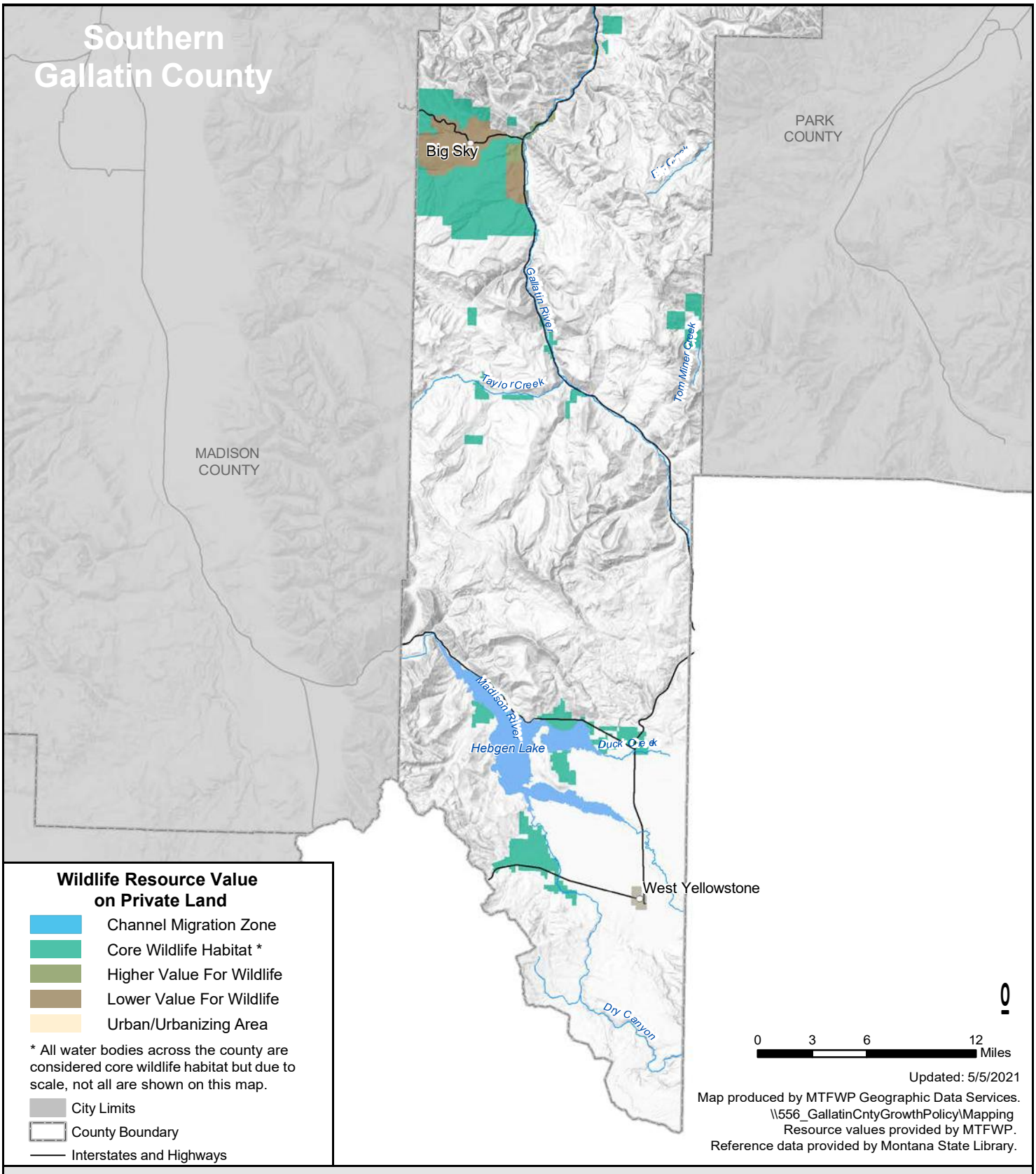
- Potential for fragmentation and loss of wildlife habitat, including but not limited to the important habitats described in the definition of wildlife habitat
- Potential for creating barriers to wildlife movement and migration on the landscape (e.g., non-wildlife friendly fencing, noise or light pollution, construction or widening of roads, and increased traffic volume, light pollution for migrating birds and bats) and aquatic organism passage in streams and rivers (e.g., road crossings of streams that prevent aquatic organism passage)
- Potential for human disturbance to bald and golden eagle nests
- Impacts to water quality and quantity that affect area streams and riparian habitats

Figure 6-23. Wildlife Resource Value, Northern Gallatin County



The map and associated matrix are intended to provide useful and non-regulatory information for considering fish and wildlife in land use planning, development projects, and conservation opportunities. These tools were created by Montana Fish, Wildlife and Parks (FWP) with extensive input from the Gallatin County Planning Department as part of the Gallatin County Growth Policy update in 2020. The map and associated matrix do not prescribe where development should or should not occur but instead provide general guidance on how to consider fish and wildlife resources on privately-owned lands within the jurisdiction of Gallatin County. This map is based on the best available data and professional knowledge of FWP biologists at the time the map was created. Because this guidance is general and the landscape is rapidly changing, land use planners, developers, and conservation professionals should continue to consult with FWP staff and U.S. Fish and Wildlife Service on plans and projects. In general, the wildlife value boundaries drawn on the map are located on identifiable landmarks for ease and logistics and the user should recognize that these boundaries are approximate, and that wildlife habitats and use do not necessarily change on that line.

Figure 6-24 Wildlife Resource Value, Southern Gallatin County



See map disclaimer on Northern Gallatin County map

Figure 6-25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
Core Wildlife Habitat – Water Bodies *Rivers, streams, lakes, reservoirs, wetlands, riparian areas, and habitats supporting conservation populations of westslope cutthroat trout and Arctic grayling.* *Note: All water bodies across the county are considered core wildlife habitat. However, all water bodies could not be shown on the map because the scale is not detailed enough. Major rivers and Channel Migration Zones are on the map. Other surface water features and wetland layers can be found at the Montana State Library: http://geoinfo.msl.mt.gov/.*	*Water bodies provide important habitat for fish and wildlife. Water bodies are listed as Aquatic and Terrestrial Community Types of Greatest Conservation Need in Montana's State Wildlife Action Plan[1]. Westslope cutthroat trout and Arctic grayling are Montana Species of Concern. Rivers, streams, and their associated riparian areas are used as movement corridors by a wide variety of aquatic and terrestrial species.*	• *Protect water quality, stream stability, natural stream processes, aquatic habitat and connectivity, and fish and wildlife habitat by conserving water bodies, their associated riparian areas, and, in some situations, associated uplands.* • *Retain existing wetland and riparian areas by avoiding or minimizing human disturbances associated with developments such as buildings, roads, docks, and other structures.* • *Maintain the natural hydrological and ecological functions of wetlands and riparian areas by minimizing fragmentation and degradation of these sites.* • *Maximize the ability for wetlands, riparian areas, and, in some situations, associated uplands, to function as fish and wildlife habitat.* • *Encourage water conservation measures to ensure there is enough ground and surface water to feed area streams and riparian habitats.*	• *Improve watercourse setback regulations to maintain vegetated buffers and infrastructure setbacks, as recommended in the Fish and Wildlife Recommendations for Subdivision Development in Montana[2].* • *Use Channel Migration Zone studies[3] to avoid placing infrastructure in the future channel of a river or 100-year floodplain.* • *Design road crossings to minimize delivery of sediments and other pollutants to nearby waterbodies while providing aquatic organism passage, which allows permanent, bidirectional movements of fish and other aquatic organisms through or beneath human infrastructure such as culverts, bridges, diversion dams, etc. Refer to Montana's Stream Permitting Guide[4] for design and maintenance recommendations.* • *Design instream hydraulic structures (e.g., culverts, bridges, etc.) that are sized to pass, at a minimum, a 50-year flood event.* • *Limit ponds and water features, and encourage xeriscaping to conserve water, which is especially important in basins closed to further appropriations.*
Core Wildlife Habitat – Bald and Golden Eagle Nests *Note: Eagle nests are not on the map and should be identified on a site-specific basis using field observation and data from the Montana Natural Heritage Program (MTNHP). There could be new nests on the landscape that are not in the MTNHP database.*	*The Bald and Golden Eagle Protection Act is a federal law that prohibits destruction or disturbance of bald and golden eagles or their nests.*	• *Protect and conserve bald and golden eagle nests from human disturbances associated with developed facilities such as buildings, roads, and trails.* • *Reduce the potential risk for violations associated with the Bald and Golden Eagle Protection Act.*	• *Determine if there are bald or golden eagle nests within 0.5 miles of a proposed development project. Contact the Montana Natural Heritage Program for the most current data, but there could be new nests on the landscape that are not in the MTNHP database.* • *Consult with the U.S. Fish and Wildlife Service, FWP, and the Montana Bald Eagle Management Guidelines[5] if there is a bald or golden eagle nest within 0.5 miles of a proposed development project.* • *Maintain vegetated buffers of no disturbance around active nests. The appropriate buffer width will vary based on the type of development and site characteristics. Consult with the U.S. Fish and Wildlife Service and FWP for guidance.*

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Figure 6--25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
Core Wildlife Habitat – Other Important Wildlife Habitat *Elk and mule deer winter range in the foothills of the Bridger Mountains; elk and mule deer winter range along the Gallatin Range south of Bozeman; wildlife habitat surrounding Big Sky; and wildlife habitat near Hebgen Lake. Bozeman Pass and the Hebgen Lake area are also important for wildlife movement and migration.*	*The foothills of the Bridger Mountains and Gallatin Range south of Bozeman provide important winter range for elk and mule deer. This is supported by extensive FWP wildlife survey data from 1975 to present, including mule deer studies in the Bridgers[6]. Winter range provides food and protection from harsh weather conditions. The area around Big Sky provides important habitat for bears, elk, and moose. The Hebgen Lake area provides important habitat for bears, elk, moose, and bison[1]. Bozeman Pass is important for wildlife movement and migration, which is supported by a model predicting grizzly bear movement[7]. FWP biologists have identified the Hebgen Lake area as important for wildlife movement and migration. Wildlife movement occurs at a variety of spatial and temporal scales facilitating access to food, breeding, and shelter resources within and across core habitats, and facilitating genetic exchange among populations or subpopulations of wildlife species. In addition, these areas classified as core wildlife habitat provide important habitat for a variety of other game and non-game species, including Montana Species of Concern. The Hebgen Lake area is part of a Tier 1 Terrestrial Focal Area in Montana's State Wildlife Action Plan[1], which identifies species and habitats that are in greatest need of conservation. The Bridger Mountains are listed as a Tier 2 Terrestrial Focal Area.*	• *Minimize human-wildlife conflicts.* • *Avoid creating impediments to wildlife movement and migration.* • *Minimize the fragmentation and loss of habitat.* • *Maintain FWP's ability to manage wildlife effectively and as non-habituated herds. Minimize the potential for subdivision to lead to problematic concentrations of big game.* • *Minimize the potential for dangerous encounters between humans and bears, and maintain grizzly bear and black bear populations.*	• *Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware.* • *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[2].* • *Limit fencing or encourage wildlife friendly fencing.* • *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.* • *Prioritize these areas for conservation easements, depending on willing landowners and available resources.* • *Implement development design standards that would reduce human-bear conflicts, such as requiring bear-resistant facilities for garbage collection.*

Figure 6-25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
Higher Value for Wildlife *Areas that may have some native habitat and where there is higher wildlife use. This includes areas in the northern portion of Gallatin County and along the Highway 191 corridor near Big Sky.*	*In the northern portion of the county, landcover data[8] indicates there is some native habitat. FWP survey data[6] indicates pronghorn antelope, elk, and mule deer use and move through these areas. In addition, the riparian areas, wetlands, and cottonwood galleries provide habitat for a suite of other game and non-game species, such as nesting songbirds, upland game birds, waterfowl, and webless migratory birds (e.g., staging areas for sandhill cranes). Bighorn sheep use and move through the area north of Big Sky which includes the Highway 191 corridor[9]. Elk also use and move through the Highway 191 corridor from Big Sky south to Yellowstone National Park[9]. The Gallatin Wildlife Management Area provides important habitat for a variety of wildlife. In areas mapped as higher value for wildlife, there is increased wildlife use which creates the potential for increased human-wildlife conflicts.*	• *Minimize human-wildlife conflicts.* • *Avoid creating impediments to wildlife movement and migration.* • *Minimize the fragmentation and loss of habitat.* • *Maintain FWP's ability to manage wildlife effectively and as non-habituated herds. Minimize the potential for subdivision to lead to problematic concentrations of big game.* • *Minimize the potential for dangerous encounters between humans and bears, and maintain grizzly bear and black bear populations.*	• *Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware.* • *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[2], as appropriate.* • *Limit fencing or encourage wildlife friendly fencing.* • *Ensure land use plans and regulations provide for building densities that allow for continued wildlife use.* • *Consider these areas for conservation easements, depending on willing landowners and available resources.* • *Implement development design standards that would reduce human-bear conflicts, such as requiring bear-resistant facilities for garbage collection.*

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Figure 6--25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
Lower Value for Wildlife *Areas that are mostly agricultural land or subdivisions and where there is lower wildlife use. This includes the areas surrounding Bozeman and Belgrade and the unincorporated area of Big Sky.*	*Landcover[8], cadastral[10], and structure[11] data indicate these areas are mostly agricultural land or subdivisions. FWP survey data[6] indicates low wildlife use. Wildlife species may travel through this area so there is a need to reduce human-wildlife conflicts and avoid creating barriers to wildlife movement.*	• *Minimize human-wildlife conflicts.* • *Avoid creating impediments to wildlife movement and migration.* • *For Big Sky, minimize the potential for dangerous encounters between humans and bears, and maintain grizzly bear and black bear populations.*	• *Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware.* • *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[2], as appropriate.* • *Encourage wildlife friendly fencing.* • *For Big Sky, implement development design standards that would reduce human-bear conflicts, such as requiring bear-resistant facilities for garbage collection.*
Urban/Urbanizing Areas *Incorporated areas and adjacent urban development, including Bozeman, Belgrade, Manhattan, Three Forks, and West Yellowstone*	*Municipalities[12] and already approved major subdivisions[13] show existing and planned urban development. The focus should be on reducing human-wildlife conflicts and managing urban wildlife.*	• *Minimize human-wildlife conflicts*	• *Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware.* • *Apply a lower level of wildlife consideration in development design and review.*

[1] *Montana Fish, Wildlife and Parks. 2015. Montana's State Wildlife Action Plan. Montana Fish, Wildlife and Parks, Helena, Montana, USA.*

[2] *Montana Fish, Wildlife and Parks. 2012. Fish and Wildlife Recommendations for Subdivision Development in Montana. Montana Fish, Wildlife and Parks, Helena, Montana, USA.*

[3] *Thatcher, T. and K. Boyd. 2017. Channel Migration Zones for the Gallatin, East Gallatin, Madison, and Jefferson Rivers, Montana State Library, Helena, Montana, USA.*

[4] *Montana Department of Natural Resources and Conservation. 2020. Montana Stream Permitting: A Guide for Conservation District Supervisors, Helena, Montana, USA.*

[5] *Montana Bald Eagle Working Group. 2010. Montana Bald Eagle Management Guidelines: An Addendum to Montana Bald Eagle Management Plan, 1994, Montana Fish, Wildlife and Parks, Helena, Montana, USA.*

[6] *Montana Fish, Wildlife and Parks. 1975 - present. Unpublished wildlife survey data.*

[7] *Peck, C. P., F. T. van Manen, C. M. Costello, M. A. Haroldson, L. A. Landenburger, L. L. Roberts, D. D. Bjornlie, and R. D. Mace. 2017. Potential paths for male-mediated gene flow to and from an isolated grizzly bear population. Ecosphere 8(10):e01969. 10.1002/ecs2.1969*

[8] *Montana Natural Heritage Program. 2017. Montana Landcover 2017, Montana State Library, Helena, Montana, USA.*

[9] *Montana Fish, Wildlife and Parks. 2019. Elk Kernel Density Estimator from GPS Collars 2002-2005, Gallatin portions only, quartile breaks and Bighorn Kernel Density Estimator from GPS Collars 2018-2018, quartile breaks. Unpublished data.*

[10] *Montana Department of Revenue. 2019. OwnerParcel, Montana State Library, Helena, Montana, USA.*

[11] *Gallatin County. 2019. Structures, Gallatin County, Bozeman, Montana, USA.*

[12] *Gallatin County. 2019. City Boundaries, Gallatin County, Bozeman, Montana, USA.*

[13] *Gallatin County. 2019. Major Subdivisions, Gallatin County, Bozeman, Montana, USA*

Public Health and Safety

The health, welfare, and safety of residents and visitors of Gallatin County is paramount. Subdivision development can include risks from both natural hazards and man-made hazards. Public health and safety considerations are not just about promoting public health and wellness by ~~and~~ minimizing and mitigating risks, but also about designing and creating a built environment that is safe, healthy, and free from unnecessary risks and hazards.

Definition

A condition of well-being, reasonably free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on public health and safety:

- Existing potential man-made hazards
  - High pressure gas lines
  - High voltage power lines
  - Toxic or hazardous industrial pollutants
  - Railroads or railroad crossings
  - Nearby industrial or mining activity
  - Lack of fire protection
  - Projected emergency and medical service response time
  - Cumulative impacts of all potential existing man-made hazards in relative proximity to the proposed subdivision
- Creation by the proposed subdivision of potential man-made hazards such as:
  - Unsafe road intersections, congestion, and other traffic safety hazards
  - Reduced, unsafe, or lack of accessible, multimodal transportation networks or opportunities
  - Toxic or hazardous industrial pollutants
  - Development in the wildland urban interface or other areas that have been identified as having high wildfire risk
  - Contamination or depletion of groundwater supplies
  - Accelerated stormwater runoff
  - Provision of emergency and medical services, including access and response time
  - Cumulative impacts of all potential man-made hazards ~~created by proposed subdivision~~
- Risks from natural hazards
  - Wildfire
  - Wildlife Conflict
  - Flooding
  - High groundwater
  - Steep slopes and other geologic hazards
  - Cumulative risk from all natural hazards
- Access to the features of communities known to support public health, such as:
  - places to grow or purchase healthy food,
  - health care providers,
  - employment centers,
  - safe, attainable housing,
  - natural areas
  - recreational or exercise spaces
  - social gathering spaces.
- Locally relevant planning or built-environment relevant topics identified in the Gallatin County Community Health Assessment or Health Improvement Plan, if any
- Cumulative impacts from the proposed subdivision on groundwater from individual sewage disposal systems or individual wells~~s~~

"I really like the way the cities are making an effort to address the built environment and how it affects health."

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Figure 6--26 Gallatin County Public Health and Safety - Fire and Flood Hazards, Northern Gallatin County

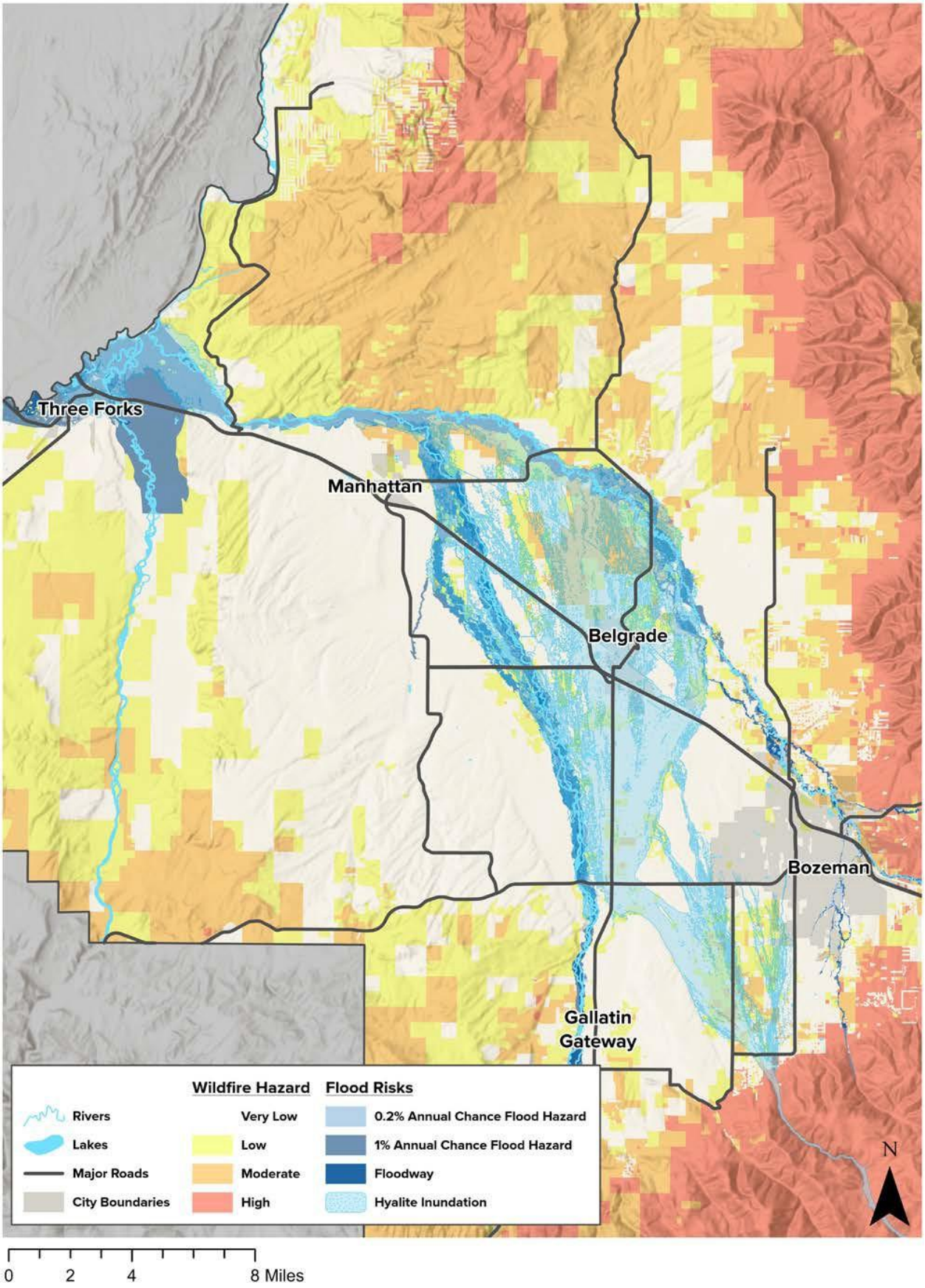


Figure 6-27 Gallatin County Public Health and Safety - Fire and Flood Hazards, Gallatin Triangle

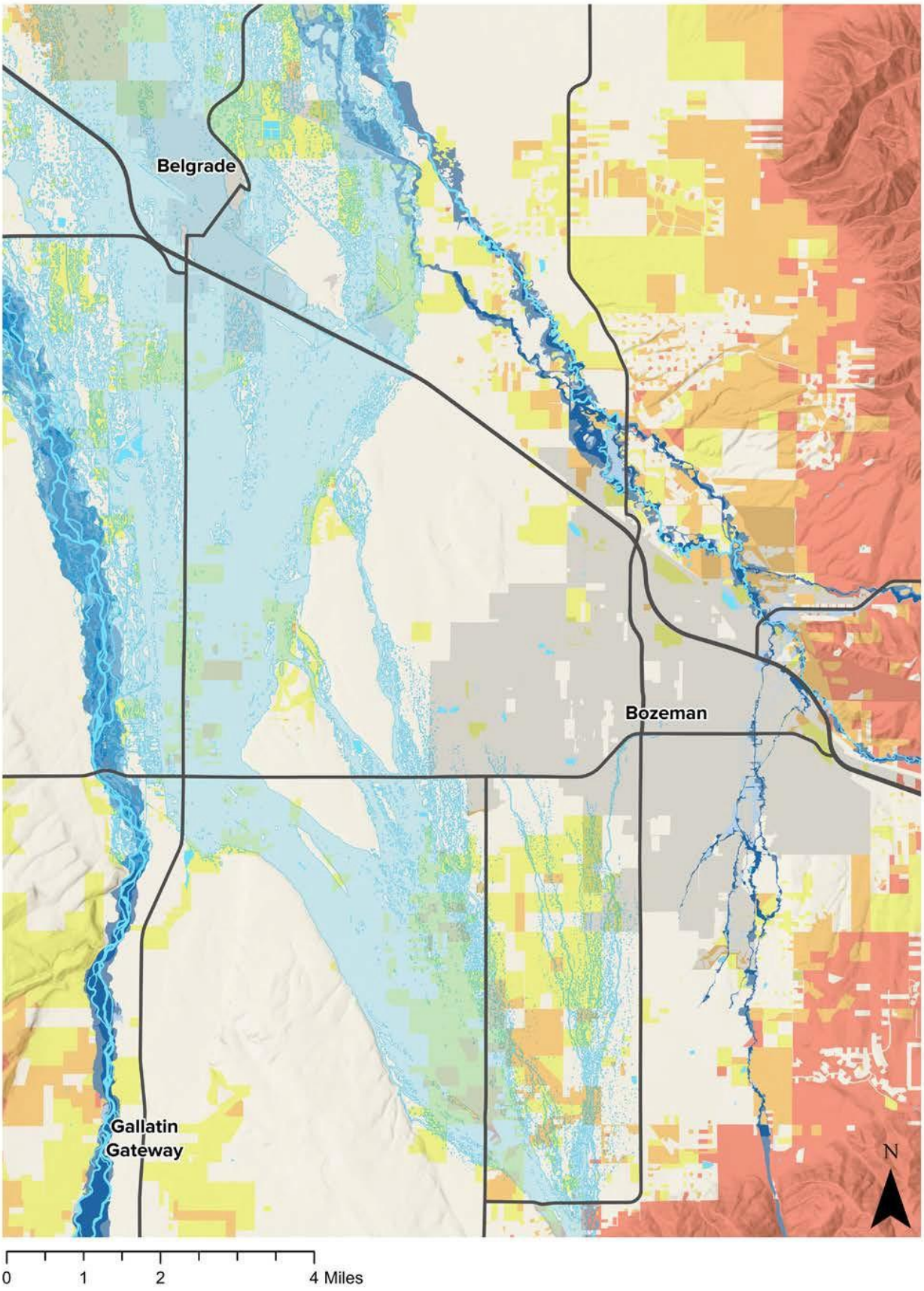


Figure 6--28 Gallatin County Public Health and Safety - Fire and Flood Hazards, Big Sky & West Yellowstone/ Hebgen Basin

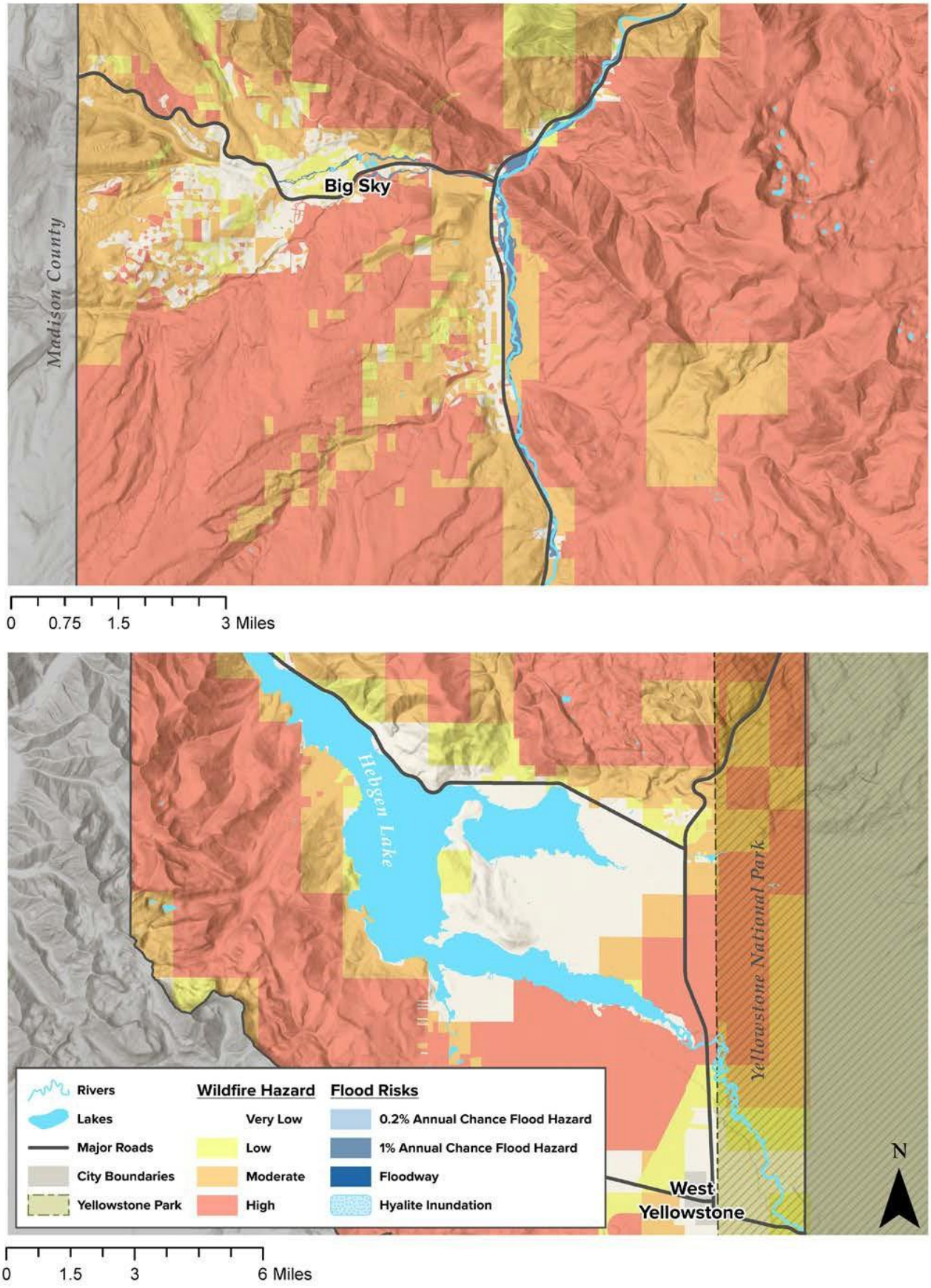


Figure 6-29 Gallatin County Public Health and Safety - Geological Hazards, Northern Gallatin County

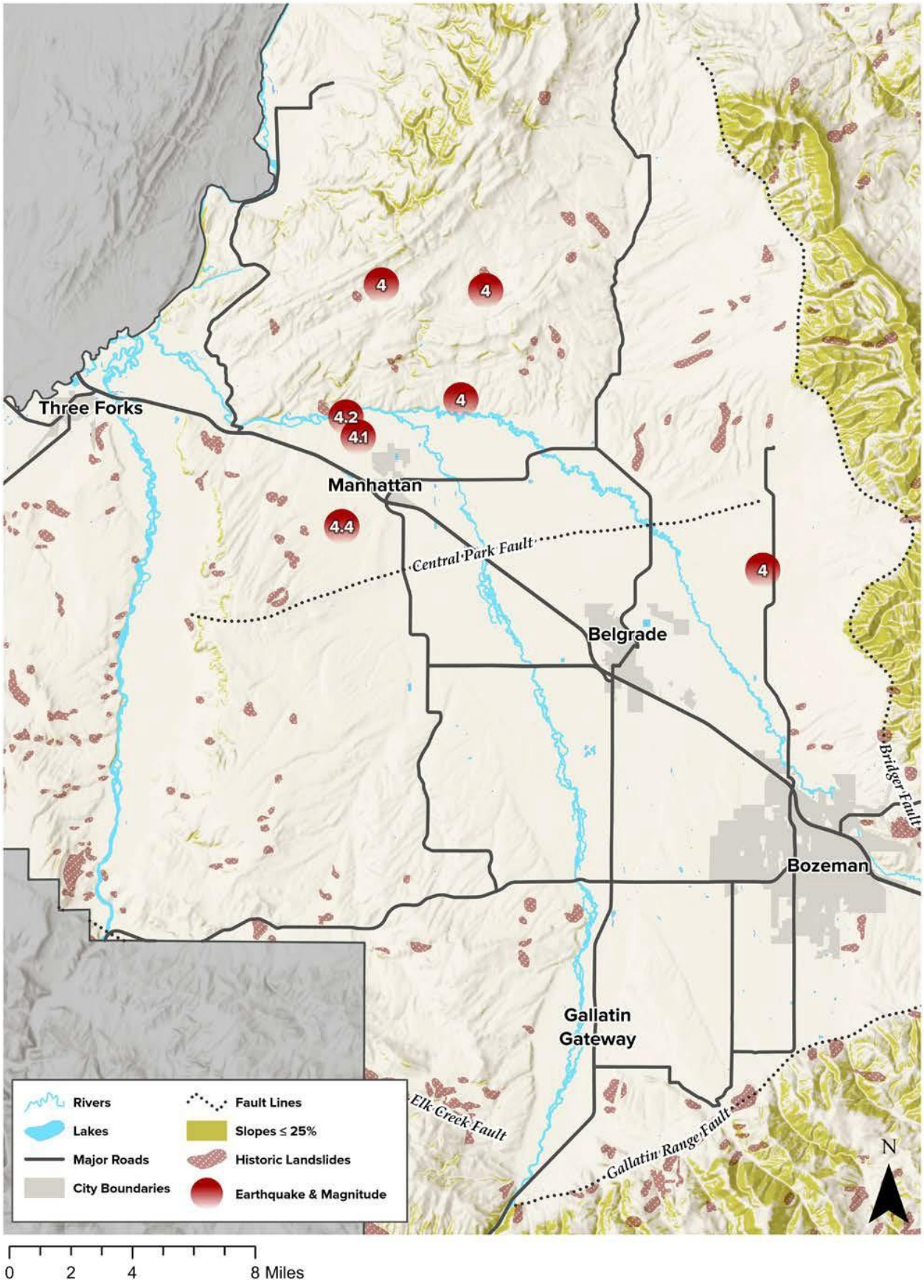


Figure 6--30 Gallatin County Public Health and Safety - Geological Hazards, Gallatin Triangle

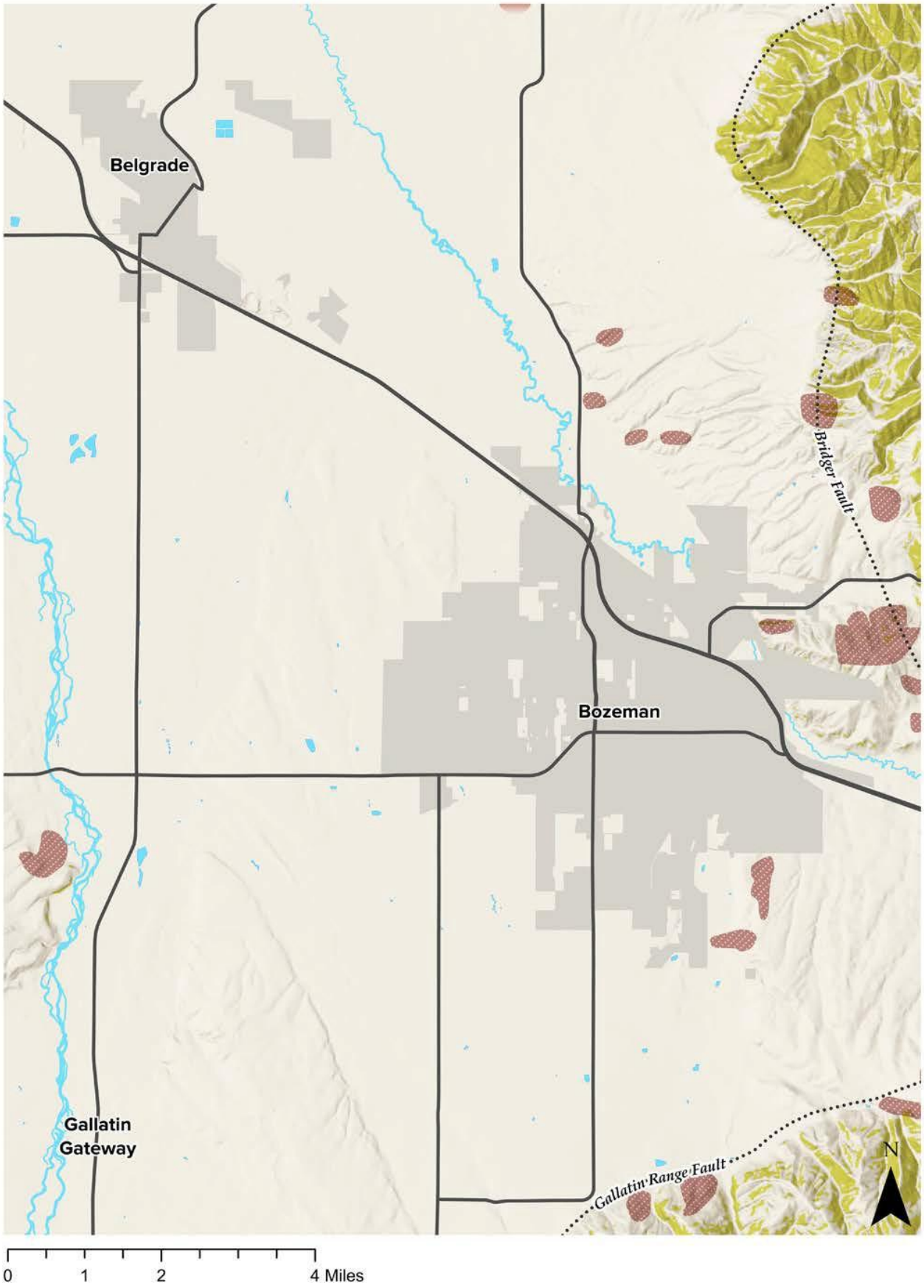


Figure 6-31 Gallatin County Public Health and Safety - Geological Hazards, Big Sky & West Yellowstone/ Hebgen Basin

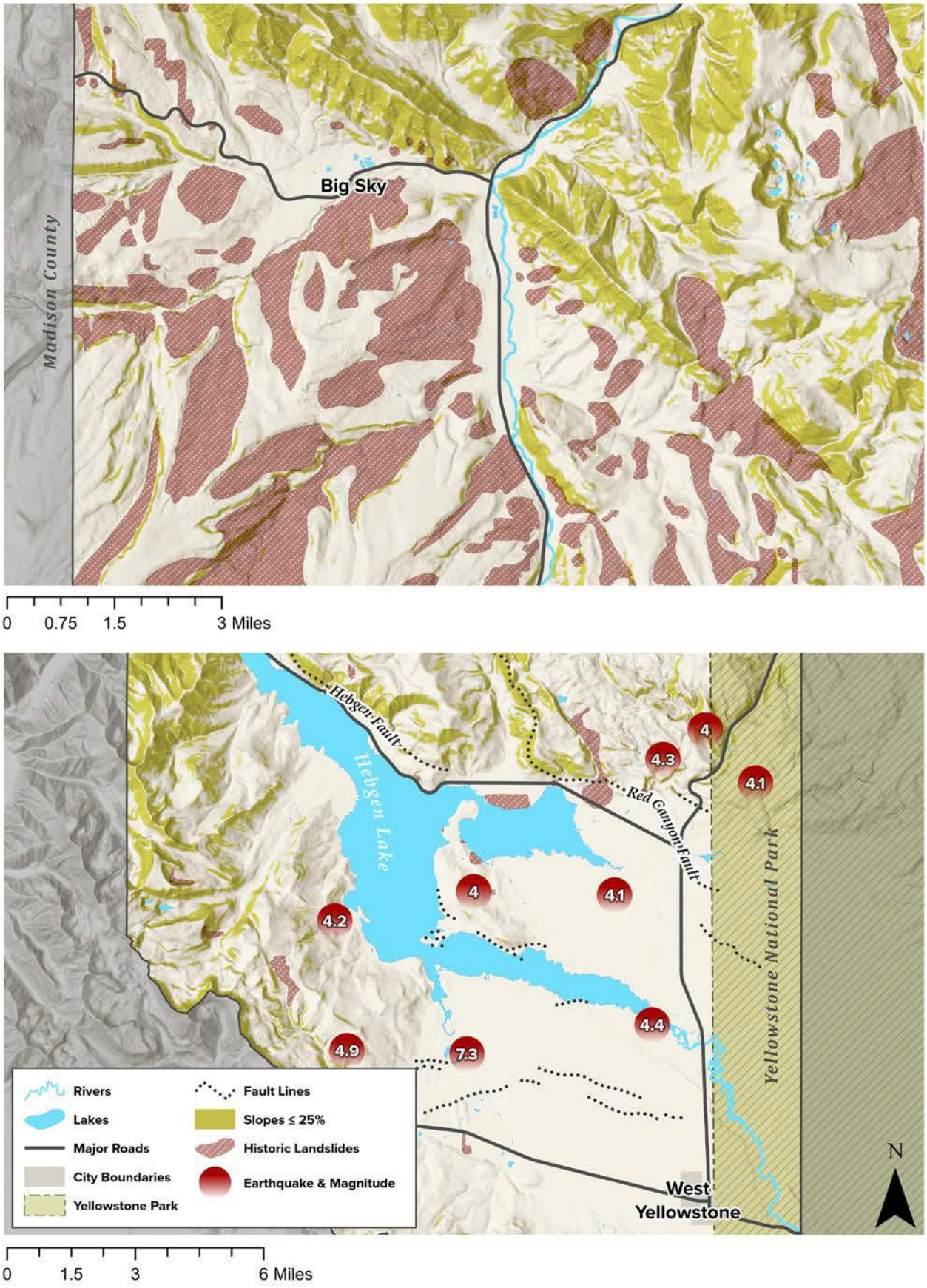


Figure 6--32 Gallatin County Public Health and Safety - Man-made Hazards, Northern Gallatin County

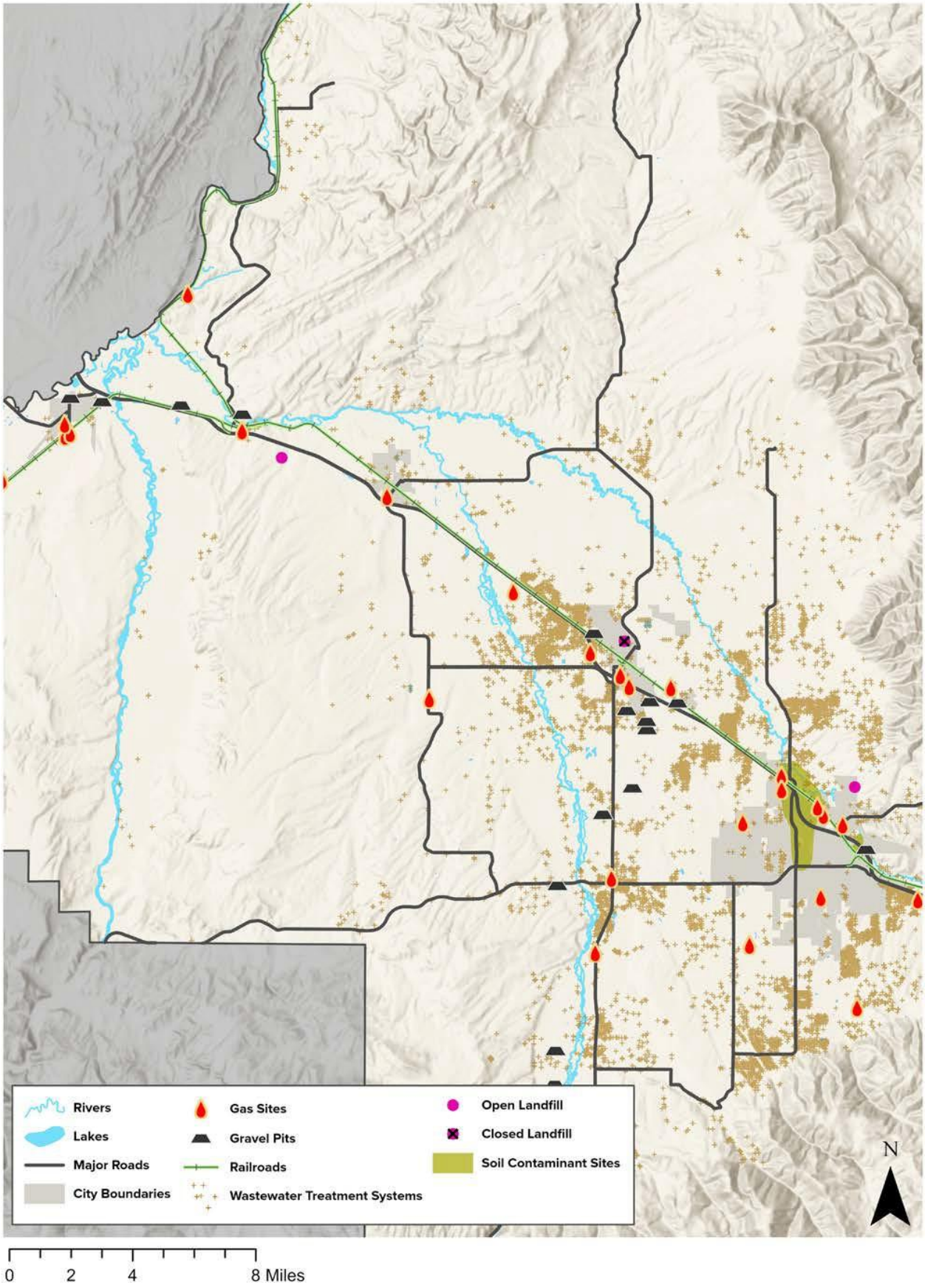


Figure 6-33 Gallatin County Public Health and Safety - Man-made Hazards, Gallatin Triangle

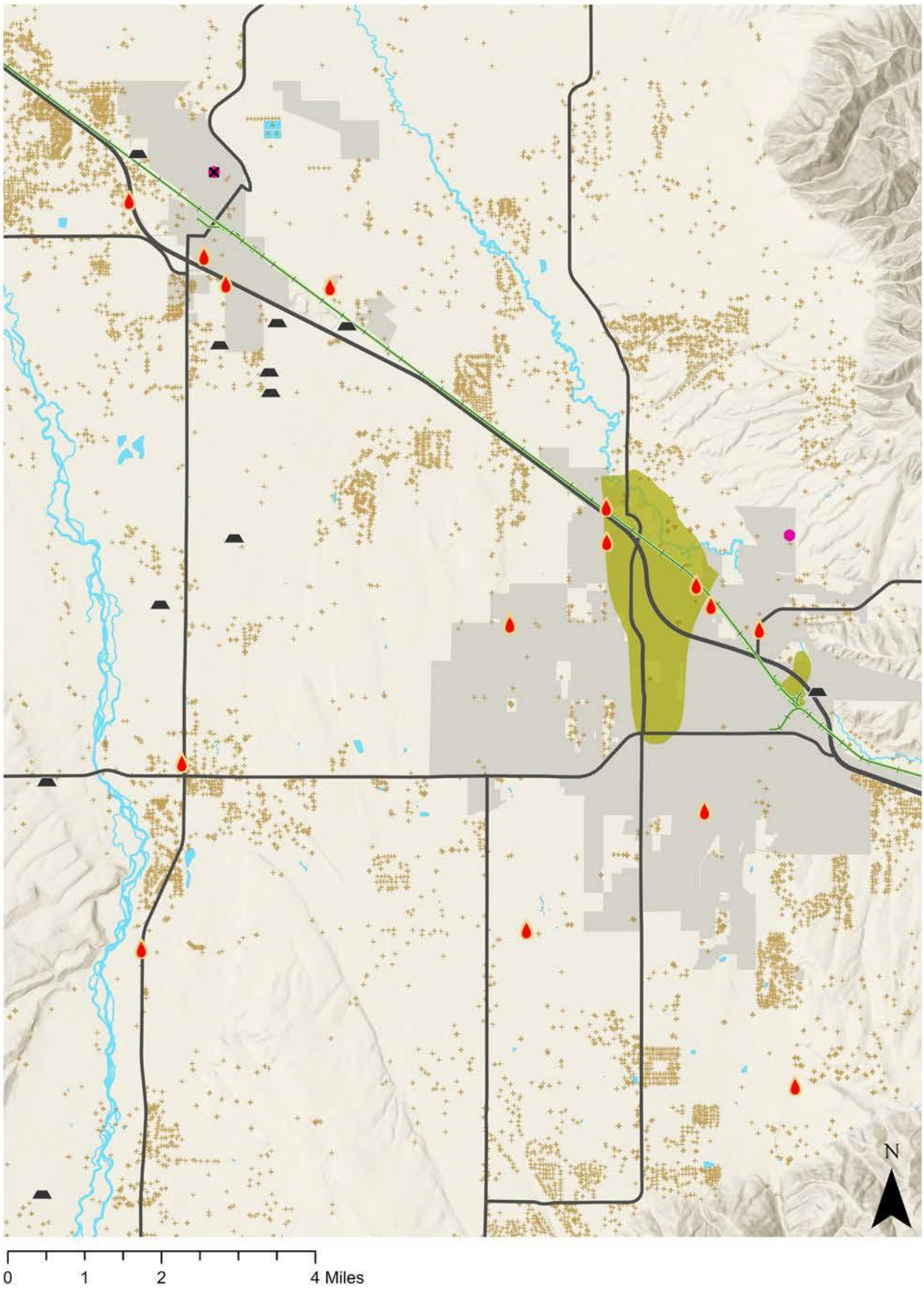
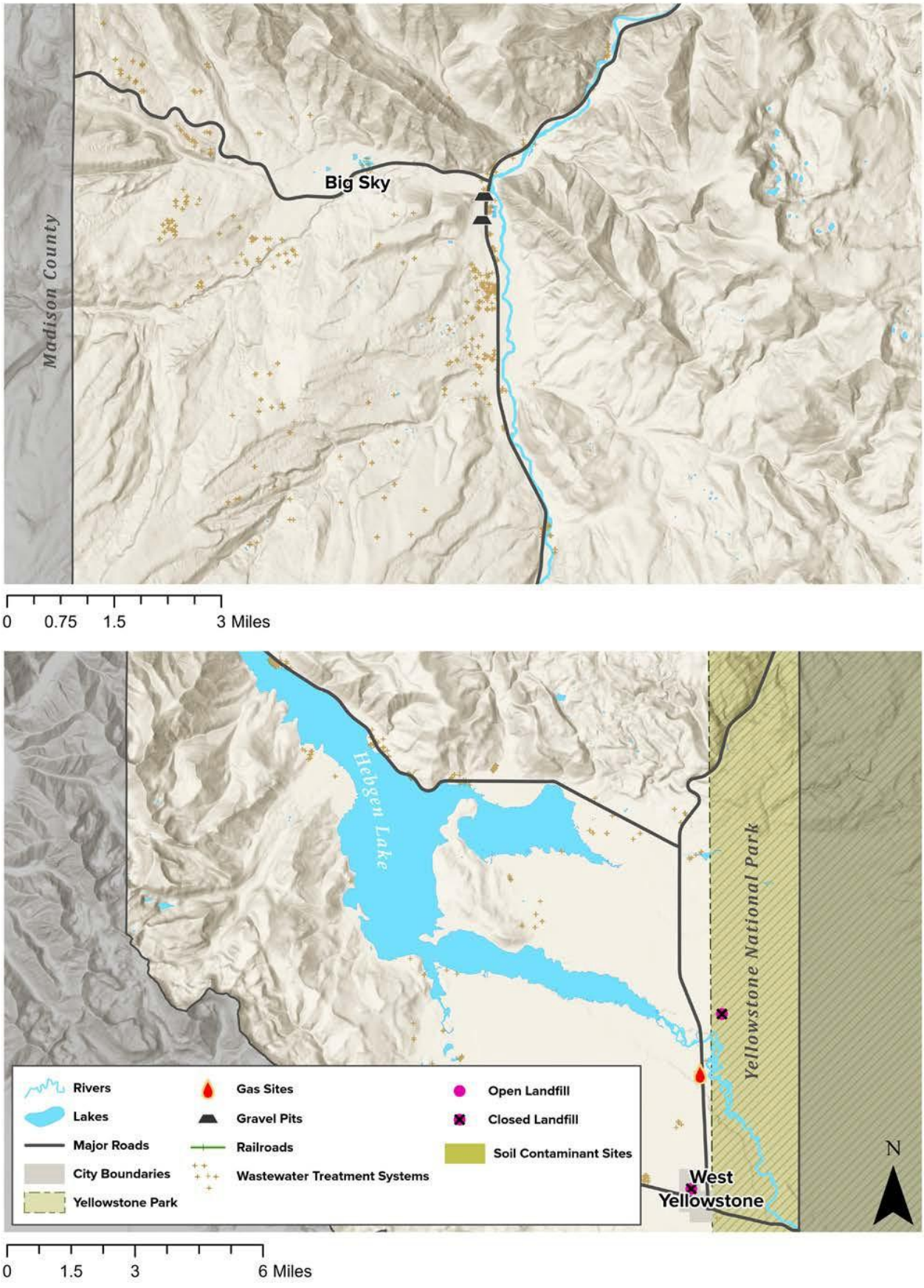


Figure 6--34 Gallatin County Public Health and Safety - Man-made Hazards, Big Sky & West Yellowstone/ Hebgen Basin



TYPES OF SUBDIVISIONS AND REVIEW PROCESS

It is critical that all subdivision proposals be reviewed against the Growth Policy to ensure compliance with the State Criteria for Local Government Review, as required by the Montana Subdivision and Platting Act. In addition, subdivision proposals are evaluated for compliance with applicable neighborhood and area plans, local subdivision regulations, and zoning regulations. Consistent with the requirements of 76-3-609 MCA, general review steps for all subdivisions include:

Type of Subdivision *Certain first minor subdivisions are exempt from some of these requirements, see the following page	*First Minor Subdivision**		*Subsequent Minor Subdivision*		*Major Subdivision*	
Location	101 Zoning Districts	201 Zoning & All Other Areas	101 Zoning Districts	201 Zoning & All Other Areas	101 Zoning Districts	201 Zoning & All Other Areas
Pre-Submittal Meeting						
Subdivider meets with the Planning Department to go over basic details of a proposed project and discuss review process.	Yes	Yes	Yes	Yes	Yes	Yes
Pre-Application						
Planning Department provides subdivider with written feedback in response to a Pre-Application submitted by the subdivider. Planning Department feedback may include but is not limited to: compliance with applicable plans, compliance with applicable zoning regulations; compliance with applicable design standards of the Subdivision Regulations; and provision of comments gathered from other agencies in the course of the Planning Department's review.	Yes	Yes	Yes	Yes	Yes	Yes
Preliminary Plat Application						
A Preliminary Plat Application submitted by the subdivider that has been determined by the Planning Department to contain sufficient information consistent with the requirements of 76-3-604 MCA is routed to relevant agencies for comment and reviewed by the Planning Department for conformance with the Growth Policy and applicable requirements of the Subdivision Regulations.	Yes	Yes	Yes	Yes	Yes	Yes
Notice of Public Hearing published in local newspaper and sent via certified mail at least 15 days prior to hearing.	No	No	Yes	Yes	Yes	Yes
The Planning Department shall send courtesy notice with the time and date of the scheduled decision on the Subdivision Preliminary Plat application to the list of adjoining property owners.	Yes	Yes	No	No	No	No
Complete Preliminary applications are presented at a public hearing or public meeting of the Gallatin County Planning Board for a recommendation to approve, conditionally approve, or deny a Preliminary Plat Application.	No	Yes, *if PB hearing needed*	No	Yes	No	Yes
A decision to approve, conditionally approve, or deny a Preliminary Plat Application is made by the County Commission in a public hearing or public meeting.	Yes	Yes	Yes	Yes	Yes	Yes
Final Plat Application						
After completion of any conditions of preliminary plat approval, the subdivider shall submit a final plat application to the Planning Department. After the Planning Department determines the Final Plat application is complete, the decision to approve or deny the Final Plat Application is made by the County Commission in a public meeting.	Yes	Yes	Yes	Yes	Yes	Yes

First Minor Subdivisions

First minor subdivisions of five or fewer lots from a previously unsubdivided tract of record (not including a remainder from a subdivision), with no variances from access and road standards, and that have no dedication of land for parks or playgrounds have no requirement for a public hearing. In accordance with state law, the County Commission is required to issue a decision on the application within the statutory timeframe.

The Gallatin County Planning Board may delegate to staff its responsibility to report on the compliance or noncompliance of a proposed subdivision with the Growth Policy. The current policy of the Gallatin County Planning Board is to delegate its responsibility on all first minor subdivisions to staff, while reserving the right to change this policy later. ~~Presentation to Planning Board of any first minor subdivisions determined by staff to not conform to the Growth Policy is required.~~

Details on the review process for First Minor Subdivisions can be found in Section 4 of the Gallatin County Subdivision Regulations.

First Minor Subdivisions – Administrative Review

Certain first minor subdivisions qualify for administrative review by the County Planning Department. Criteria for administrative review include that the subdivision is in a zoning district, has a will-serve letter for municipal water and sewer or County water and sewer district, has existing legal and physical access to all proposed lots, and does not require a variance from any part of the Gallatin County Subdivision Regulations.

First minor subdivisions that meet all the above criteria are exempt from several submittal and review requirements. The Subdivision Administrator, appointed by the County Commission, shall approve, conditionally approve, or deny complete applications within 30 working days.

Subsequent Minor Subdivisions

Subsequent minor subdivisions are those containing five or fewer lots being created from a lot within an existing subdivision created since July 1, 1973, or from a tract in a Certificate of Survey that has had more than five tracts created from it since October 1, 2003~~July 1, 1973~~. Subsequent minor subdivisions ~~of five or fewer lots from a tract of record, with no variances from access and road standards, no dedication of land for parks or playgrounds, and no other variance from subdivision regulations, with prior approval from MDEQ or other appropriate authority,~~ must be approved through a public hearing.

Details on the review process for Subsequent Minor Subdivisions can be found in Section 3 of the Gallatin County Subdivision Regulations.

Major Subdivisions

All subdivisions with six or more lots require a public hearing and a recommendation by Planning Board. As required by state law, the County Commission must issue a decision within the prescribed timeframes (unless the applicant signs a waiver from the statutory review period).

Additional details on the review process for Major Subdivisions can be found in Section 3 of the Gallatin County Subdivision Regulations.

Phased Development

Phased development is applicable to any type of subdivision that will not be developed at a single time as one project, in accordance with MCA 76-3-617. The County Commission shall review a "master plan" for the entirety of the subdivision, which, if approved, is valid for up to 20 years.

Once five years have passed since preliminary plat approval, ~~Prior to beginning work on each phase of the subdivision,~~ there shall be a commencement hearing held for each phase of the subdivision before work can begin. The commencement hearing is held before the County Commission to discuss any new information, changes to impacts on primary criteria, changes to the master plan, and to review conditions of approval. Once approval of commencement for that particular phase is issued, the applicant has three years to meet the conditions of approval and to bring the

final plat before the County Commission for approval. This process is repeated until all phases are complete, not to exceed 20 years.

Additional details on ~~the~~ Phased Developments can be found in Section 13 B. of the Gallatin County Subdivision Regulations.

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Photo Credit: Alisha Downs

Variances and Exemptions

A request for a deviation from the design and improvement standards of the Subdivision Regulations is a variance. Additional detail on the variance process can be found in Section 13. A of the Gallatin County Subdivision Regulations.

Additionally, there are several types of subdivision exemptions, including family transfers, relocation of common boundary lines, and aggregation of parcels or lots. A full list of exemptions and the application process for exemptions is available in the Gallatin County Subdivision Regulations.

SUBDIVISION PUBLIC MEETINGS/PUBLIC HEARINGS

Public meetings and public hearings follow a general process that allows an opportunity for public input. The general steps during a public hearing are as follows:

1. Notice of Public Hearing published in local newspaper and sent via certified mail at least 15 days prior to hearing. Public Meeting items are published with the meeting agenda and a courtesy notice may be sent to adjoining landowners.
2. Planning Department presents staff report, summarizing key issues, findings and recommendations, followed by the opportunity for questions from the Board.
3. Applicant presentation, followed by the opportunity for questions from the Board.
4. Public testimony, followed by staff rebuttal and applicant rebuttal, if necessary.
5. Board discussion and deliberation.
6. Recommendation (Planning Board) or decision (County Commission), supported by written findings of fact and conclusions of law.

Additional public comment may not be submitted after the close of public testimony, unless additional information is submitted by the applicant that substantially changes the application and the governing body holds a subsequent public meeting or public hearing pursuant to 76-3-615 MCA.

Board determination of conformance with the Growth Policy is based on all other elements of the Growth Policy, including the evaluation of the criteria listed in 76-3-608(3)(A) MCA - Criteria For Local Government Review. Public hearings are not required for all proposed subdivisions, and the statutory review time varies. More detailed information can be found in the Gallatin County Subdivision Regulations.

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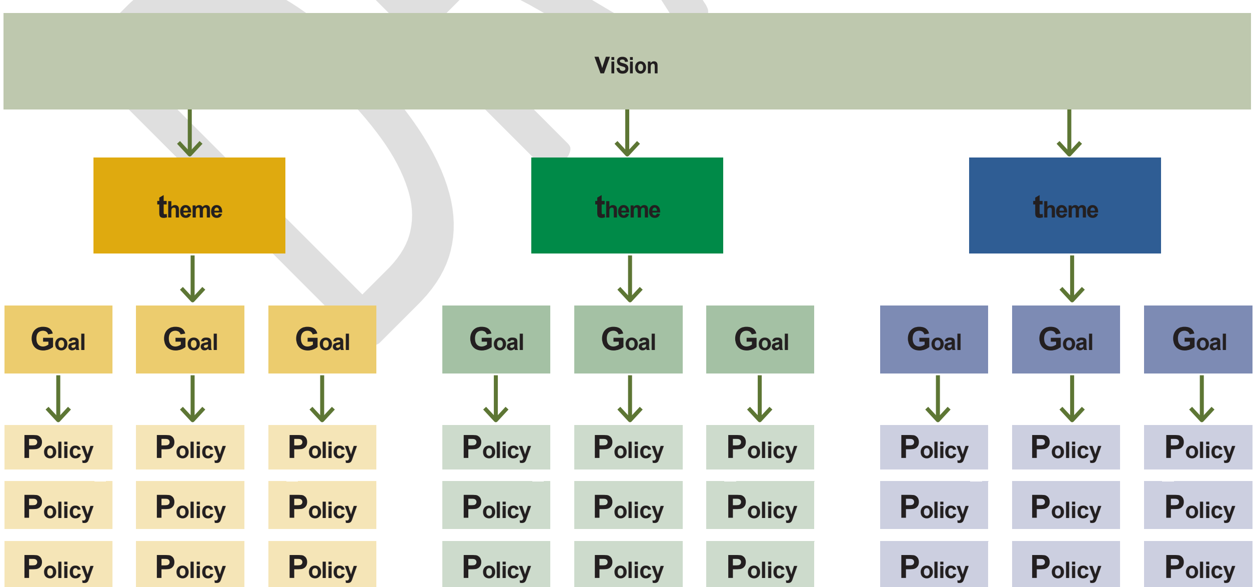
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Photo Credit: Disa Duncan

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Figure 7-1. Relationship Between the Vision, Themes, Goals, and Policies





7 | Goals and Policies

INTRODUCTION

Multiple rounds of community engagement, Steering Committee review, and stakeholder discussion inform the goals and policies of this chapter. They represent the community's overall vision for the County, and balance a variety of interests and concerns. The Growth Policy is a living document, and as such, these goals and policies may be subject to future revision as necessary.

This chapter is broken into three major sections that are based on the interconnected and shared Themes from Chapter 2, identified by citizens through the public engagement process outlined in Chapter 3.

Each of the Goals and Policies are categorized under one of the three Themes: Heritage, Open Space, and Opportunity. As described in the introduction of this document, the goals and policies of this section are applicable to developers, property owners, and policy makers.

Heritage celebrates Gallatin County's cultural and historical significance, which is represented by the tradition, charm, and western community character that permeates our working lands, natural areas, and urban areas.

Open Space recognizes the importance of protecting our world-renowned natural environment and open space networks and their profound influence on our social, economic, and recreational activities that take place across Gallatin County.

Opportunity reflects the development of healthy and welcoming communities that

offer a variety of cultural, recreational, and educational amenities.

Under each Theme is a series of Topics associated with that Theme. Each Topic has a Goal, which is a statement of purpose that defines a significant intent of the Growth Policy, reflecting the long-term desires of the County's citizens. Under each Goal is a list of Policies. A Policy is a strategy or technique aimed to achieve the Goal.

Lastly, each Policy addresses one or more of the Primary Criteria, which were discussed in Chapter 6. Each Primary Criteria is identified by an abbreviation, shown in the chart below. There are seven Primary Criteria listed in Section 76-3-608(3)(A) MCA, and all local subdivision regulations must include definitions and review standards for each of these criteria.

Primary Criteria	*Abbreviation*
Agriculture	AG
Agricultural Water User Facilities	AW
Local Services	LS
Natural Environment	NE
Wildlife	WL
Wildlife Habitat	WH
Public Health and Safety	PH

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THEME: HERITAGE



Topic 1: Agriculture (AGR)

Agriculture Goal 1. ***Protect the right to farm and ranch.***

Policies:

AGR-1-1. Encourage the continuation of local farming and ranching and ensure that necessary services and infrastructure are maintained. **AG, AW**

AGR-1-2. In adopting new regulations and managing existing regulations, the County will support the right to farm and ranch. **AG**

AGR-1-3. Facilitate ~~the development of neighborhood plans and citizen petitioned 201~~ zoning ~~districts~~ that supports agriculture. **AG**

AGR-1-4. Promote development within cities, existing unincorporated communities, and other areas planned for development where public facilities and infrastructure are available, and away from rural areas and areas used exclusively for agriculture. **AG, AW**

AGR-1-5. To preserve agricultural land, encourage the use of tools and incentives, such as density bonuses or transfers of development rights, and support partnerships aimed at acquiring agricultural conservation easements. **AG, NE, PH, WH**

AGR-1-6. Support agricultural land preservation programs that seek to preserve and enhance soil conditions and overall productivity. **AG, NE**

AGR-1-7. Encourage retention of agricultural operations that are adjacent to other agricultural operations or permanent open space. **AG, AW**

AGR-1-8. Investigate a county-wide Agricultural protection plan.

AGR-1-9. Require development to mitigate the external effects of development on agricultural production. **AG, AW**

AGR-1-10. Implement development standards that protect agriculture activities from incompatible uses, such as development buffers between non-agricultural uses in agricultural areas. **AG, AW**

AGR-1-11. Encourage development standards that protect the following agricultural activities including, but not limited to: spraying chemicals, burning fields, and use of machinery at any hour; control of domestic animals; maintenance of agricultural fencing; protection of agricultural water user facilities, ditches, and water rights. **AG, AW**

Photo Credit: Bonnie Braaksma

Agriculture Goal 2. ***Protect soil quality.***

Policies:

AGR-2-1. Encourage conservation of high quality soils as a first-step towards environmental stewardship and protecting soil quality. **AG, NE**

AGR-2-2. Limit development in locations where soil ~~chracteristics~~characteristics are unsuitable for development (e.g., flood prone areas, hydric soils, etc). **AG, NE, PH**

AGR-2-3. Encourage the preservation of natural watercourse banks to mitigate erosion. **AG, NE**

AGR-2-4. Ensure development demonstrates compliance with local, state and federal regulations and standards relating to soil erosion, dust, and soil sedimentation. **AG, NE, PH**

AGR-2-5. Require development to comply with re-vegetation and weed control plans as prescribed by the Gallatin County Weed Department through weed management plans and memorandums of understanding. **AG, NE**

AGR-2-6. Encourage the use of landscape buffer zones to protect agriculturally significant soils. **AG**

Agriculture Goal 3. ***Increase production of and support access to locally-sourced food.***

Policies:

AGR-3-1. Define, encourage, and support different scales of agriculture throughout the County (e.g., truck farms, agri-hoods, community gardens) and integrate these community amenities into zoning regulations and neighborhood plans. **AG, PH**

AGR-3-2. Encourage zoning regulations to allow such uses as produce stands, farmers markets, and food cooperatives, which can facilitate small-scale agriculture and direct sales near residential districts. **AG, PH**

AGR-3-3. Support access to locally sourced food from producers in the County. **AG, LS, PH**

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Photo Credit: Smieja Photography

Topic 2: Property Rights and Rural Character (PR)

Property Rights Goal 1. ***Balance property rights with maintaining rural character.***

Policies:

PR-1-1. Facilitate ~~the development of neighborhood plans and citizen-petitioned 201~~ zoning ~~districts~~ that protects property rights while providing greater overall predictability for landowners. **AG, LS, NE**

PR-1-2. Encourage development to take place in areas of the County that are already developed or are prepared to receive development, minimizing impact on more rural and agricultural areas. **AG, LS, NE, WL, WH**

PR-1-3. Work with property owners during the neighborhood planning process to protect lands valuable for farming and ranching and identify rural/agricultural areas that are likely to transition to other uses and would be suitable for future growth. **AG, LS**

PR-1-4. Continue to support and improve zoning regulations exemptions for agricultural structures. **AG, LS**

PR-1-5. Discourage medium- to high-density rural subdivisions that are located away from infrastructure, services, and facilities. **AG, LS, NE**

PR-1-6. If development far from services and facilities is proposed, encourage and promote clustering and compact development to protect the characteristics of rural areas and minimize the impacts of development. **AG, LS, NE, PH, WH**



Photo Credit: Brenda Lloyd

Topic 3: Fish, Wildlife, and Plant Habitat (HAB)

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

Policies:

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-1-2. Utilize tools such as conservation easements, transferable development rights, and density bonuses to protect important habitat areas for fish, wildlife, and plants. **NE, WL, WH**

HAB-1-3. Investigate the development of regulations that prevent the net loss of wetlands in Gallatin County. **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 (see Chapter 6) of wildlife resource values and associated matrix. **WL, WH**

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

HAB-1-9. Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property through native planting and invasive species removal. **NE, WL, WH**

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

Policies:

HAB-2-1. Work with FWP, municipalities, property owners, and other partners to develop and communicate principles for Living with Wildlife. **WL, WH**

HAB-2-2. Work with applicable partners to develop resources to help communities effectively implement bear-resistant facilities for garbage collection. **WL, WH**

HAB-2-3. Utilize covenants and other tools to address the following: **NE, WL, WH**

- Control of domestic animals
- Prohibition of artificial feeding of wild animals
- Construction of wildlife-friendly fencing or no fencing to avoid creating impediments to wildlife movement and migration
- Provision of animal-proof refuse containers
- Reduction and securing of attractants (prohibiting outdoor food storage, elevated bird feeders, surrounding potential attractants with electric fencing, etc.)
- Facilitation of wildlife access to streams, wetlands, and other nearby wildlife habitat including areas important for wildlife movement and migration
- Limit pond and water features, and encourage xeriscaping and maintenance of native vegetation (in accordance with FWP's Fish and Wildlife Recommendations for Subdivision Development in Montana) to conserve water for fish and wildlife

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**

THEME: OPEN SPACE



Photo Credit: Dacia Dalton

Topic 1: Environment (ENV)

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

Policies:

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

ENV-1-2. Encourage use of open space tax levy funds to support the Growth Policy and its goals of protecting and enhancing the natural environment. **NE, 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-1-5. Prevent or reduce the spread of invasive species and support efforts to mitigate their impacts through plans, investments, and education programs. **AG, NE, 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.***

Policies:

ENV-2-1. Discourage new development in flood prone areas. **NE, PH, WH**

ENV-2-2. Encourage the adoption of watercourse setbacks in the County's land use regulations. **NE, PH, WL, WH**

ENV-2-3. Limit development to appropriate uses in identified source water protection areas. **NE, PH, WH**

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

ENV-2-5. Require development to demonstrate compliance with local, state, and federal water quality and wetland protection regulations and standards. **NE, PH, WH**

ENV-2-6. Require developments to manage stormwater and runoff to mitigate adverse impacts to neighboring properties, rivers, streams, and riparian areas. **NE, PH**

ENV-2-7. Encourage low-impact development approaches to retain and recharge stormwater on site. **NE, PH**

ENV-2-8. Require erosion control plans for all development. **NE, WL, WH**

ENV-2-9. Require all development to document compliance with erosion control plans. **NE, WL, WH**

ENV-2-10. In areas of groundwater concern, require protective measures for development. **NE, PH**

ENV-2-11. Require heavy industrial uses, including animal feeding operations, to document mitigation of adverse impacts on surface and ground waters. **AG, AW, NE, PH, WH**

ENV-2-12. Encourage development to connect to public water and wastewater treatment systems and discourage reliance of new development on individual wells and septic systems. **LS, PH**

ENV-2-13. Consider development and implementation of more stringent standards on spacing and monitoring of septic systems. **NE, PH**

ENV-2-14. Support efforts to properly abandon wells and septic systems. **NE, PH**

ENV-2-15. Encourage developments to assess both the immediate and the long-term cumulative impacts on water quality. **LS, NE, PH, WL, WH**

ENV-2-16. Review watercourse mitigation plans to ensure they protect water quality and other related resources from detrimental impacts of development. **NE, WL, WH**

ENV-2-17. Encourage ongoing maintenance and restoration of riparian vegetation. **NE, WL, WH**

ENV-2-18. Make channel migration zone information available to inform land management and development decisions. **NE**

Environment Goal 3. *Protect water quantity.*

Policies:

ENV-3-1. Encourage development to assess both the immediate and long-term cumulative impacts on water quantity. **AW, LS, NE, PH, WH**

ENV-3-2. Require development to document adequate water quantity. **LS, NE**

ENV-3-3. Encourage development to show how water rights belonging to a property will be disposed of and demonstrate a rational plan to maintain and protect flows for the existing water rights of others. **AW, LS, NE, PH**

ENV-3-4. Require development to control post-development runoff volumes to not exceed pre-development runoff volumes. **NE**

ENV-3-5. Review and update development regulations to define and strengthen water usage standards. **AW, LS, NE**

ENV-3-6. Enforce water use limitations in subdivision development. **AW, LS, NE**

Environment Goal 4. *Protect air quality.*

Policies:

ENV-4-1. Use available incentives and develop additional incentives to protect air quality, such as supporting public transportation, encouraging mixed-use development, strategic density along transit corridors, and cost-shared dust control efforts. **NE, PH**

ENV-4-2. Require development to demonstrate compliance with local, state, and federal air quality regulations or standards. **NE, PH**

ENV-4-3. Encourage development to protect air quality and reduce particulate matter. **NE, PH**

ENV-4-4. Support dust control plans for unpaved roads, subject to review and approval of Road Department. **LS, PH**

ENV-4-5. Encourage the paving of roads to reduce dust and promote air quality. **NE, PH**

ENV-4-6. Support improved integration and connectivity of public transit and multimodal facilities to reduce vehicle emissions. **LS, NE, PH**

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Photo Credit: Diana Proemm

Topic 2: Recreation (REC)

Recreation Goal 1. ***Support creation of a regional recreation network.***

Policies:

REC-1-1. Support the development and implementation of parks, open space, and trails planning documents. **LS, PH**

REC-1-2. Identify physical characteristics and areas that are appropriate for future County trails, parks, and open space. **LS, NE, PH**

REC-1-3. Require development to comply with plans for parks, recreation, open space, and trails. **LS, NE, PH**

REC-1-4. Develop and implement trail standards based on type and density of development. **LS, PH**

REC-1-5. Promote design standards and development patterns that connect multimodal facilities, trails, and pathways to recreational open space corridors, parks, community amenities, and other meaningful destinations. **LS, NE, PH**

REC-1-6. Support and encourage the dedication of recreation systems that are adjacent to, or continuations of, existing or planned parks, recreational areas, open space, trails, or public lands. **NE, WH**

REC-1-7. Account for maintenance costs and responsibility associated with existing and future trails or open space development. **LS**

REC-1-8. Encourage private ownership (such as homeowners' associations) and private maintenance of areas conserved or dedicated as parks, recreation, open space, and trail areas. **NE, WH**

REC-1-9. Encourage public access to areas conserved or dedicated as parks, recreation, open space, and trail areas. **LS, NE**

REC-1-10. Support and encourage access for all in parks, open space, and trails planning documents to serve the diverse population. **LS**

REC-1-11. Encourage outdoor recreation that promotes stewardship, land ethics, Leave No Trace principles, and outdoor recreation-related skills. **LS, NE**

REC-1-12. Support and encourage a sustainable recreation network to protect and conserve parks, open space, and trail resources from overuse. **LS, NE**

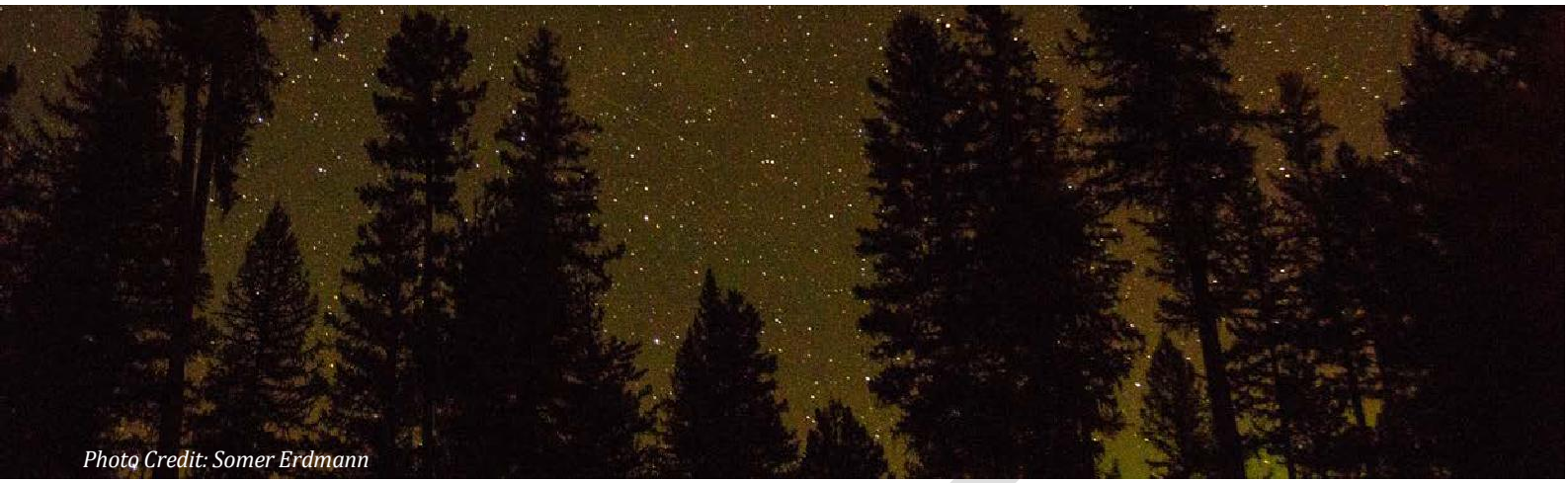


Photo Credit: Somer Erdmann

Topic 3: Scenic Resources (SCN)

Scenic Resources Goal 1. ***Leverage available planning tools and incentives to preserve and enhance our open spaces and scenic resources.***

Policies:

SCN-1-1. Use tools and incentives, such as cluster development, bonus density, transfers of development rights, and conservation easements, to conserve scenic resources and views. **NE**

SCN-1-2. Work with public and private landowners to preserve our most significant scenic resources. **NE**

SCN-1-3. Facilitate ~~the development of Neighborhood Plans and citizen petitioned 201~~ zoning ~~districts~~ that conserves scenic resources and views. **NE**

SCN-1-4. Conduct a viewshed analysis to identify and protect scenic resources throughout the County. **NE**

SCN-1-5. Develop and implement design standards that are appropriate in the context of our natural setting and historic character. **NE**

SCN-1-6. Develop and implement a dark sky policy to address light pollution and preserve our night skies. **NE, WL, WH**

SCN-1-7. Ensure that all relevant zoning regulations include language for ridgeline preservation. **NE**

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Topic 4: Natural Hazards (NAT)

Natural Hazards Goal 1. ***Protect human life and property from natural hazards through a focus on resiliency.***

Policies:

NAT-1-1. Identify and map hazard-prone areas (e.g. wildfire, flood, channel migration, high groundwater, and geologic hazards). **NE, PH**

NAT-1-2. Provide education and information regarding the dangers of developing in areas prone to natural or man-made hazards. **NE, PH**

NAT-1-3. Restrict development in areas considered to be at greater risk of environmental hazards. **NE, PH**

NAT-1-4. Require mitigation of potential hazards when development takes place within identified areas of increased risk. **PH**

NAT-1-5. Restrict development in flood hazard areas to protect property and life from flooding. **PH**

NAT-1-6. Require compliance with the Gallatin County Floodplain Regulations. **PH**

NAT-1-7. Develop and implement strategies to reduce the community's exposure to flood hazards. **PH**

NAT-1-8. Limit or restrict development on steep slopes, unstable grounds, and hydric soils. **NE, PH**

NAT-1-9. Discourage development of geologically or seismically unstable areas to limit potential hazards. **NE, PH**

NAT-1-10. Support the use of covenants that require developers to provide the appropriate engineering to mitigate safety concerns of development in areas with potential and demonstrated unstable slopes and soils. **NE, PH**

NAT-1-11. Restrict development in areas identified in the Community Wildfire Protection Plan as having "high" or "very high" wildfire hazard to protect property and life from wildfires. **PH**

NAT-1-12. Require mitigation of fire hazards, encourage the reduction of fire fuel loads, and encourage adherence to defensible space measures for each structure. **PH**

THEME: OPPORTUNITY

Topic 1: Land Use (LU)

Land Use Goal 1. ***Concentrate development in areas where a full range of services are available and results in the fiscally efficient delivery of public services.***

Policies:

LU-1-1. Encourage neighborhood plans to develop Future Land Use Maps that identify appropriate locations for different types of land use development. **AG, AW, LS, NE, PH, WL,WH**

LU-1-2. Use tools such as scenario planning to evaluate the benefits, drawbacks, and likelihood of potential development patterns within County. **AG, AW, LS, NE, PH, WL, WH**

LU-1-3. ~~Facilitate the development of neighborhood plans and citizen-petitioned 201 zoning districts.~~ **LS, NE, PH**

LU-1-4. Identify appropriate locations for infrastructure by using modeling for the amount and location of future growth. **LS**

LU-1-5. Align public investment in infrastructure and services with established land use goals and policies. **LS, PH**

LU-1-6. Recognize the critical need for infrastructure and services to be in place prior to or concurrent with new development. **LS, PH**

LU-1-7. Encourage development in areas already served or planned to be served by utilities and public services. **LS, NE, PH**

LU-1-8. Promote opportunities for multi-story/mixed-use developments in areas that have adequate infrastructure and services and are zoned for these types of uses and densities. **LS, PH**

LU-1-9. Encourage the review and update of existing neighborhood plans as land uses change. **LS, NE, PH**

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Photo Credit: Whitney Bermes

Land Use Goal 2. ***Encourage residential development in areas planned or zoned for residential use, recognizing and addressing the link between location of housing and location of infrastructure, community facilities, and services.***

Policies:

LU-2-1. Encourage the development and infill of established neighborhoods within and around existing municipalities. **LS**

LU-2-2. Promote residential development adjacent to existing developed land. **LS**

LU-2-3. Support land use patterns and density that are not consumptive of land and energy. **AG, NE**

LU-2-4. Promote clustered residential development. **LS, PH**

LU-2-5. Discourage costly, sprawling, leap-frog development that puts a strain on commute times and the ability to provide adequate and equitable levels of service and infrastructure. **LS, PH**

LU-2-6. Use incentives to locate residential development in and around areas designated for urban growth. **LS**

LU-2-7. Encourage residential development in areas in proximity to, and with connections to, established transportation networks. **LS, PH**

LU-2-8. Encourage development patterns that minimize vehicle miles traveled. **PH**

LU-2-9. Facilitate the development of neighborhood plans and citizen-petitioned 201 zoning districts for planning appropriate residential uses. **LS, PH, NE**



Land Use Goal 3. *Locate commercial and light industrial development in areas planned or zoned for that use.*

Policies:

LU-3-1. Require neighborhood plans to address commercial and light industrial uses. **LS**

LU-3-2. Encourage neighborhood plans and zoning regulations to allow opportunities for small, neighborhood-serving businesses and commercial services. **LS, PH**

LU-3-3. Prevent the encroachment of industrial uses into residential areas. **PH**

LU-3-4. Encourage new commercial and light industrial development to document and provide adequate infrastructure (transportation, power, sewer and water facilities, etc.). **LS, PH**

Land Use Goal 4. *Manage heavy industrial development.*

Policies:

LU-4-1. Locate heavy industrial development in areas that have minimal adverse impact on other uses, and in areas planned or zoned for heavy industrial development. **LS, PH**

LU-4-2. Use available tools to limit or prohibit heavy industrial development within areas especially prone to man-made or natural hazards, or within identified environmentally sensitive areas. **NE, PH**

LU-4-3. Discourage sand and gravel extraction operations in areas that could result in significant land use conflicts, such as adjacent to residential neighborhoods. **NE, PH**

LU-4-4. Provide adequate sites for industrial development while minimizing risks to human health. **NE, PH**

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Topic 2: Regulations and Development Standards (DEV)

Development Standards Goal 1. ***Ensure developer responsibility for identifying, avoiding, and if necessary, mitigating impacts due to development projects, as well as the adequate provision of infrastructure and services.***

Policies:

DEV-1-1. Encourage, and where possible require, all development to:

- » Demonstrate consistency with the Growth Policy and applicable regulations.
- » Mitigate adverse impacts. **NE, PH, WH**
- » Illustrate compatibility with existing uses and natural environment. **NE, WH**
- » Document availability of equitable and adequate local services and public facilities, including school capacity. **LS, PH**
- » Document and provide solid waste disposal. **LS, NE, PH**
- » Demonstrate compatibility with the logical expansion of local services and public facilities. **LS, PH**

DEV-1-2. Require development to demonstrate compliance with local, state, and federal regulations and standards for soil, water, and air contamination. **NE, PH**

DEV-1-3. Ensure that the environmental standards in the County's development regulations meet the objective of protecting the natural environment. **NE**

DEV-1-4. Encourage development to conserve and emphasize scenic resources and views including preservation of ridge tops and hillsides and protection of dark skies. **NE, PH, WL, WH**

DEV-1-5. Encourage tree plantings and low maintenance native vegetation along development rights-of-way. **NE, PH**

DEV-1-6. Maintain and improve regulations that require mitigation of potential adverse impacts from new developments. **NE, PH**

DEV-1-7. Provide incentives in the land development process for projects utilizing public facilities. **LS**

DEV-1-8. Explore mechanisms to identify, collect, and expend development funds. **LS**

DEV-1-9. Consider leveraging impact fees to provide more support and predictability related to development costs. **LS**

DEV-1-10. Consider the use and development of tools to mitigate development costs to the general public, such as impact fees and traffic impact analyses. **LS, PH**

DEV-1-11. Encourage development standards that protect water conveyance facilities (e.g. ditches, canals, headgates) and water rights. **AG, AW**



Photo Credit: Mayana Rice

Topic 3: Transportation (TRN)

Transportation Goal 1. ***Plan for a safe and efficient transportation system.***

Policies:

TRN-1-1. Recognize the inherent link between transportation and land use, and strive for policies, plans, regulations, development standards, and other planning tools to achieve a high level of integration and coordination between the two topics. **LS, PH, NE**

TRN-1-2. Update and implement transportation plans. **LS, PH**

TRN-1-3. Develop and implement capital improvement plans. **LS**

TRN-1-4. Support the development and adoption of a County-wide Right-of-Way preservation plan. **LS**

TRN-1-5. Identify and document roads by use. **LS**

TRN-1-6. Encourage development patterns that reduce reliance on single-occupancy vehicles and minimize vehicle miles traveled. **LS, PH, NE**

TRN-1-7. Promote multimodal opportunities and connectivity in appropriate areas of the County. **LS, PH**

TRN-1-8. Encourage development patterns that increase access to multimodal transportation options. **LS, PH**

TRN-1-9. Encourage development patterns that improve access to goods and services via walking, biking, and transit. **LS, PH**

TRN-1-10. Encourage new development to incorporate walkability, pedestrian spaces, and pedestrian-friendly design elements. **LS, PH**

TRN-1-11. Require development to be consistent with adopted trails plans. **LS, PH**

TRN-1-12. Require development to document proposed access and road systems, and their relationship to existing and future arterial locations and proposed trail plans. **LS**

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TRN-1-13. Require development to coordinate proposed new roads with both existing and planned roads, taking into consideration current, proposed, and future circulation and development patterns. **LS**

TRN-1-14. Require development to provide and develop access to land not previously reviewed under the subdivision regulations when reasonable access to that land is through the proposed development and the circulation pattern is enhanced with multiple access points. **LS**

TRN-1-15. Encourage development to document mitigation of erosion, noxious weed infestation, and visual impacts associated with the construction of new roads. **LS, NE, PH**

TRN-1-16. Encourage development to document mitigation of dust, noise, and general safety. **LS, PH**

TRN-1-17. Explore the use of roundabouts to improve safety and efficiency at appropriate intersections. **LS, PH**

TRN-1-18. Encourage and plan for additional east-west connections. **LS, PH**

TRN-1-19. Encourage partnerships with FWP, MDT, and other agencies to incorporate information on wildlife movement and migration into transportation planning and documents. **LS, W, WH**



Photo Credit: Big Sky Fire Department

Topic 4: Infrastructure and Emergency Services (IES)

Infrastructure Goal 1. ***Prioritize high-quality infrastructure that promotes efficiencies and reduces maintenance costs.***

Policies:

IES-1-1. Promote and practice increased coordination and communication with existing and proposed Water and Sewer Districts. **LS, PH**

IES-1-2. Support orderly and well-planned water and wastewater infrastructure pursuant to coordinated and adopted facility plans. **LS, PH**

IES-1-3. Inform the public on the benefits of utilizing public utilities. **LS, PH**

IES-1-4. Encourage prioritization of infill development within existing public service areas over expansion of these service areas. **LS, PH**

IES-1-5. Consider long-term liabilities and maintenance costs as part of the decision to improve and expand infrastructure and services. **LS, PH**

Infrastructure Goal 2. ***Ensure development is adequately served by emergency services.***

Policies:

IES-2-1. Require development to document access to fire protection and medical emergency services. **LS, PH**

IES-2-2. Where possible, require development to document an estimated emergency response time. **LS, PH**

IES-2-3. Encourage use of covenants that address the maintenance of required fire protection measures (fire sprinkler systems, fire fill pond, etc.) **LS, PH**

IES-2-4. Ensure law enforcement is able to serve development and has adequate access. **LS, PH**

IES-2-5. Require development to address emergency services access and driveway standards. **LS, PH**

IES-2-6. Discourage development in places far from emergency services. **LS, PH**

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Topic 5: Sustainability (ST)

Sustainability Goal 1. ***Promote development that conserves energy and natural resources.***

Policies:

ST-1-1. Promote innovative and efficient renewable energy solutions to help offset the growing demand from a growing population. **LS, NE, PH**

ST-1-2. Promote a high standard of water and energy conservation in new construction and redevelopment. **NE**

ST-1-3. Encourage the inclusion of landscaping standards into developments (e.g. water-wise and drought-tolerant planting and maintenance of native vegetation where applicable, green roofs, greenspace, parks, watercourse mitigation, edible landscapes, community gardens). **NE**

ST-1-4. Encourage subdivision design to follow sustainable best practices, such as access to open space and parks; inclusion of green technologies; inclusion of pedestrian and bike connections and pathways; access to integrated or adjacent commercial areas; integration of small-scale community agriculture, etc. **LS, NE, PH**



Photo Credit: Gallatin County Planning

Topic 6: Housing (HS)

Housing Goal 1. ***Promote equitable, inclusive housing options and address anticipated housing needs by accommodating a range of housing options at different price points.***

Policies:

HS-1-1. Establish and maintain partnerships and programs that create accessible, affordable housing options in the County. **LS, PH**

HS-1-2. Encourage a diversity of housing options that includes alternatives to traditional home styles, such as clustered developments, co-housing, tiny homes, modular homes, and others. **PH**

HS-1-3. Require residential zoning to allow for a variety of housing types that promote different price points. **PH**

HS-1-4. Where appropriate, consider mixed-use developments that provide housing above commercial spaces. **LS, PH**

HS-1-5. Use available incentives to promote the inclusion of low-income and moderate-income housing developments. **LS, PH**

HS-1-6. Encourage new construction techniques and materials that reduce building costs and support affordable housing. **LS, NE**

HS-1-7. Consider mechanisms and programs that account for both the initial price and the on-going costs (e.g., transportation, utilities, maintenance, etc.) in the creation of affordable housing units. **PH**

HS-1-8. Support the location of accessory dwelling units in residential areas served by infrastructure. **LS, NE, PH**

HS-1-9. Support affordable housing in locations with access to public transportation. **LS, PH**

HS-1-10. Identify and preserve existing, affordable housing for future generations. **LS, PH**

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Topic 7: Culture and Education (CE)

Culture and Education Goal 1. ***Increase access to a variety of educational and cultural opportunities throughout the County.***

Policies:

CE-1-1. Work collaboratively with the school districts to expand, redevelop, and plan new schools in the County. **LS, PH**

CE-1-2. Invite school districts and private school systems to review and comment on potential impacts from development proposals/projects in their vicinity. **PH**

CE-1-3. Coordinate with communities and organizations to support additional cultural events and opportunities throughout the County (e.g., sports, art, music, food). **PH**

CE-1-4. Encourage developers to document efforts to protect historic and cultural features. **LS**

CE-1-5. Require development to demonstrate compliance with local, state, and federal historic preservation regulations. **LS**

CE-1-6. Expand the economic base by creating an environment that encourages partnerships with vocational, technical, and university students and faculty. **LS**



Photo Credit: Warren Vaughn

Topic 8: Intergovernmental Coordination (CO)

Coordination Goal 1. ***Commit to regional coordination to achieve shared goals and priorities.***

Policies:

CO-1-1. Provide high levels of communication and coordination regarding growth and development. **LS**

CO-1-2. Implement the Triangle Community Plan and facilitate continued neighborhood planning efforts. **AG, AW, LS, NE, PH**

CO-1-3. Continue cross-jurisdictional coordination to align existing and future long-range community plans. **AG, AW, LS, NE, PH**

CO-1-4. Ensure coordination efforts include smaller communities on the edge of County limits. **AG, AW, LS, NE, PH**

CO-1-5. Work with representatives from local, state, and federal organizations to promote efficiency, cost-effectiveness, and high-quality services. **LS, PH**

CO-1-6. Explore intergovernmental agreements with neighboring counties. **LS**

CO-1-7. Commit to cooperating with local governments on establishing and striving towards mutually-beneficial conservation and sustainability goals. **LS, NE, PH**

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Topic 9: Public Service (PS)

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

Policies:

PS-1-1. Continue to support the County's increasingly diverse population through the development of more multilingual engagement opportunities.

PS-1-2. Explore the use of innovative and diverse engagement tools that help make Planning Department services accessible to all.

PS-1-3. Develop and provide educational materials on zoning, land use, development standards, floodplains, and other topics as needed.

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

PS-1-5. Strive for a fair and transparent process for the applicant and the public.

PS-1-6. Strive for predictability, consistency, and clarity within development regulations to promote efficiency for developers and staff.

PS-1-7. Continue to assist property owners and business interests throughout the county, clarifying limitations, identifying regulations, and stressing the value of site visits.

PS-1-8. Continue efforts to refine development regulations and standardize administrative/procedural requirements.

PS-1-9. Continue efforts to improve interactive mapping materials for staff, agency, and citizens



Photo Credit: Clarion Associates



Chapter 8 | Future Land Use Map

OVERVIEW

The Future Land Use Map (FLUM) is a visual representation of how the community wants to manage growth over time and was created by taking the goals and policies articulated in the Growth Policy and applying them spatially.

The Growth Policy strives to honor the community's desire to protect what it loves by managing growth in the areas best suited to accommodate it, thereby preserving the quality of life that makes Gallatin County an attractive place to live, work, and recreate. The FLUM then builds on that foundation by depicting future land use categories and overlays with associated recommendations to guide the character and intensity of development in a manner consistent with the written vision, goals, and policies from the Growth Policy.

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Guiding Concepts

The following core concepts are important to keep in mind to understand what the FLUM is, its role, and how it works in concert with other land use plans, policies and regulations:

- The FLUM itself is not regulatory but serves as a compass for the development of new policies, plans, and regulations. As part of the Growth Policy, it also is referenced to inform development review decisions.
- Incorporated cities and towns are recognized as the most appropriate places in the County to accommodate growth due to the existing infrastructure and services they provide. However, the FLUM does not include recommendations for these areas, as they are outside of the County's jurisdiction.
- In areas within the County's jurisdiction, centering development in existing unincorporated communities provides for the most cost effective and efficient delivery of quality services and infrastructure. This approach minimizes many of the negative impacts associated with development that were identified as concerns during public outreach.
- Existing development patterns in the County are sometimes, but not always, aligned with the vision for managing growth and development articulated in the Growth Policy. Because of this, the FLUM should be viewed with the following context:
  - Development patterns~~,~~ characteristic of sprawl, in locations distant from public infrastructure and services is discouraged; and
  - Development that is more dense or less dense than what currently exists in some areas may be encouraged.
- The FLUM makes recommendations to promote efficient use and stewardship of the County's limited resources (land, water, infrastructure, etc.) as growth occurs. Therefore, it includes recommendations for restrictions on development in some areas based on physical constraints and directs growth to the area's best able to accommodate it.
- The terms "incentive" and "encourage" are used throughout this document. In this context, neither refer to direct financial incentives, like payment or tax credits. They instead refer to the tools the Planning Department has to help shape development decisions (such as removing procedural barriers or providing for increased flexibility in terms of densities, standards, or uses), and are defined, and limited, by state law.
- The County does not determine if development occurs or does not occur in general. That process is initiated by the property owner. The County also has no legal basis or authority to prevent all growth or development.
- Nothing in the FLUM should be interpreted as precluding the development of a program for Transfer of Development Rights (TDR).

Project Background

How Did We Get Here?

The Gallatin County Growth Policy was adopted in 2021 and included development of an updated FLUM as a near term goal.

In October of 2023, Gallatin County initiated a process to create the FLUM, developed concurrently with the County's Housing Strategy, both of which would inform each other. The Housing Strategy compliments the FLUM by identifying a comprehensive, balanced, and equitable set of tools the County can select from to address its growing housing challenges, as identified in the Housing Needs Assessment, and would become a County adopted plan. The FLUM incorporates relevant recommendations from the Housing Strategy and would become an adopted element of the County's Growth Policy.

Why Create a FLUM?

- **Gallatin County is experiencing significant growth.** In the last 20 years, the population has increased by 71 percent. The current population is estimated to be 118,960. If the current 2.75 percent annual growth rate continues, the County would reach a population of 200,000 by 2040.
- **The previous land use map did not meet the County's needs.** The land use map included in the Growth Policy at adoption (2021) had not yet been updated to reflect the community's vision, goals, and policies for future development articulated in the Growth Policy, and additionally failed to project development types and intensities.
- **Development pressures are at an all-time high.** There is a need to accommodate residential, agricultural, commercial, open space/ecological, and industrial land uses while guiding development in a manner consistent with community goals. Providing up to date and clear guidance for future land use can provide residents and property owners with a greater sense of predictability about the types of growth most appropriate in different areas of the County.
- **State law requires one.** Statutory changes from the 2021 Montana Legislative Session require a Growth Policy Land Use Map to contain certain information in order for the County to establish minimum lot size (and ostensibly density) regulations beyond three miles from a municipality.

How was the FLUM Created?

Development Suitability and Special Topics

The FLUM was created using a three-step process. First, a suitability analysis was performed to generate a Suitability Map which serves to objectively identify which areas of the County are most, moderately, and least suitable for new development.

Public f~~F~~eedback collected during the Growth Policy and first round of outreach for the FLUM were translated into criteria for use in the Suitability Model (Figure 8.1), which serves as the foundation of the FLUM.

Factors that act as proxies, or represent multiple factors, that the public communicated were important received a higher weight than singular factors. For example, proximity to Community Cores represents housing near work, shorter commute times, traffic reduction, reduced emergency response times, development near services and amenities, and conversely, avoids sprawl or new development in previously undisturbed areas. As a result, the proximity to Community Cores criteria received the highest weight in the Suitability Model. Steep slopes, in contrast, represent a real, but singular, constraint so received a lower relative weight in the Suitability Model.

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Figure 8-1. Suitability Model Criteria Table

Suitability Model Criteria Table				
Category/Criterion - with weight %		**Most Suitable**	**Moderately Suitable**	**Least Suitable**
40%	Proximity to Community Cores and Municipalities	Within Community Core/Municipal Boundary	≤1/4 mile from Community Core/ Municipal Boundary	>1/4 mile from Community Core/ Municipal Boundary
30%	Within Established Water/Sewer District Service or Planning Area (including municipal)[1]	Within service or planning area	Within, but only one service	Out of service or planning area
15%	Wildlife Resource Value on Private Land	Urban/izing Areas	Lower Value	Core Habitat & Higher Value
10%	Within Wildfire Risk Area	Very Low	Low	Moderate/High
5%	Slope (%)	~~<~~≦5%	>5~~6~~% to ≦~~<~~15%	>15~~6~~% to ≤25%

Excluded Areas:

- Public lands, Protected, & Constrained areas: Slopes over 25%, Watercourse Commons[2], Conservation Easements, Public Lands
- Municipal Jurisdictions: Municipalities and Municipal Planning Areas

1 Established Water/Sewer District Service or Planning Areas considered in the FLUM exclude water and sewer districts established to serve a specific subdivision or development.

~~2~~ The Watercourse Commons was developed by a team of local water resource professionals as part of the Gallatin Water Collaborative and includes stream buffers based on stream size and ecological importance, the regulated floodplain, channel migration zones, and riparian vegetation associated with watercourses. Buffers are established at 300 feet for large streams, 150 feet for medium and ecologically significant streams, and 100 feet for small streams on either side as measured from the ordinary high-water mark. Small streams and associated buffers from the Watercourse Commons are not depicted in the FLUM due to scale and display limitations as noted in the limitations section of this chapter. ~~Small streams from the Watercourse Commons were omitted from the FLUM due to scale limitations for the FLUM and are addressed in the limitations section of this document.~~

With the Suitability Map complete, the second step in the FLUM development process was consideration of topics that are important in land use but were not appropriate to include in the suitability model. For example, topics that apply County-wide regardless of suitability or that apply to specific areas of importance and would be diminished if included together with other factors in the model, were instead addressed as Special Topics.

The third step in the FLUM development process was an analysis of the interaction of the Suitability Map with the Special Topics. These interactions were considered in one of the following four ways:

1) **Synergistic:** Geographic areas where a special topic interacted with development suitability in a significant enough way that necessitated the creation of a distinct FLUM category.
    a. Examples: Annexation Holding Areas and Public Infrastructure Holding Areas.
    b. Use: New FLUM categories were created from the intersection the "Most Suitable" areas from the Suitability Map and "Future Public Infrastructure Planning Areas" (including for municipal services and water and sewer districts).
2) **Traditional Overlay:** A defined geographic area where a specific and clear set of recommendations applies regardless of development suitability.
    a. Examples: Wildlife Safe Movement and Bear Conflict Mitigation Overlays, Airport Overlay.
    b. Use: ~~Referenced as optional strategies to incorporate in Cluster and Planned Unit Development, or to provide information to inform design and development decisions.~~ To identify areas where recommendations to be incorporated into policies, regulatory tools, and development proposals apply.
3) **Informative Overlay:** A defined geographic area where various opportunities are present or information relevant to development is available. Informative overlays are used to provide information that may be used to inform property owners of important resources or constraints, or to shape development that provides an array of public benefits.
    a. Examples: Soils of Agricultural Importance Overlay, Conservation Easements Overlay, Open Space and Parkland Overlay, Groundwater Nitrate Overlay, and Groundwater Recharge Areas Overlay.
    b. Use: Referenced as optional strategies to incorporate in Cluster and Planned Unit Development, or to provide information to inform design and development decisions.
4) **Integration:** There are also special topics that are deeply important to the FLUM but are not addressed as an overlay because they are not limited to a defined geographic area. These include topics that may apply County-wide and/or may have differing recommendations depending on the FLUM category.
    a. Examples: Agriculture, Water Quality and Quantity, Transportation and Connectivity, Accessibility, and Housing.
    b. Use: Recommendations specific to the topic are integrated into each FLUM category and adapted based on the characteristics of each.

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FLUM ~~Catgories~~Categories, Integrated Special Topics, and Special Topic Overlays

The FLUM categories were delineated using specific analyses tied directly to community goals. Recommendations rooted in those goals are contained throughout this document in the FLUM Categories, Integrated Special Topics, and Special Topic Overlays.

The level of detail included in the FLUM is designed to balance the need **to form a sufficient and meaningful foundation** for future land use decisions, while remaining **broad and flexible enough to allow for adaptation** based on the unique characteristics of different parts of the County.

The FLUM category descriptions include the following components:

1) **Foundation:** Includes a rationale explaining how the category description supports the category's intended purpose, the method for defining the geographic area encompassed under the category, and how the category and associated recommendations address the Growth Policy policies and themes from public outreach for the FLUM.
2) **Future Land Use Defining Characteristics:** A general description of the range of characteristics that future development in the category should incorporate to support the purpose of the FLUM category. This includes a range of densities, lot sizes, and examples of typical uses.
3) **Future Land Use Guidelines:** A general description of the category's general Framing, Water and Sewer considerations, Development Constraints[3], Design Standards, and considerations related to Agriculture, Accessibility, Housing, Transportation and Connectivity, and Water Quality and Quantity.

Special considerations, recommendations, and best practices necessary to help meet the land use goals associated with each category are also referenced within the Integrated Special Topics and Special Topic Overlays.

Integrated Special Topics include the following components:

1. **Foundation:** Includes background on the Special Topic and identifies Growth Policy policies and themes from public outreach for the FLUM addressed by the recommendations.
2. **Recommendations:** Identifies topic specific recommendations tailored to address the Growth Policy policies and themes from public outreach for the FLUM, and a table identifying the FLUM Categories and Special Topic Overlays where each recommendation applies.

Special Topic Overlays include the following components:

1. **Foundation:** Includes a rationale explaining how the recommendations and guidelines identified support the overlay's intended purpose, any relevant limitations, and the Overlay's connection to the Growth Policy policies and themes from Round 1 of public outreach for the FLUM.
2. **Guidelines and Recommendations:** Identifies topic specific guidelines and recommendations tailored to address the Growth Policy policies and themes from public outreach for the FLUM.
3. **Data Source:** Identifies the data used to define the geographic area encompassed by the overlay.

~~3~~2 Development Constraints as described in the Future Land Use Guidelines represent a general description of development constraints in each FLUM category. See the Suitability Model Building blocks within the FLUM (online map) for specific constraints factored into the suitability analysis. Additional constraints may exist that are not captured here and should be considered on a site-by-site basis.

Expectations Regarding the Use of the FLUM

Role

The FLUM is a component of the Growth Policy. The Growth Policy is used to guide the development of land use plans, policies, and regulatory tools like zoning, which must be created in compliance with the Growth Policy. The Growth Policy also aids elected and appointed officials, County staff, residents, business owners, and developers in making informed decisions regarding development. Development is required to be in substantial compliance with the Growth Policy and mitigate potentially significant adverse impacts to the Primary Criteria (detailed in Chapter 6 of the Growth Policy).

Application

The FLUM contains statements describing how development should be managed to align with the Growth Policy, and is applicable to developers, property owners, and policy makers who all play a role in shaping development. If a statement in the FLUM recommends adoption of land use policies and regulations to achieve a specific outcome, and such policies or regulations have yet to be adopted, it is recommended that developers incorporate the substance of such recommendations into the design of their projects.

Existing Development Patterns

The FLUM aligns development recommendations with the most up-to-date community-defined goals from the Growth Policy, rather than simply replicating or extending existing development patterns. However, existing land uses, neighborhood plans, and zoning (where present) should be considered together with the FLUM and the entirety of the Growth Policy to inform both the development of and updates to future land use policies, plans, and regulatory tools. The influence of the Growth Policy in different parts of the County with variable types of land use guidance and regulatory documents in place is detailed in Chapter 5 of the Growth Policy.

Inter-connectivity of Components

The FLUM includes a map, which depicts the FLUM categories[4] and Special Topic Overlays, and the FLUM Development and Category Descriptions (this chapter). This ~~e FLUM Development and Category Descriptions~~ chapter also provides detailed recommendations associated with each of the FLUM categories and Special Topic Overlays. The chapter also includes sections focused on Integrated Special Topics, which reference the FLUM categories and Special Topic Overlays, and provide additional recommendations. All components of the FLUM must be considered together in their entirety.

Parcels with Multiple FLUM Designations

The FLUM categories were delineated using specific criteria to determine development suitability as described in this chapter. The geographic boundaries of the factors considered, which address land characteristics, risk, wildlife, and service availability, do not always align with property lines. Aligning FLUM categories with property boundaries would be inappropriate, as it would ignore site-specific development constraints.

When a property includes multiple FLUM category designations, or has portions covered by different Special Topic Overlays, prospective developers and property owners are encouraged to tailor their development proposals in accordance with the recommendations and guidelines relevant to each FLUM category and overlay as delineated. Additionally, developers and property owners are encouraged to consider any underlying constraints that may be contributing to the differing designations and adjust design plans accordingly.

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~~4~~3 The Suitability Model that forms the foundation of the FLUM, and the Suitability Model Building Blocks (the data used for criteria factors into the Suitability Model) is also included in the FLUM hosted online, for reference and transparency, may contain information useful for informing land use policies, regulations, decisions, and development proposals.

Limitations

» Due to scale and data limitations, not all irrigation ditches and small streams are depicted or are depicted accurately in the FLUM. Protection of these features is addressed through the development review processes, utilizing applicable regulations, and scrutinized on a site-by-site basis. The presence of such features necessitates site research, field verification, procedural requirements (e.g. notice requirements to water users and associated permission requests) and design standards (e.g. setbacks and easements around irrigation ditches and streams) to mitigate the impacts of development.

» The FLUM is based on current conditions and the best available information, which can and will change over time. The FLUM will be periodically updated as conditions change, and as new information becomes available. Amendments to the FLUM can be initiated by the County Planning Department or by the public as described in Chapter 9 of the Growth Policy.

Figure 8-2. Gallatin County Future Land Use Map, Countywide

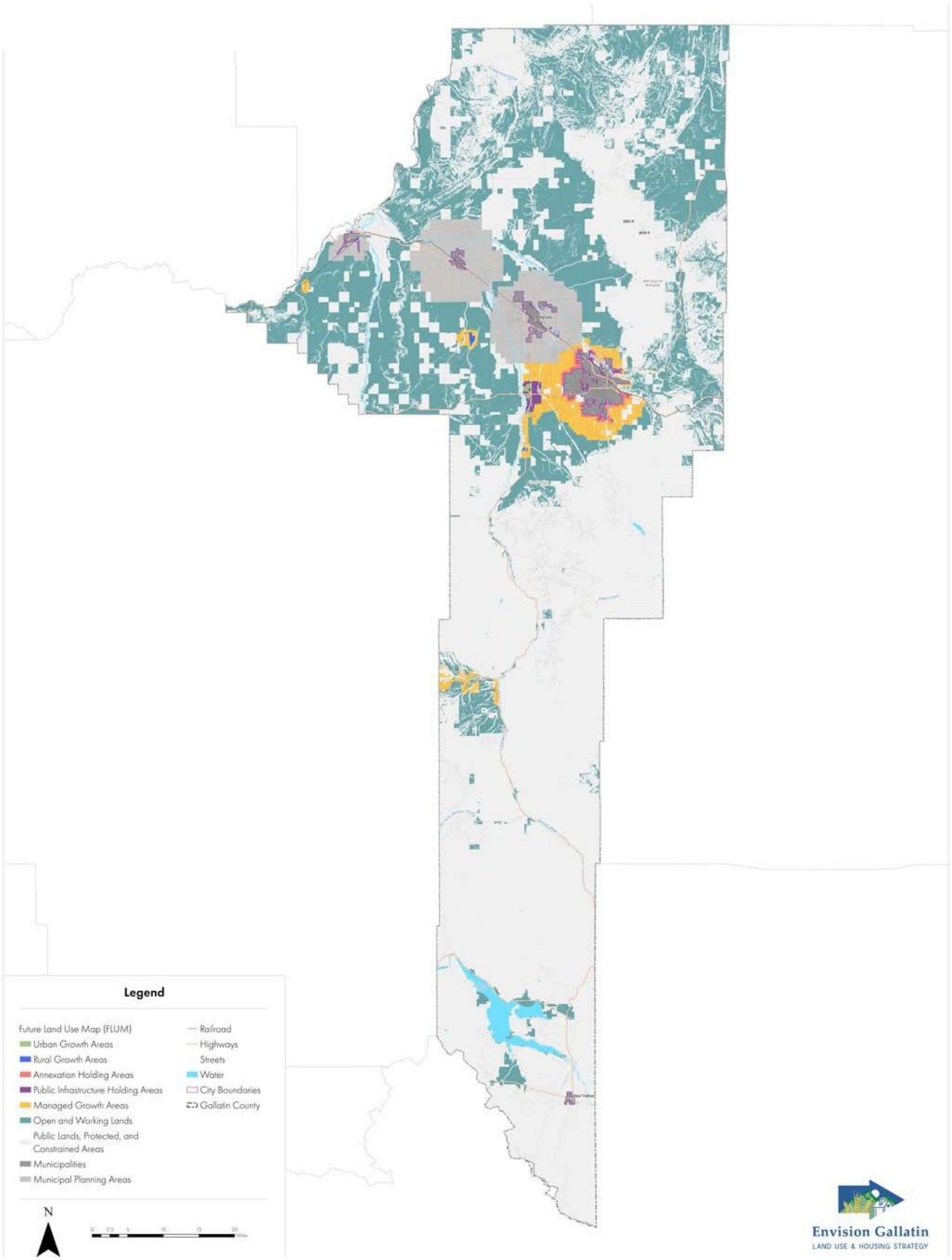


Figure 8-3. Gallatin County Future Land Use Map, North County

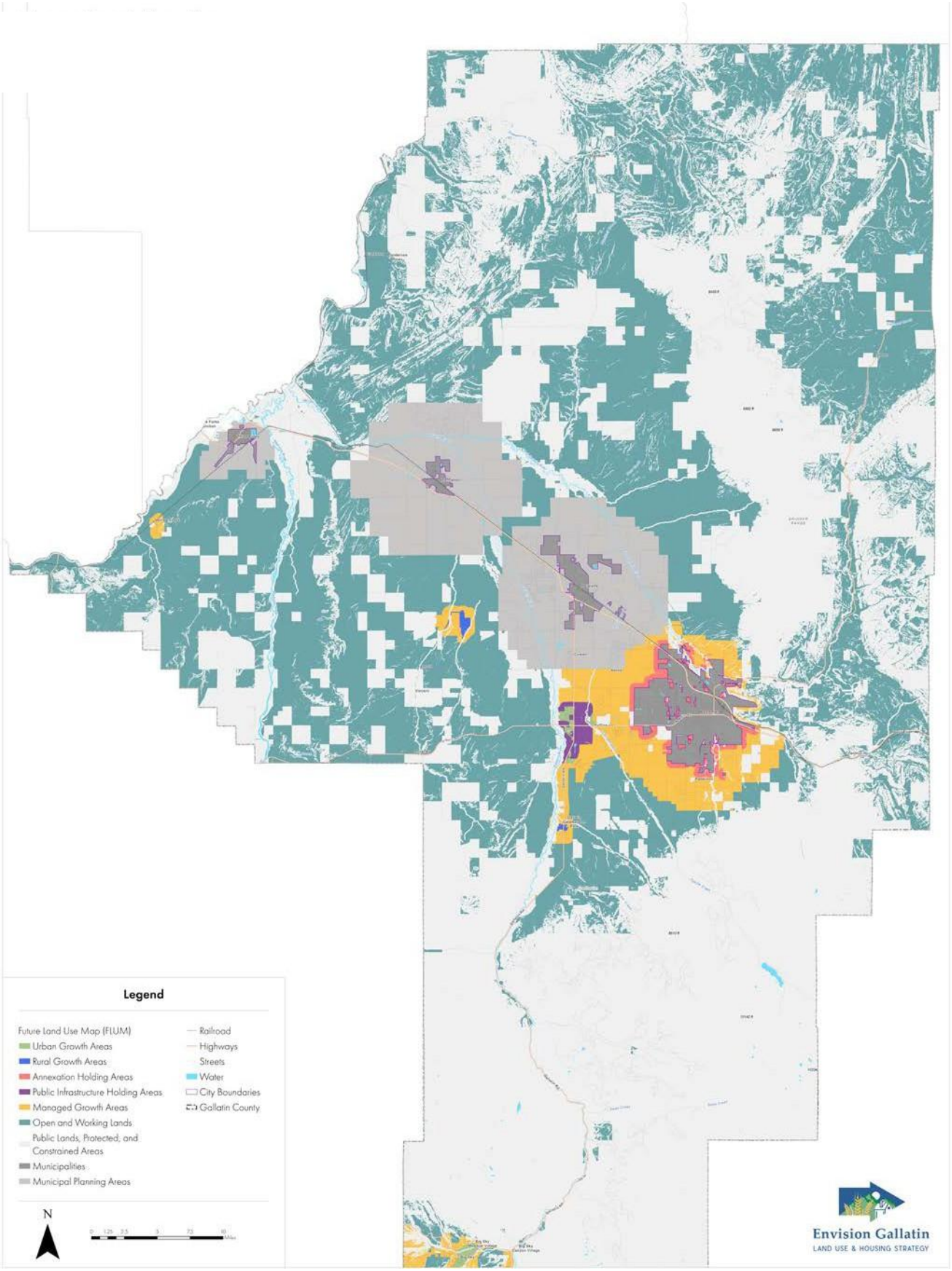


Figure 8-4. Gallatin County Future Land Use Map, Triangle Plus

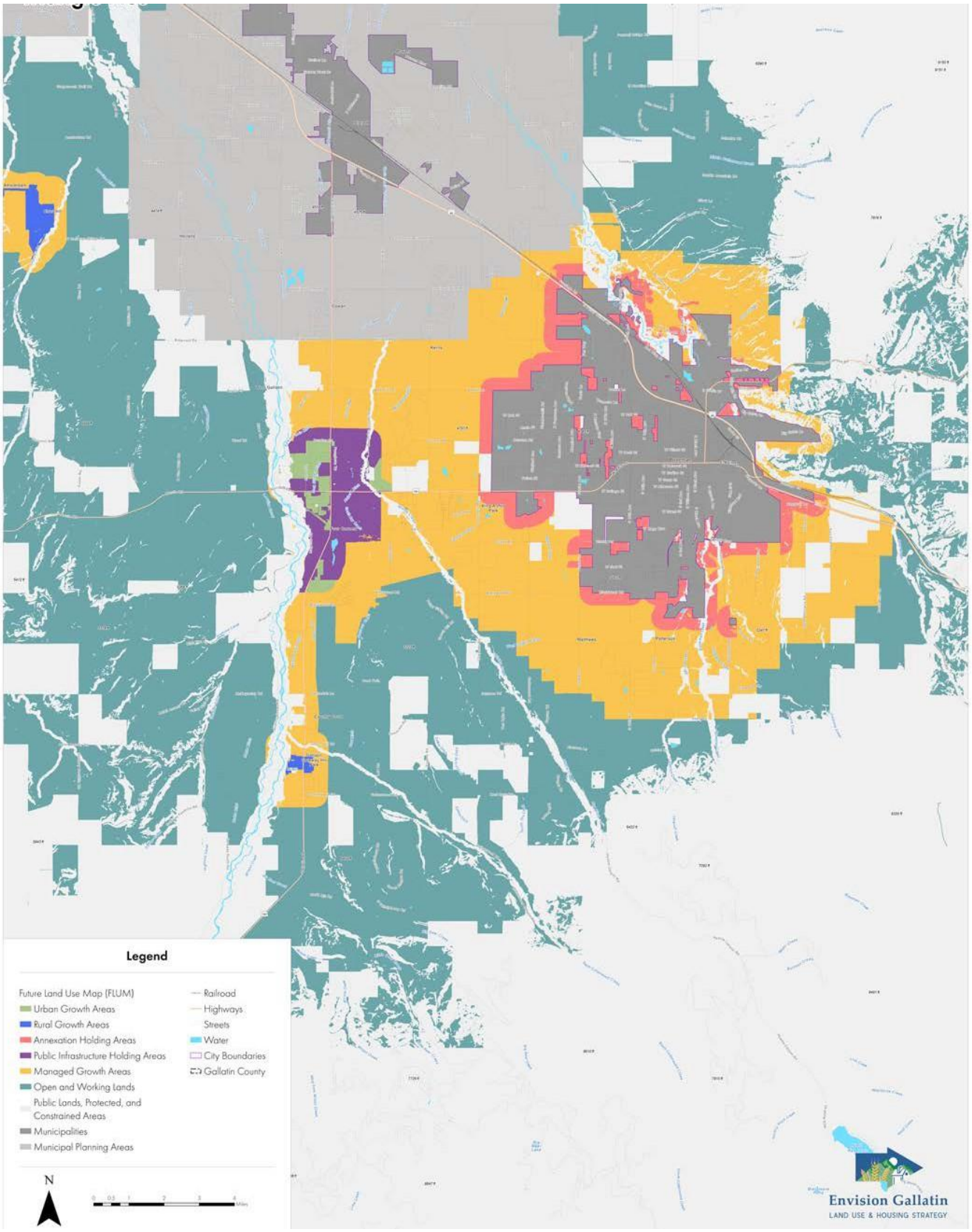
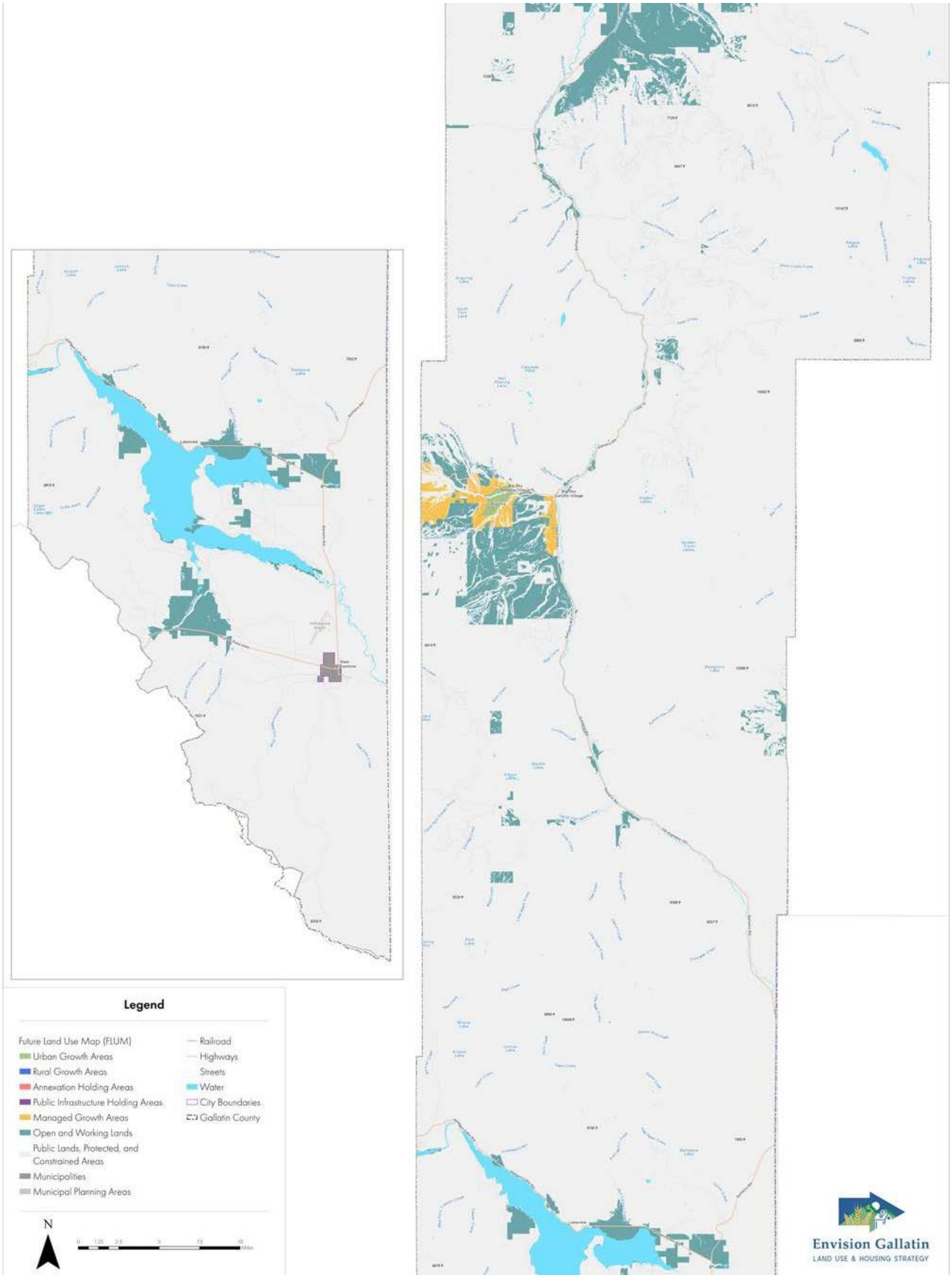
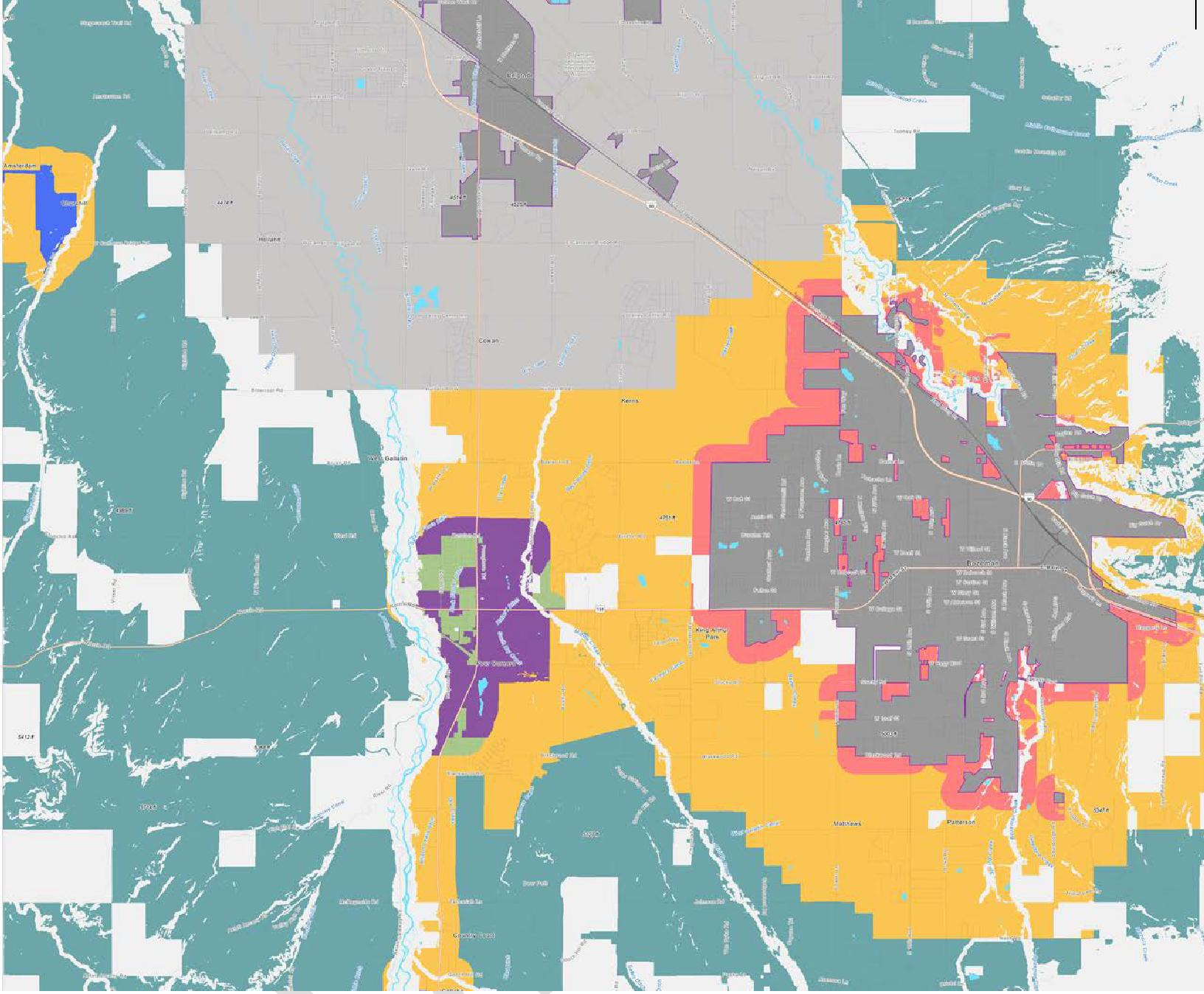


Figure 8-5. Gallatin County Future Land Use Map, South County





FUTURE LAND USE MAP CATEGORIES



URBAN GROWTH AREAS (UGA)

Foundation

Purpose: The purpose of the Urban Growth Areas is to direct the densest development to the areas of the County most suitable for development. The Urban Growth Areas promote efficient delivery of infrastructure and services, provide opportunity for diverse, accessible, and affordable housing in proximity to amenities and employers, and support the future expansion of transit and other transportation options to promote connected communities.

Rationale: There are limited areas within the County's jurisdiction that are suitable for more intense development due to a variety of physical and infrastructure constraints. Therefore, directing growth to designated Urban Growth Areas preserves quality-of-life by reducing traffic impacts that might occur from sprawl or leapfrog development, protects natural resources, and encourages housing development to be in proximity to jobs and amenities to address cost of living concerns.

Method: The Urban Growth Areas are defined by the "Most Suitable" areas for development as identified by the Suitability Model that are currently served by a public water and sewer district.

General Locations: The Urban Growth Areas include 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.

WHICH GROWTH POLICY (GP) POLICIES INFORMED THIS CATEGORY?

AGR-1-4, PR-1-2, ENV-2-12, ENV-4-1, ENV-4-6; REC-1-5; LU-1-1; LU-1-2; LU-1-4; LU-1-6; LU-1-7; LU-1-8; LU-2-2; LU-2-3; LU-2-5; LU-2-6; LU-2-7; LU-2-8; RN-1-1, TRN-1-6; TRN-1-9; TRN-1-10; IES-1-2; IES-1-4; CO-1-3; CO-1-5; SCN-1-6.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **How the County should manage growth: Development should be focused in existing population centers, restricted appropriately based on water availability or quality, and directed away from critical areas to protect public lands, wildlife, and agricultural lands.**
- **County should be flexible with: High density housing concentrated to avoid sprawl, development of new transit/transportation options, community facilities, mixed use construction, accessory dwelling units, green building design and agrihoods.**
- **Where housing is needed: In existing population centers with services, near employment centers.**
- **Impacts from housing challenges: Dangerous commutes/ increased traffic from commuters.**
- **Recommended development standards: Multimodal transportation, stormwater and wastewater, viewsheds and dark skies, open space/ community agriculture, and landscaping standards.**

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

Urban Growth Areas are best equipped to accommodate growth and are appropriate for a diverse range of uses due to their existing access to critical infrastructure (e.g., paved public roads, water and sewer services, and emergency services), proximity to amenities and employers, limited exposure to natural hazards, and limited impact on natural resources compared to other areas of the County.

Urban Growth Areas can accommodate mixed use and dense urban transit-oriented development (TOD) that enables the expansion of accessible public transit, vehicle shares, pedestrian, and multi-modal transportation networks.

Typical Uses: Recommended typical uses in Urban Growth Areas are diverse and include, but are not limited to, a range of housing options from high-density housing (e.g., fourplexes and greater, apartments, condominiums, townhomes) to accessory dwelling units, mixed-use development, retail and commercial, dining, personal services, employment centers, parks, urban scale agriculture, schools, recreational facilities, libraries, places of worship, and other complementary uses.

Base Density and Lot Sizes: Minimum lot sizes and maximum densities are not recommended in Urban Growth Areas and will instead be determined based on the capacity of available infrastructure and services at the time a development is proposed.

Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and development proposals:

- **Framing.** In Urban Growth Areas, recommendations encourage a dense mix of uses to promote housing proximal to critical resources (e.g. employment, grocery stores, emergency and medical care, trails, and public spaces) connected via an array of transportation options. This type of development pattern reduces reliance on personal vehicles, mitigates traffic concerns, and increases access to services for those without access to a personal vehicle.
- **Water & Sewer.** Urban Growth Areas are currently served by a public water and sewer district. Development reliant on new well and septic systems should be limited to projects that qualify for administrative review only (i.e. land use permits for existing lots). See also the Groundwater Nitrate Overlay for additional potentially relevant information.
- **Development Constraints.** Few development constraints exist in Urban Growth Areas, but development in some cases may be limited by infrastructure capacity and shaped by mitigation of impacts on adjacent properties, natural resources, or wildlife.
- **Agriculture, Accessibility, Housing, Transportation & Connectivity, Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics tables and Special Topic Overlays.
- **Transportation & Connectivity, Water Quality & Quantity, Accessibility, Housing, and Agriculture.** See recommendations in the Integrated Special Topics tables.
- **Design Standards.** Design standards typical of urban cores are recommended in order to:
  - Promote livable urban Community Cores, including but not limited to provisions to include parks and greenspaces, provide pedestrian scale streetscapes, and address wayfinding and traffic calming,
  - Mitigate the impact of uses on neighboring properties or at the growth area boundaries, such as dark skies standards, landscape buffers, and other measures to reduce noise and light pollution,
  - Mitigate the impacts of development on natural systems, such as through stormwater management or energy efficient design, and
  - Protect against fire risk, including but not limited to defensible space standards, vegetation management, fire resistant materials, or other fire safety measures.
  - See also Special Topic Overlays and Integrated Special Topics for additional relevant design standards.



RURAL GROWTH AREAS (RGA)

Foundation

Purpose: The purpose of Rural Growth Areas is to direct growth in rural areas to existing rural community centers where public water or sewer service is available in order to promote the efficient delivery of infrastructure and services and minimize further fragmentation of agricultural lands.

Rationale: Concentrating rural growth within existing unincorporated community centers supports the opportunity to grow in a way that supports the efficient delivery of infrastructure and services, and also provides for housing, resources, and amenities that support rural communities. Unlike Urban Growth Areas, Rural Growth Areas are less appropriate for intense development, as they have public water or sewer service, not both, and are further from existing large population centers.

Method: The Rural Growth Areas are defined by the "Most Suitable" areas for development as identified by the Suitability Model that are currently served by a public water and sewer district, providing either water or sewer service, but not both. In all Rural Growth Areas, the service provided currently is sewer.

General Locations: Includes the "Most Suitable" areas of Amsterdam Churchill and Gallatin Gateway that are currently served by a public water and sewer district, offering sewer services only.

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WHICH GP POLICIES INFORMED THIS CATEGORY?

AGR-1-4; PR-1-2; ENV-2-12; LU-1-1; LU-1-2; LU-1-4 LU-1-6; LU-1-7; LU-2-2; LU-2-3; LU-2-5; LU-2-6; LU-2-7; LU-2-8; TRN-1-1; TRN-1-10; IES-1-2; IES-1-4; CO-1-3; CO-1-5; SCN-1-6.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **How the County should manage growth:** Development should be focused in existing population centers, restricted considering water availability/quality, restricted in areas to protect public lands and wildlife, restricted to protect agricultural lands.
- **The County should be flexible with:** High density housing, avoiding sprawl, including transit/transportation, community facilities, mixed use, accessory dwelling units, green building and agrihoods.
- **Where housing is needed:** In existing population centers with services, near employment centers.
- **Impacts from Housing Challenges:** Dangerous commutes/traffic from commuters.
- **Recommended future development standards:** Multimodal transportation, stormwater and wastewater, viewsheds and dark skies, open space/ community agriculture, and landscaping standards.

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

Rural Growth Areas are better suited for growth than many areas of the County, as they have some existing infrastructure such as paved public roads, public sewer services, and some emergency services like fire stations. Rural Growth Areas also may contain amenities such as community centers, groceries or markets, schools, and religious institutions. Finally, these areas have limited exposure to natural hazards, and limited impact on natural resources compared to other areas of the County.

While development patterns in Rural Growth Areas should be less intense than in Urban Growth Areas given the infrastructure constraints and distance to major population centers, Rural Growth Areas should similarly promote connected communities with a variety of resources and amenities. Rural Growth Areas should include mixed-use development options, and a diverse array of housing options constrained only by public infrastructure limitations.

Development in Rural Growth Areas should also reserve right-of-way to enable the potential future expansion of accessible public transit or vehicle sharing services, pedestrian, and multi-modal transportation networks that connect to other areas of the County. This serves to minimize traffic impacts as growth occurs.

Typical Uses: Typical uses may include, but are not limited to, an array of housing options ranging from single unit residential on small lots and accessory dwelling units to multi-family residential such as duplexes or fourplexes, mixed-use development, community-oriented retail, commercial, and service uses, agriculture of various scales including urban agriculture and agriculture-related commercial services, parks, schools, recreational facilities, libraries, places of worship, and other complementary uses.

Base Density and Lot Sizes: Residential lot sizes and density may vary by location and should be limited as needed based on infrastructure capacity. Recommended lot sizes are typically small ranging from 2,500 – 15,000 sq ft, or as limited by the capacity of infrastructure or other constraints at the time development is proposed. ~~Recommended lot sizes are typically small ranging from 2,500 – 15,000 sq ft, or as limited by the~~

~~capacity of infrastructure or other constraints at the time development is proposed.~~

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Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and development proposals:

- **Framing.** In Rural Growth Areas, recommendations encourage a mix of uses to promote housing proximal to critical resources (e.g. employment, grocery stores, emergency and medical care, trails, and public spaces), connected via an array of transportation options. This type of development pattern reduces reliance on personal vehicles, mitigates traffic concerns, and increases access to services for those without access to a personal vehicle.
- **Water & Sewer.** Rural Growth Areas are currently served by a public water and sewer district where only sewer service is provided. New development should connect to the district for sewer services. Development reliant on new septic systems should be limited to projects that qualify for administrative review only (i.e. land use permits for existing lots). Incentives may be established for developments that connect to public/community water systems to facilitate connection to public water district services if it becomes available in the future. If public water services become available through a water and sewer district, similar measures apply. See also the Groundwater Nitrate Overlay for additional potentially relevant information.
- **Development Constraints.** Few development constraints exist in Rural Growth Areas, but development in some cases may be limited by infrastructure capacity and shaped by mitigation of impacts on adjacent properties, natural resources, or wildlife.
- **Agriculture, Accessibility, Housing, Transportation & Connectivity, Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics tables and Special Topic Overlays.
- **Design Standards.** Design standards typical of rural Community Cores are recommended in order to:
  - Promote livable rural Community Cores, including but not limited to provisions to include parks and greenspaces, provide pedestrian scale streetscapes, and address wayfinding and traffic calming,
  - Mitigate the impact of uses on neighboring properties or at the growth area boundaries, such as dark skies standards, landscape buffers, and other measures to reduce noise and light pollution,
  - Mitigate the impacts of development on natural systems, such as through stormwater management or energy efficient design, and
  - Protect against fire risk, including but not limited to defensible space standards, vegetation management, fire resistant materials, or other fire safety measures.
  - See also Special Topic Overlays and Integrated Special Topics tables for additional relevant design standards.



ANNEXATION HOLDING AREAS (AHA)

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Foundation

Purpose: The purpose of the Annexation Holding Areas is to promote the efficient use of the limited land resources in the County and prevent proliferation of development reliant on individual well and septic in areas adjacent to municipal services and infrastructure.

Rationale: Development in these areas has the highest potential to be served by municipal services in the near future through annexation into a municipality. Therefore, recommendations within the Annexation Holding Areas should discourage intense development under County jurisdiction.

Low to moderate intensity development that is not connected to municipal water and sewer in these areas would be an inefficient use of scarce land resources, while proliferation of development on individual well and septic here would be a missed opportunity to make efficient use of available infrastructure.

Additionally, the "Most Suitable" designation assigned to these areas by the Suitability Model is based on the potential to connect to future infrastructure. As such, the increased intensity of development recommended in these areas should be contingent on connecting to municipal water and sewer.

In order to encourage those seeking to develop at greater intensities to connect to municipal services, lower recommended densities and limited development options should be assigned to these areas under County jurisdiction. This creates a natural incentive for those seeking to develop to approach the municipality to discuss annexation.

WHICH GP POLICIES INFORMED THIS CATEGORY?

ENV-2-12; LU-1-1; LU-1-2; LU-1-4; LU-1-6; LU-1-7; LU-1-8; LU-2-2; LU-2-3; LU-2-5; LU-2-6; LU-2-7; LU-2-8; DEV-1-7; IES-1-1; IES-1-2; IES-1-3; IES-1-4; CO-1-3; CO-1-5.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

» **How the County should manage growth:** Development should be focused near existing population

Note, these areas have been established in the FLUM to acknowledge areas that are understood to have a high potential for annexation based on proximity to municipal boundaries, if desired by a property owner seeking to develop. While annexation generally occurs in areas adjacent to municipal boundaries, the decision to annex is between a landowner(s) and the municipality. Nothing precludes landowners who own property in other FLUM categories who wish to develop from pursuing annexation. Refer to MCA-07-02-47 and the relevant municipality for information about the annexation process.

Method: The Annexation Holding Areas are defined by the "Most Suitable" areas for Development as identified by the Suitability Model that are within the Future Public Infrastructure Planning Areas (but not currently served) for municipal water and sewer services[5] and are adjacent to municipal boundaries.

General Locations: Includes the "Most Suitable" areas within one-quarter mile of Bozeman and Belgrade city limits and ~~,~~ pockets of unincorporated land within the City of Bozeman.

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

The Annexation Holding Areas category depicts areas currently in the County's jurisdiction that have a high potential to be annexed into a municipality, if developed, and served by the full range of municipal services.

Development in the Annexation Holding Areas should be characterized by limited development options in terms of land use and density under County jurisdiction. Those seeking to develop at higher intensities may instead choose to pursue annexation, thereby reducing sprawl development reliant on individual well and septic and with limited access to services.

Typical Uses: Recommended typical uses are limited and may include low-density housing (e.g., single-unit detached dwellings), accessory dwelling units, home occupations, agriculture, and other complementary agricultural uses.

Base Density and Lot Sizes: Base density is recommended to be capped at one dwelling unit per 20 acres but may be lower as needed to discourage further development under County jurisdiction in these areas. Lot sizes may vary to preserve larger tracts of land so long as the density cap is met.

~~5~~4 The boundaries ~~for the Water and Sewer Infrastructure Planning Area~~ used to establish the Future Public Infrastructure Planning Area adjacent to the City of Bozeman ~~represent the areas included in the water and sewer infrastructure planning a~~are the Water and Sewer Infrastructure Planning Area ~~rea~~ boundaries used in the City of Bozeman 2024~~15~~ Wastewater Collection Facilities Plan and the 2017 Water Facility Plan update, with the "No City Services" area depicted in the 2020 Bozeman Community Plan excluded.

Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and Development proposals:

- **Framing.** In Annexation Holding Areas, recommendations limit development options under County jurisdiction in areas proximal to municipal services. This reflects the lack of services available in the County and creates a natural incentive for those seeking to develop at a higher intensity to instead access nearby municipal services to support the proposed development through the annexation process.
- **Water & Sewer.** Development on new well and septic should be limited to projects that qualify for administrative review only (i.e. land use permits on existing lots). See also the Groundwater Nitrate Overlay for additional potentially relevant information.
- **Development Constraints.** Few development constraints exist in Annexation Holding Areas, but development on individual well and septic is discouraged. Any proposed development should mitigate impacts on adjacent properties, natural resources, or wildlife.
- **Agriculture, Accessibility, Housing, Transportation & Connectivity, Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics tables and Special Topic Overlays.
- **Design Standards.** Design standards typical of rural residential and agricultural areas are recommended in order to:
  - Mitigate the impact of uses on neighboring properties or at the growth area boundaries, such as dark skies standards, landscape buffers, and other measures to mitigate noise and light pollution,
  - Mitigate the impacts of development on agriculture, natural resources, and wildlife, and
  - Protect against fire risk, including but not limited to defensible space standards, vegetation management, fire resistant materials, or other fire safety measures.
  - See also Special Topic Overlays and Integrated Special Topics tables for additional relevant design standards.

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PUBLIC INFRASTRUCTURE HOLDING AREAS (PIHA)

Foundation

Purpose: The purpose of the Public Infrastructure Holding Areas is to promote the efficient use of land in the "Most Suitable" areas for development and avoid proliferation of development reliant on individual well and septic in areas with the potential to be served by a public water and sewer district under County jurisdiction. Public Infrastructure Holding Areas are within the service area of a public water and sewer district, but are not currently served.

Rationale: The "Most Suitable" designation assigned to these areas in the Suitability Model is based on the potential to connect to public water and sewer district services. As such, the intensity of development recommended in these areas is contingent on connecting to district services.

These areas are functionally similar to Annexation Holding Areas but differ in that any future water and sewer services would be provided by utility districts that are operated within the County's jurisdiction, rather than through annexation into a municipality.

To encourage connection to public water and sewer district services, the recommendation for these areas is to assign a lower base density and limited uses. Tiered incentives are then incorporated which provide for increasing densities and an increased range of permitted uses for developments that either connect to the water and sewer district or provide public/community systems that facilitate future connection to the district. This approach encourages connection to public water and sewer services and supports infrastructure expansion as development occurs.

WHICH GP POLICIES INFORMED THIS CATEGORY?

ENV-2-12; LU-1-1; LU-1-2; LU-1-4; LU-1-6; LU-1-7; LU-1-8; LU-2-2.; LU-2-3; LU-2-5; LU-2-6; LU-2-7; LU-2-8; DEV-1-7; IES-1-1; IES-1-2; IES-1-3; IES-1-4; CO-1-3; CO-1-5.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **How the County should manage growth:** Development should be focused near existing population centers and restricted based on water availability and quality.

Method: The Public Infrastructure Holding Areas are defined by the "Most Suitable" areas as identified by the Suitability Model that are also within the Future Public Infrastructure Planning Area for water and sewer district services.

General Locations: Includes the "Most Suitable" areas around the Community Core area of Four Corners that are within the Four Corners Water and Sewer District service area, but that are not currently served by the district.

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

The recommended range of uses, standards, and densities established in these areas is driven by the extent to which a development utilizes public water and sewer services. No individual well and septic for new development is recommended, other than for development eligible for administrative review processes (e.g. land use permits on existing single-unit dwelling lots).

Typical Uses: Typical uses should be limited to things like low-density housing (e.g., single-unit detached dwellings), accessory dwelling units, home occupations, agriculture, and other complementary agricultural uses, unless connected to the water and sewer district or public/community water and sewer systems (see incentives).

Base Density and Lot Sizes: Density and lot sizes should remain at existing parcel configurations unless connected to the water and sewer district or public/community water and sewer systems (see incentives).

Optional Incentives:

- **If a proposed development is connected to the public water and sewer district,** then it is treated as an Urban Growth Area in the FLUM, and all associated recommendations apply.
- **If a proposed development installs a public/community water and sewer system at design standards that enable a future connection to the water and sewer district,** then it is treated as a Rural Growth Area in the FLUM, and all associated recommendations apply.

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Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and development proposals:

- **Framing.** In Public Infrastructure Holding Areas, recommendations encourage development that, optimally, is connected to a public water and sewer district or, at minimum, installs a public/community water and sewer system to facilitate future infrastructure expansion.
- **Water & Sewer.** Development on new well and septic should be limited to projects that qualify for administrative review only (i.e. land use permits on existing lots). Additional development options are available related to the provision of water and sewer services as noted in the Public Infrastructure Holding Areas Optional Incentives. See also the Groundwater Nitrate Overlay for additional relevant information.
- **Development Constraints.** Few development constraints exist in Public Infrastructure Holding Areas, but development in some cases may be limited by infrastructure capacity and should mitigate impacts on adjacent properties, natural resources, or wildlife.
- **Agriculture, Accessibility, Housing, Transportation & Connectivity, Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics tables and Special Topic Overlays.
- **Design Standards.** For development making use of the Public Infrastructure Holding Areas Optional Incentives, follow the recommendations for Design Standards in either the Urban or Rural Growth Areas as directed in the Optional Incentives. For development not making use of either of the options noted in the Public Infrastructure Holding Areas Optional Incentives, follow the recommendations for Design Standards in the Annexation Holding Areas.



MANAGED GROWTH AREAS (MGA)

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Foundation

Purpose: The purpose of the Managed Growth Area category is to allow for carefully planned growth in areas that have some development constraints (e.g. some fire risk, wildlife value, steep slopes, or lack of services) but that are still suitable for moderate intensities of development.

Growth in these areas should be more limited than in Urban or Rural Growth Areas due to the lack of infrastructure and services and other development constraints. However, additional density beyond the base density recommendation may be appropriate for carefully planned developments that permanently dedicate land for public benefit or preservation.

The intent is to ensure growth in these areas respects the inherent capacity limitations of the land while making the best, functional use of areas not used to accommodate buildings or otherwise reserved as undeveloped. Overall, this approach supports coherent patterns of compact, contiguous growth adjacent to the Urban and Rural Growth Areas identified in the FLUM.

Rationale: Managed Growth Areas have some characteristics that make them suitable for development, but are affected by one or more limiting factors, including lack of public water and sewer infrastructure and other moderate development constraints.

WHICH GP POLICIES INFORMED THIS CATEGORY?

AGR-1-2; AGR-1-5; AGR-1-6; AGR-1-9; AGR-1-10; AGR-3-1; PR-1-3; PR-1-5; PR-1-6; HAB-1-2; HAB-1-5; HAB-1-6; HAB-1-7; HAB-2-1; HAB-2-2; HAB-2-4; ENV-2-13; REC-1-6 ; SCN-1-1; LU-2-4; DEV-1-4; DEV-1-6; ST-1-4; CO-1-3; CO-1-5; SCN-1-6.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **How the County should manage growth:** Development should be restricted based on water availability and quality and restricted in areas to protect public lands, wildlife, and agricultural lands.
- **Fears related to growth:** Permanent impacts to public lands and natural resources and permanent loss of agricultural lands and operations.
- **County should be flexible with:** Transit and transportation options, mixed-use, single-unit homes, accessory dwelling units, green building and agrihoods.
- **Recommended development standards:** Multimodal transportation, stormwater and wastewater, viewsheds and dark skies, open space/community agriculture, and landscaping standards.

Unlike the FLUM categories derived from the "Most Suitable" areas of the Suitability Model, capacity limitations in Managed Growth Areas indicate that they are suitable for only moderate intensities of development. This, in turn, results in greater areas of land without buildings.

Given the unique resources in the Managed Growth Areas, development options should be made available to ensure that land is not just reserved for the sake of reserving space, but to encourage developers to be creative in making wise use of valuable resources. This approach creates functional spaces that contribute to the quality of life in growing communities.

To achieve the purpose of this land use category, base densities should be set lower than the capacity limitations of the land. Optional incentives should then be provided that allow for a higher level of density and greater of flexibility of uses for development proposals if tailored to provide an array of public benefits. Relevant public benefits used to qualify for these incentives should be clearly identified by a specific list of options which maximize use of the valuable resources present in the Managed Growth Areas. Such incentives may be provided through Cluster Development provisions or the Planned Unit Development process.

The FLUM may be updated to accommodate changing conditions that could result in some Managed Growth Areas transitioning to Urban or Rural Growth Areas over time. For example, the boundaries of FLUM categories can change as growth occurs within Community Cores, as infrastructure expands, or if new information on development constraints becomes available following the FLUM amendment provisions outlined in Chapter 9 of the Growth Policy. Managing growth in this way allows for coherent patterns of compact, contiguous growth, which is consistent the Growth Policy, the Triangle Community Plan, and several other County adopted plans.

Note that in the Managed Growth Areas adjacent to municipalities, those seeking to develop at greater intensities than are recommended for these areas under County jurisdiction may also be able to achieve additional density and uses through the annexation into a municipality. Refer to MCA-07-02-47 and the relevant municipality for information about the annexation process.

Method: Managed Growth Areas are defined by the "Moderately Suitable" areas as identified by the Suitability Model.

General Locations: Includes the "Moderately Suitable" areas around Amsterdam/Churchill and Gallatin Gateway, Willow Creek, most of the Bozeman Donut and Triangle, areas outside of Big Sky town center, and other limited areas.

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

Managed Growth Areas have some characteristics that make them suitable for development but are affected by one or more limiting factors (e.g. distance from an existing Community Core, lack of existing public water and sewer infrastructure, somewhat higher wildlife value or wildfire risk, or moderate slopes).

These areas also have unique resources that could be assets to growing communities. Such resources range from productive agricultural soils to areas suitable for groundwater recharge, to open space and trail networks, and more. Development proposals are encouraged to make use of these resources as described in the Optional Incentives for Cluster Development and Planned Unit Development (PUD), which are based on provision of a suite of public benefit options that address several Special Topics.

The Optional Incentives section should be used in conjunction with the Special Topic Overlays included in the FLUM, which identify locations where many of the listed opportunities to provide public benefits used to access the Optional Incentives are relevant.

Typical Uses: Typical uses in the Managed Growth Areas will vary based on standard development options versus Cluster or PUD options and may include, but are not limited to, single-unit dwelling residential, accessory dwelling units, agriculture and agriculture-related uses, outdoor recreational uses, limited mixed-use or retail, and other uses associated with the suite of public benefit options for Cluster and PUD provisions addressed as Optional Incentives.

Base Density and Lot Sizes: The base density recommendation in the Managed Growth Areas is up to one dwelling unit per 40 acres or lower as determined by localized constraints (e.g. well/septic, wildfire risk, steep slopes, or wildlife value) or as needed to further incentivize the use of the Optional Incentives.

Lot sizes may vary as needed to preserve larger tracts while meeting the recommended density cap.

Optional Incentives: Densities of up to one dwelling unit per 20 acres may be approved through the Cluster or PUD process. During this process, developers select from a suite of community benefit opportunities, many of which correspond to the Special Topic Overlays in the FLUM and other County adopted plans, and must demonstrate how their project incorporates a portion of them in order to receive the density incentive.

These public benefits may include, but are not limited to:

- Installation of public/community well and septic systems, at design standards that allow for future connection to a nearby established water and sewer district where applicable (See also Groundwater Nitrate Overlay)
- Provision of diverse, accessible, and affordable or attainable housing (See Housing Integrated Special Topic)
- Agricultural use and/or preservation of agricultural soils of importance (See Soils of Agricultural Importance Overlay)

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- Agricultural production and/or contribution to local food systems
- Conservation of contiguous and connected open space or parkland for public use and/or wildlife habitat and migration corridors (See Wildlife Overlays, Conservation Easement Overlay, and Open Space and Parkland Overlay)
- Designation and preservation of undeveloped space for groundwater recharge, and/or incorporating groundwater recharge practices (See Groundwater Recharge Overlay)
- Connectivity to trail networks and/or installation of new trails considering adopted plans and policies, where applicable.

Cluster and PUD provisions should avoid sprawl patterns by locating development adjacent to other developed areas and ensuringe any reserved space provides functional benefits as described above while considering contiguous and adjacent uses.

Future land use policies and regulations incorporating these cluster and PUD provisions should be carefully crafted to ensure the viability and sustainability of any proposed public benefit strategy used to receive an incentive. For example, space reserved for agricultural production or community gardens should incorporate things like viable size, access, and management of the space. Projects incorporating connectivity to trail networks should address public dedication, maintenance, and safety.

Permanent Protection of Land Reserved to Access Optional Incentives

Land utilized for provision of any of the public benefits through Cluster or PUD provisions should be dedicated as open space in perpetuity on the recorded plat to ensure that the benefit associated with the reservation of undeveloped land considered in conjunction with the subdivision of land continues.

Additional options for density and uses may be achievable for areas near municipalities through the annexation process, creating a natural incentive for a property owner seeking to develop to annex. Therefore, the County Planning Department should also work with adjacent municipalities to draft agreements and share information to ensure that space reserved for a particular benefit or protection, contemplated at the time of a subdivision under County jurisdiction, continues to be protected if annexed.

Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and development proposals:

- **Framing.** In Managed Growth Areas, recommendations encourage development patterns that respect the lack of available infrastructure and services and other development constraints. Optional incentives are included to encourage development patterns that provide benefits for growing communities and facilitate infrastructure expansion. Safe, accessible, pedestrian and multimodal transportation networks are needed to connect Managed Growth Areas to Rural and Urban Growth Areas, which provide for a greater mix of uses.
- **Water and Sewer.** Managed Growth Areas allow for some individual well and septic systems, as municipal or district water and sewer services are limited or not available, but contain incentives to install public/community systems. These systems are more closely monitored and support future infrastructure connections if district or municipal water and sewer services are expanded. Additional development options may be available if connected to municipal services via annexation. See also the Groundwater Nitrate Overlay for additional relevant information.

» **Development Constraints.** Development in Managed Growth Areas may be constrained by lack of infrastructure and services, wildfire risk, steep slopes, and the presence of valuable wildlife areas, habitat, and corridors. Such constraints vary by area and should be used to inform both design standards and measures incorporated within design proposals to mitigate risk and minimize impact. Recommended measures related to wildlife habitat and corridors apply in these areas and are further addressed in the Wildlife Overlays.

» **Agriculture, Accessibility, Housing, Transportation & Connectivity, Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics tables and Special Topic Overlays.

» **Design Standards.** Design standards typical of rural development in areas with unique resources are recommended in order to:

- Support the effective use of the Optional Incentives to provide public benefits as described in this FLUM Category,
- Mitigate the impacts of uses on neighboring properties, such as dark skies standards, landscape buffers, and other measures to mitigate noise and light pollution,
- Mitigate the impacts of development on agriculture, natural resources, and wildlife, including critical habitat and corridors as identified in the Wildlife Overlays, and
- Protect against fire risk, including but not limited to defensible space standards, vegetation management, fire resistant materials, or other fire safety measures.
- See also Special Topic Overlays and Integrated Special Topics tables for additional relevant design standards.

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OPEN AND WORKING LANDS (OWL)

Foundation

Purpose: The purpose of the Open and Working Lands category is to respect the lack of capacity of the land to accommodate new development while supporting contiguous areas of working, agricultural, and environmentally sensitive lands.

The Open and Working Lands category also serves to provide flexibility for a range of appropriate and supporting uses, including those less appropriate in dense population centers.

Rationale: Locations in the Open and Working Lands category do not have access to nearby planned or existing public water and sewer services, either district or municipal, and include areas with other development constraints like elevated wildfire risk and steep slopes.

Therefore, the Open and Working Lands category includes recommendations for limiting density in these areas to reflect the challenge of providing efficient and adequate access to public services for dispersed populations and the risks associated with development in areas with various public health and safety concerns, like wildfire risk.

This serves to protect water quality and quantity, wildlife habitat and open space, and reserves area for production agriculture, industrial or resource extraction uses, and other important land uses that may require more space or may be less appropriate in areas of more intense, mixed use, and residential development.

WHICH GP POLICIES INFORMED THIS CATEGORY?

AGR-1-1; AGR-1-4; AGR-1-5; AGR-1-7; AGR-1-9; AGR-3-1; AGR-3-2; AGR-3-3; PR-1-2; PR-1-5; HAB-1-1; HAB-1-5; HAB-1-6; HAB-1-7; ENV-1-1; ENV-2-1; ENV-2-4; ENV-2-10; ENV-2-18; REC-1-6; REC-1-9; SCN-1-1; SCN-1-6; NAT-1-1; NAT-1-3; NAT-1-7; LU-2-5; LU-4-1; LU-4-2; LU-4-3; LU-4-4; DEV-1-1; DEV-1-4; IES-2-6; HS-1-3.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **How the County should manage growth:** Restrict in areas to protect public lands, wildlife, and agricultural lands.
- **Fears related to growth:** Permanent impacts to public lands/natural resources, permanent loss of agricultural lands and operations.

Methods: The Open and Working Lands category is defined by the "Least Suitable" areas for development category as identified by the Suitability Model.

These areas are outside of Community Cores, do not have access to public water and sewer infrastructure, and may have additional development constraints based on wildfire risk, wildlife value, and steep slopes.

General Locations: Vast majority of the county, aside from the Public Lands, Protected, and Constrained Areas.

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

Open and Working Lands have specific development constraints that limit their ability to accommodate intense development. This also makes them appropriate for accommodating a wide range of uses that may be less appropriate near denser developed areas. Open and Working Lands can also provide the space needed for uses that require larger, contiguous tracts of land.

Areas within this FLUM category are appropriate for a mix of low-density rural residential development served by individual well and septic systems, agricultural production and supporting uses, open lands and wildlife habitat, and some recreational uses. Some areas of Open and Working Lands may also be appropriate for resource extraction and industrial operations, so long as they are appropriately sited to mitigate impacts on neighboring properties, environmental quality, wildlife, and natural resources.

Open and Working Lands should include a mix of open, natural areas and productive working lands. Therefore, land use policies, regulations, and development proposals should incorporate measures to mitigate impacts from adjacent uses to protect public health and safety, preserve quality habitat for wildlife, protect and natural resources, and mitigate impacts on neighboring properties to promote a high quality of life for existing neighbors and property owners.

Additionally, measures to mitigate the risks associated with the specific development constraints contributing to the Low Suitability designation in the Suitability Model (e.g. fire risk, steep slopes, etc.), should be incorporated into future land use policies, regulations, and development proposals in the Open and Working Lands.

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Typical Uses: Typical uses recommended in Open and Working Lands will vary widely across the County and may include, but are not limited to, agriculture and its complementary uses and structures (e.g. distribution and processing centers, feed and equipment suppliers, workshops and repair business, etc.) industrial or natural resource extraction related uses (with appropriate buffers and mitigation measures), energy production, limited detached single-unit dwellings, accessory dwelling units, and recreational uses. Typical uses may also include on-site employee housing or housing for employees that support the typical uses in Open and Working Lands.

Base Density and Lot Sizes: Base density in the Open and Working Lands category should be limited due to lack of infrastructure, distance to services and amenities, wildlife value, and a variety of hazards. Recommended density ranges from 1 unit per 160 acres to 1 unit per 40 acres.

Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and development proposals:

- **Framing.** Development recommendations in Open and Working Lands reflect the very real constraints on infrastructure and services in largely rural areas of the County. At the same time, development recommendations in these areas provide opportunities for uses that may be less appropriate near more densely populated areas, with guidance for mitigating impacts on existing neighbors, wildlife, and natural resources. This balance should be achieved through design standards, careful consideration of appropriateness of neighboring uses, and other measures.
- **Water and Sewer.** Open and Working Lands allow for individual well and septic systems as public water and sewer services are not available. Unlike the Managed Growth Areas, density incentives are not appropriate due to lack of available public water and sewer infrastructure services. See also the Groundwater Nitrate Overlay for additional potentially relevant information.
- **Development Constraints.** Development in the Open and Working Lands is constrained by distance from services, lack of utilities, wildfire risk, steep slopes, and/or the presence of valuable wildlife areas, habitat, and corridors. Such constraints vary by area and should be used to inform both design standards and measures incorporated within design proposals to mitigate risk and minimize impact. Recommended measures related to wildlife habitat and corridors apply in these areas and are further addressed in the Wildlife Overlays.
- **Agriculture, Accessibility, Housing, Transportation & Connectivity, Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics tables and Special Topic Overlays.
- **Design Standards.** Design standards should include those typical of rural agricultural areas, working lands, and open working lands, such as standards in order to:
  - Mitigate the impacts of development on natural systems, agriculture, natural resources, and wildlife, including critical habitat and corridors as identified in the Wildlife Overlays,
  - Mitigate the impacts of uses on neighboring properties, such as dark skies standards, landscape buffers, and other measures to mitigate noise, air, and light pollution,
  - Specific measures tailored protect neighbors, agriculture, wildlife, or natural resources from impacts associated with industrial or natural resource extraction uses, and
  - Protect against fire risk, including but not limited to defensible space standards, vegetation management, fire resistant materials, or other fire safety measures
  - See also Special Topic Overlays and Integrated Special Topics tables for additional relevant design standards.



PUBLIC LANDS, PROTECTED, & CONSTRAINED AREAS

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Foundation

Purpose: The purpose of the Public Lands, Protected, and Constrained Areas category is to acknowledge limitations on development in areas that cannot, or are not appropriate to, accommodate growth due to sensitive or hazardous areas or due to the influence of limiting factors outside of the County's control.

Rationale: Future land uses in the Public Lands, Protected, and Constrained Areas are restricted by physical constraints, sensitive areas, private land use agreements, regulatory protections, and managing agencies.

Methods: The Public Lands, Protected, and Constrained are defined by public lands, conservation easements, the Watercourse Commons[6], and slopes over 25%.

65 The Watercourse Commons was developed by a team of local water resource professionals as part of the Gallatin Water Collaborative and includes stream Buffers based on stream size and ecological importance, the regulated Floodplain, channel migration zones, and riparian vegetation associated with watercourses. Buffers were established at 300 ft for large streams, 150' for medium and ecologically significant streams, and 100' for small streams on either side as measured from the ordinary high-water mark. Small streams and associated buffers from the Watercourse Commons are not depicted due to scale and display limitations of the FLUM, as noted in the limitation sections of this document.

WHICH GP POLICIES INFORMED THIS CATEGORY?

AGR-2-2; AGR-2-3; HAB-1-3; HAB-1-8; ENV-1-1; ENV-2-1; ENV-2-18; NAT-1-1; NAT-1-3; NAT-1-5; NAT-1-8; NAT-1-h; NAT-1-11; LU-4-2

WHICH FLUM PUBLIC ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **How the County should manage growth:** Restrict development considering water availability and quality, and in areas to protect public lands, wildlife, and agricultural lands.
- **Fears related to growth:** Permanent impacts to public lands/natural resources, permanent loss of agricultural lands and operations.
- **Recommended future development standards:** Watercourse and wetland setbacks.

Future Land Use Defining Characteristics

The recommendations contained within this FLUM category, together with the Integrated Special Topics and Special Topic Overlays sections, apply to both regulatory updates and development proposals.

Typical Uses: Uses within conservation easements are determined by existing land use agreements. Uses on public lands are determined by the appropriate managing agency, for example, National Park Service, US Forest Service, State of Montana, and U.S. Bureau of Land Management.

For the limited areas in this category where the County has jurisdiction and the ability to influence land uses (e.g., within the Watercourse Commons and areas with steep slopes) typical uses should be limited to agricultural uses such as grazing and irrigation infrastructure and, potentially, limited trails.

Density and Lot Sizes: Density and lot sizes of privately-owned land are largely expected to remain at existing parcel configurations.

Future Land Use Guidelines

The following guidelines should be addressed both in regulatory updates and Development proposals:

- **Framing.** Development is discouraged in the Public Lands, Protected, and Constrained Areas due to sensitive lands and high-risk areas, and may be formally restricted by regulations, land use agreements, or public property ownership.
- **Development Constraints.** Public Lands, Protected, and Constrained Areas are subject to a range of development constraints, including physical limitations (e.g. slopes over 25%, wildfire risk, valuable wildlife areas, habitat, and corridors, or sensitive water resource areas included within the Watercourse Commons), public property ownership, and existing private land use agreements.
- **Wildlife, and Water Quality & Quantity.** See recommendations in the Integrated Special Topics and Special Topic Overlays.
- **Design Standards.** Design standards typical of protecting sensitive lands and natural resources are appropriate, and include standards established in federal, state, and County enforced regulations related to wetlands and floodplains. Fuel reduction, vegetation management, and other wildfire mitigation strategies may also be appropriate. See also Special Topic Overlays and Integrated Special Topics tables for additional relevant design standards.

PROJECTED POPULATION DENSITIES

The following population densities represent projections at full build out and are provided to comply with state statute.

The densities shown are based on the density ranges and recommendations described within each FLUM category and several assumptions informed by recent development patterns related to accessory dwelling unit construction and proportion of land used for residential purposes.

While it is impossible to calculate the current population within each FLUM category, these projected population densities demonstrate that the recommended density ranges and land areas of the FLUM are more than sufficient to accommodate the projected population growth in the County, as stated in the Growth Policy, through 2040.

As noted in the guiding concepts section of the FLUM categories, the extent to which development occurs is ultimately determined by property owners, not the Planning Department. As such, these projections balance what could be possible and what is likely within the planning horizon of the FLUM.

Figure 8-6. Projected Population Densities Table

FLUM Category	Square Miles	Projected Population Density Under County Jurisdiction at Full Build-out.
Urban Growth Areas	2.0	Up to 38,400 people / square mile
Rural Growth Areas	0.7	Up to 22,400 people / square mile
Annexation Holding Areas	5.9	Up to 60 people / square mile
Public Infrastructure Holding Areas	3.3	Up to 67,200 people / square mile
Managed Growth Areas	48.0	Up to 48 people / square mile
Open and Working Lands	681.8	Up to 12 people / square mile
Public Lands, Protected, and Constrained Areas	1732.2	Existing, or as determined by existing easements or other agreements

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INTEGRATED SPECIAL TOPICS

The following Integrated Special Topics contain specific recommendations to address Special Topics that are applicable to each FLUM category as indicated. These Integrated Special Topics may also be referred to as "special topic(s)" or by name throughout the FLUM.

INTEGRATED SPECIAL TOPICS

AGRICULTURE



Foundation

Farming and ranching are a known, loved, and foundational 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 critical part of the history and future of Gallatin County, a way of life for many generations of community members, and an industry that relies on its commitment to the stewardship of land and water resources. Agriculture in Gallatin County utilizes a blend of generational knowledge and emerging techniques to provide food and fiber for a range of markets, from local to international.

The agricultural community shared concerns about impacts to their operations at the interface of growth, and their need to maintain the flexibility adapt to fluctuating environmental and economic conditions in order to continue operations.

Based on insights shared in outreach and a review of best practices, the FLUM acknowledges the need to address the following in updates to land use policies, regulations, and planning documents:

- Ensure the existing **right to farm and ranch** is enshrined and protected.
- Prevent and **mitigate impacts to agriculture** from adjacent non-complimentary uses such as dense residential subdivisions, industrial operations, etc.
- Ensure growth **avoids unintended consequences to** agricultural operations.
- **Include exemptions from certain regulatory burdens** where possible while recognizing the important role of agriculture in production of food and fiber; and
- Encourage preservation and **sustainable utilization of critical resources** like water and soil.

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Existing Right to Farm and Ranch

The existing right to farm is embedded in some, but not all, existing land use policies. The right to farm is usually addressed in County enforced covenants placed on new subdivisions near or adjacent to existing agricultural operations. While such covenants clearly state that new landowners adjacent to existing agricultural land should expect to encounter noises, smells, lights, 24-hour operations, and other factors associated with adjacency to agricultural operations, covenants are not always read or fully understood by property owners.

Ensuring the right to farm and ranch is clearly stated in future land use policies and regulations, while removing and preventing barriers to the resources agricultural producers need to operate, is critical. Additionally, measures should be implemented to ensure covenants and easements are seen and understood by new residents to reduce unnecessary conflicts.

Agricultural production in Gallatin County includes a diverse range of operations with different products, business models, and scales. Ensuring future land use policies and regulations don't create unnecessary barriers to their operations was a key concern amongst the producers that participated in public outreach.

During public outreach, many producers cited the need to ensure development policies and regulations don't restrict their ability to build the things they need to operate. For example, maintaining their ability to build and utilize agricultural buildings, housing for family members and employees, workshops, agricultural processing and distribution facilities and infrastructure, equipment storage, and the option to offer on-site sales of agricultural products is important.

Producers attempting to creatively adapt their operations to be successful and fit within rapidly growing areas have also encountered barriers in existing land use regulations. For example, they may desire to use techniques or designs that may be newer or often associated with urban agriculture (e.g. integrated or vertical production, agrihoods, or greenhouses) or incorporate a mix of uses (e.g. co-housing with community gardens, farm to table restaurants, etc.) to make use of a smaller productive footprint in areas within or adjacent to moderate or intense development. Such uses may be restricted simply because they were not contemplated when existing development regulations were developed, resulting in unnecessary barriers to operations that are unrelated to any quality of life, health or safety, natural resource protection, or other identifiable concern.

Mitigating Impacts to Agriculture at the Development Interface

Measures to mitigate the impact of new development on existing agricultural neighbors are needed to manage growth in a way that supports and respects agriculture. Negative impacts from residential subdivisions, event spaces, or other similar uses serving larger groups of the general public that may increase traffic, can result in dangerous interactions between drivers and farmers while they are moving equipment and livestock.

Conflicts also may arise when new neighbors see agricultural lands as public open space and may introduce noxious weeds, trespass, or otherwise interfere with farm operations.

Transitioning working farmland to residential land or open space can also have implications for fire risk, if vegetation management and fuel reduction practices are not considered.

Impacts to irrigation ditches, such as homeowners building in or obstructing areas needed to access, operate, or to perform maintenance and management of ditches, were a frequently cited source of conflict at the interface of new development and existing agricultural lands. Maintenance and operation of ditches requires space, as it can involve the use of fire or water blowoffs. Ditch maintenance delayed due to obstructions can also create hazards.

Such impacts and encroachments on ditches can occur in a variety of ways. Easements are established in state law to prevent interference with areas needed to access, inspect, operate, repair, or maintain ditches (MCA 70-17-112). However no standard distance is established in state law. If land is subdivided, subdivision regulations contain minimum ditch setback standards and lot line limitations. Subdivision regulations also include a requirement for developers to contact nearby ditch companies to determine location specific requirements needed to protect ditches. Protections established through the subdivision process are then reinforced in zoned areas prior to issuance of a land use permit for construction. However, not all development is subject to development review prior to construction, specifically in un-zoned areas, unless subdivided. Additionally, some County zoning regulations do not prohibit building and grading within easements, limiting the County's ability to withhold a permit to prevent such encroachments from occurring.

While many examples of negative impacts to ditches were shared by agricultural producers during public outreach, good examples of neighbors collaborating with ditch companies and water conveyance facility stakeholders, or by becoming members of the ditch company once they understood how these systems are managed, were also shared. Membership fees and other water use agreements between new residents and ditch companies could potentially support long term viability and maintenance of these systems, and should be considered by developers and new property owners.

Efforts to help new residents understand what they should expect living next to agricultural properties, increase awareness of existing state laws that protect agriculture (e.g. open range laws requiring landowners to fence "out" livestock if concerned), and understand how to be good neighbors to agricultural producers are critical. These are often addressed in covenants, but opportunities to ensure this information is understood should be explored.

Some types of industrial or resource extraction uses may be more suitable than residential uses adjacent to agricultural operations. However, mitigating impacts of noise, dust, light, and other potential issues common to industrial or resource extraction operations is important.

Different considerations are needed for development adjacent to livestock areas versus vegetative production areas, and the context of any specific proposed development is critical to evaluate during development review. Livestock can be stressed, injured, or even killed via trampling in response to noises from construction or industrial operations.

Developer-installed fencing and signage to define property boundaries and reinforce access restrictions were identified as important during outreach and supported by AGR-1-10 and 11.

Managing Growth While Avoiding Unintended Consequences for Agriculture

The same types of development guidelines that could mitigate the impact of new development on existing agricultural operations were also seen by producers as a potential barrier to maintaining flexibility they need to stay in operation.

Those who rely on agricultural production for income need the ability to adapt operations and repurpose land for a variety of, often difficult to predict, uses to generate alternative income streams to remain in production. Permitting burdens and use restrictions in some land use policies were also seen as a concern among some producers.

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The ability to carve off smaller, less productive portions of their land for sale was also identified as an important tool for producers. Minimum lot sizes included in some development regulations were seen as a barrier to this. However, providing Cluster provisions as an alternative, particularly near already developed areas, was identified as a potential contributor to sprawl often resulting in awkward reserved areas of land that may not be functional or provide the intended public benefit. Therefore, avoiding the use of minimum lot size standards, and ensuring open space reserved via Cluster or Planned Unit Development provisions is appropriately sized and sited to serve some functional purpose, is important.

Flexibilities

Including some procedural flexibilities could enable long time producers to adapt their land and business as needed to remain in production. Some examples may include exemptions from land use permits or change of use permits for agricultural structures and uses. Additionally, development policies or regulations could include favorable consideration for non-agricultural uses that support continued agricultural production in conditional use permits.

However, producers expressed a concern that such exemptions, if not carefully crafted, could be exploited by businesses who don't rely on agricultural production as a primary income source. This could put communities, including those involved in Agriculture, at risk for unmitigated impacts. Therefore, if such exemptions are included in future development policies and regulations, they should include careful guardrails and not allow for bypassing necessary analysis and an appropriate consideration of impacts such as traffic, noise, lighting, etc.

The Montana Department of Agriculture has several initiatives aimed at supporting a variety of agritourism practices. Ensuring producers who are interested can incorporate such practices to diversify income and connect residents and visitors to the rich agricultural knowledge, heritage, and community in Gallatin County without encountering barriers in land use policies and regulations, is important.

Sustainable Use of Natural Resources

Gallatin County, particularly within the Gallatin Valley, boasts wide swaths of soils of agricultural importance. Highlighting where this resource exists and encouraging development to preserve high quality agricultural soils and maintain them in agricultural production can support utilization of this valuable resource. The Soils of Agricultural Importance Overlay accomplishes this and is referenced in the Optional Incentives contained within Managed Growth Areas.

Protection of water as a resource is discussed as part of protecting ditches under mitigating impacts to Agriculture, as part of the Water Quality and Quantity special topic, as part of the groundwater recharge layer, and is embedded within the prioritization of development on public water and sewer infrastructure in the FLUM.

Other Considerations

Measures to promote local food economies like design standards in grocery stores to include space for local produce, limiting the density of fast food and packaged food establishments, and creating other incentives to boost local agricultural production may be a useful tool for supporting local food producers.

Also, like other business owners, creating a place where people can afford housing and have access to a good quality of life is critical for attracting workers, keeping multiple generations living locally, and is a key component of long-term viability of Agriculture in Gallatin County. Recommendations related to quality, affordable and attainable housing, are addressed in the Housing Special Topic in the FLUM and by the Gallatin County Housing Strategy (a separately adopted document).

WHICH GP POLICIES INFORMED THIS TOPIC?

Agriculture Goal 1; and Policies: AGR-1-1; AGR-1-9; AGR-1-10; AGR-1-11; AGR-3-1; AGR-3-2; AGR-3-3; PR-1-4; PR-1-3

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS CATEGORY?

- **Fears or Concerns Related to Growth:** Permanent loss of agricultural lands and operations, including loss of food security, loss of agricultural lands to development, impacts to agricultural businesses and communities, and loss of rural character and way of life. Additionally, permanent damage to public lands and natural resources, including water quality and availability.
- **How the County should Manage Growth:** By restricting development to protect agricultural lands and communities.
- **County should include development standards:** To include open space and urban or community Agriculture in new developments.

Recommendations

Figure 8-7 contains specific recommendations which correspond to the FLUM Categories and Special Topic Overlays as indicated. Recommendations contained within the Integrated Special Topics, FLUM categories, and Special Topic Overlays apply to both regulatory updates and development proposals.

Figure 8-7. Integrated Special Topic: Agriculture Recommendations

UGA = Urban Growth Areas, RGA = Rural Growth Areas, AHA = Annexation Holding Areas, PIHA = Public Infrastructure Holding Areas, MGA = Managed Growth Areas, OWL = Open & Working Lands. OL = Overlays

	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL
1	Clearly state and enshrine the existing right to farm and ranch in all its various forms in all land use policies and regulations.	X	X	X	X	X	X

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	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL
2	In land use policies and regulations, remove/avoid creating barriers to various types of Agriculture and all components of the systems that support it, including, but not limited to, the following: a. Uses and structures utilized by various forms of agriculture and animal husbandry, including those for various scales of production, in rural and urban contexts, and for emerging agricultural techniques; b. Uses and structures utilized for the sales, processing, and distribution of agricultural products, sales and storage of agricultural equipment, workshops or mechanical facilities that support agricultural operations, and housing for agricultural workers and families; and c. Other components that support the continued operation and development of Agriculture, are not restricted.	X	X	X	X	X	X
3	Incorporate measures to support local food systems into land use policies and regulations. Such measures may include, but are not limited to, density limitations for fast food/packaged food establishments and incentives or flexibilities for retail or commercial establishments that sell locally grown products.	X	X		X	X	
4	Incorporate vegetation management standards and protocols into land use policies, regulations, and the design of development proposals to mitigate fire risk.	X	X	X	X	X	X
5	Incorporate landscaping, site stabilization, and vegetation management standards into land use policies, regulations, and the design of development proposals to prevent the spread of noxious weeds.	X	X	X	X	X	X
6	Require development proposals to comply with re-vegetation and weed control plans as prescribed by the Gallatin County Weed Department through weed management plans and other agreements.	X	X	X	X	X	X

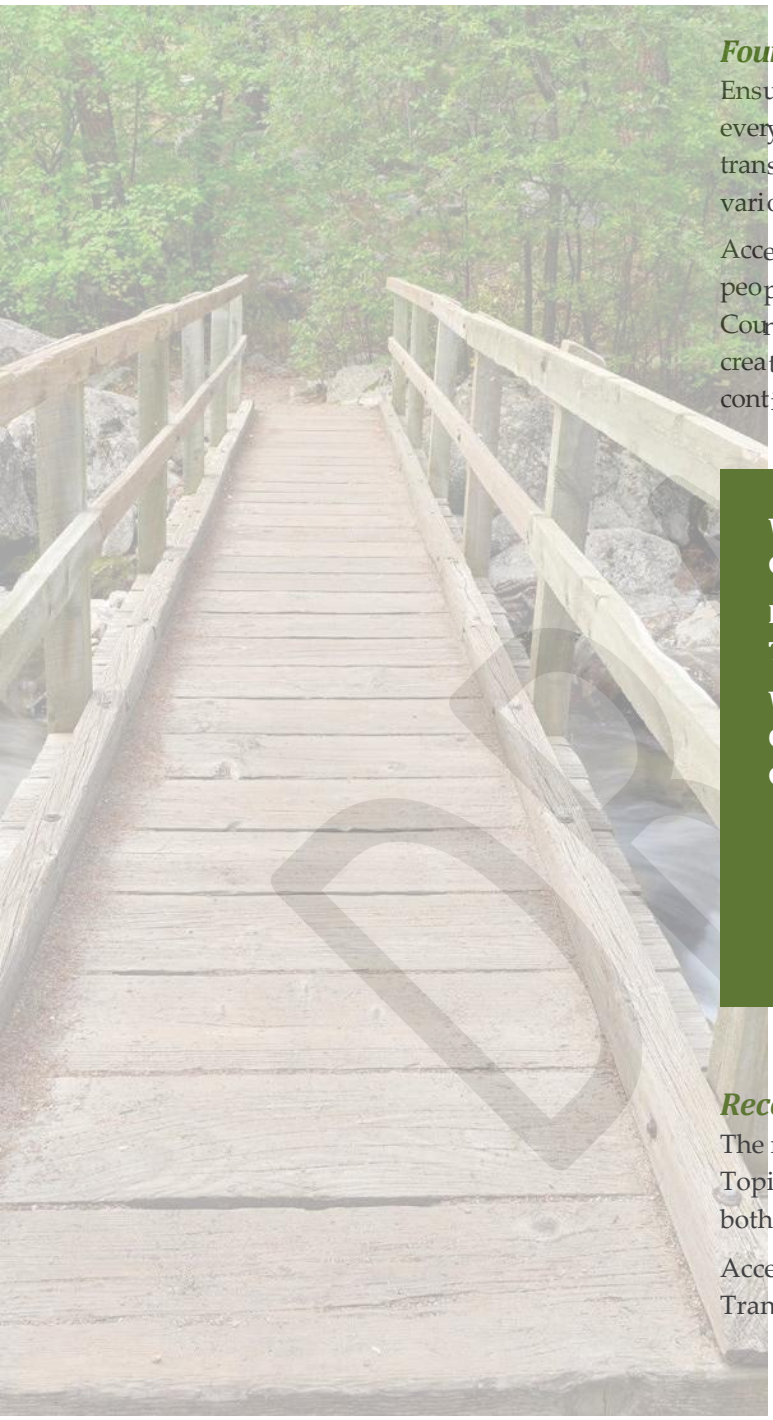
	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL
7	In land use policies and regulations, include protections for ditches, enforceable during the development review process, including but not limited to: a. Acknowledgement of existing ditch access easements established by state law, b. Prohibition on building, grading or otherwise encroaching on existing easements in zoning, including ditch easements. c. Work with ditch companies and water conveyance facility stakeholders to establish minimum noninterference setbacks for ditches to be incorporated in land use and development regulations as a measure of protection enforceable during development review. d. Requirements for field verification of ditches prior to subdividing or building. e. Continue or expand on existing protections established in subdivision review, such as the requirement for developers to contact adjacent ditch companies and water conveyance facility stakeholders to verify non-interference easements and other requirements, lot line offsets, and setbacks from ditches.	X	X	X	X	X	X
8	Developers and property owners should explore potential partnerships and even memberships within ditch companies, to support the long term viability and maintenance of these systems and coordination in the stewardship of water resources.	X	X	X	X	X	X
9	Ensure development standards ~~include Cluster provisions, or otherwise~~ rely on density rather than minimum lot sizes~~,~~ to allow smaller lots to be carved off from a larger tracts for sale to support continued agricultural production.			X	X	X	X
10	~~Cluster and Planned Unit Development provisions~~ Development standards should be crafted to promote functional uses of reserved, undeveloped space.	X	X	X	X	X	X
11	Ensure land use regulations do not limit the ability of agricultural producers to diversify income as needed, with measures to mitigate potential impacts like traffic, light, noise, etc. Some examples may include, but should not be limited to: a. You-pick, on-site sale of agricultural products b. Farm tours/stays, classes, tastings, workshops, corn mazes, special events, and agritourism c. Co-housing, community Agriculture, agrihoods.	X	X	X	X	X	X

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	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL
12	Include procedural or regulatory exemptions for agricultural producers in development policies and regulations, with appropriate limitations on eligibility to ensure they are used to reduce burdens or barriers for agricultural producers and are not exploited. Some examples may include, but are not limited to: a. Exemptions from land use permitting, reduced fees, and flexibility in design standards and setbacks for structures used for agricultural production, including permanent and temporary structures. b. Flexibility in permitted and conditional uses while maintaining adequate consideration of impacts like traffic, noise, dust, and any public health and safety concerns.	X	X	X	X	X	X
13	Mitigate potential impacts of development on existing agricultural properties and conservation easements at the interface of new development. The following should be achieved through land use policies, regulations, and development proposals: a. Operational standards and measures for new development aimed at mitigating potential impacts from light, noise, vibration, dust etc. during and after construction; b. Design standards such as minimum setbacks, landscape buffers, cutoff lighting, etc. to ensure light, noise, and other impacts from new development do not extend past property lines onto agricultural properties; c. Covenants for landowners adjacent to agricultural properties, acknowledging the presence and acceptance of considerations associated with nearby agricultural uses (e.g. advising of noises from animals and machinery at any hour, smells or odors, spraying of chemicals including aerial spraying, 24-hour operations, burning fields and ditches, maintenance of agricultural fencing; and other factors expected to be associated with Agriculture); d. Covenants advising landowners adjacent to agricultural properties and ditches of their responsibilities related to the control of domestic animals, fencing responsibilities covered by open range laws, protection of Agricultural Water User Facilities, ditches, and water rights; e. Developer installed fencing with permanent signage to discourage trespassing/encroachments on private land and easements and also to advise new landowners of covenants related to adjacent properties; and f. Other measures to prevent impacts to the quality of life, business operations, public safety, and welfare of people, agricultural operations, livestock, or wildlife resulting from new development.	X	X	X	X	X	X

INTEGRATED SPECIAL TOPICS

ACCESSIBILITY



Foundation

Ensuring that Gallatin County communities are accessible to everyone, and that development includes housing options and transportation networks that are inclusive of individuals with 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 and threaten people's ability to age in place, while creating burdens for multi-generational families seeking to continue living in Gallatin County.

WHICH GP POLICIES INFORMED THIS CATEGORY?

REC-1-10; REC-1-12; TRN-1-1; TRN-1-7; TRN-1-8; TRN-1-9; TRN-1-12; HS-1-1; HS-1-2; HS-1-5; CE-1-3

WHICH FLUM ROUND 1 PUBLIC OUTREACH THEMES INFORMED THIS CATEGORY?

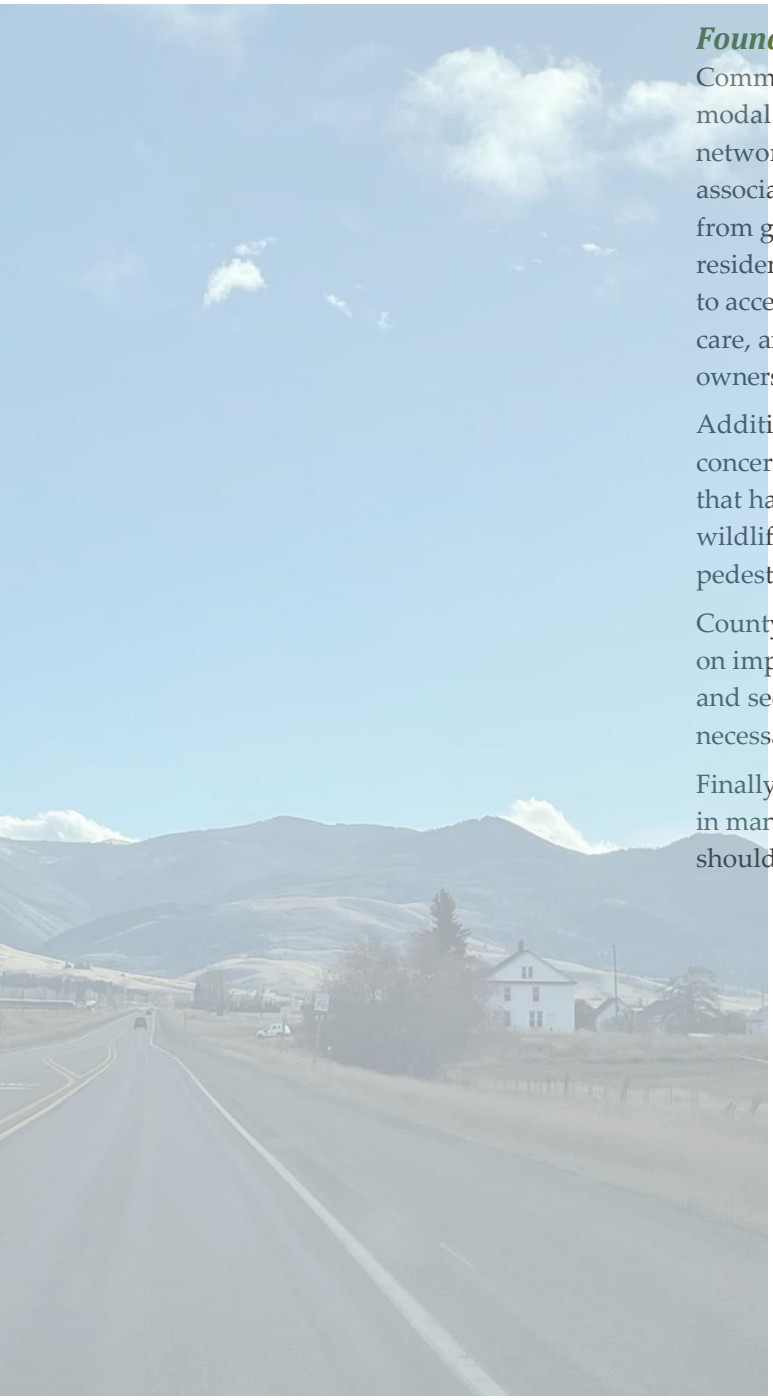
- **Housing Barriers Experienced:** Lack of life stage appropriate housing.
- **Personal/Community Impacts from Housing Challenges:** Loss of family and social ties.

Recommendations

The recommendations contained within the Integrated Special Topics, FLUM categories, and Special Topic Overlays apply to both regulatory updates and development proposals.

Accessibility recommendations are incorporated within the Transportation and Connectivity and Housing topics.

TRANSPORTATION & CONNECTIVITY



Foundation

Communities that allow for 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. These measures can also reduce the cost of living for residents and workers, while ensuring County residents are able to access critical resources such as groceries, employment, medical care, and recreational opportunities regardless of personal vehicle ownership.

Additionally, Gallatin County residents have expressed safety concerns resulting from increased vehicular traffic from growth that has already occurred. Slower moving traffic, livestock, wildlife, and road users not protected by a vehicle such as pedestrians, cyclists, and equestrians are particularly vulnerable.

County plans, standards, and infrastructure upgrades should focus on improving safety for this multitude of road users. Maintaining and securing additional right-of-way for road networks may be necessary to accommodate such improvements.

Finally, standards and requirements related to transit are included in many existing regulations and County adopted plans and should be incorporated into all future land use decisions.

WHICH GP POLICIES INFORMED THIS CATEGORY?

ENV-4-1; ENV-4-6; TRN-1-4; TRN-1-6; TRN-1-7; TRN-1-8; TRN-1-9; TRN-1-10.

WHICH FLUM ROUND 1 PUBLIC OUTREACH THEMES INFORMED THIS CATEGORY?

- **Fears Related to Growth:** Quality of life 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 centers with services, and near existing employment centers.
- **Stakeholder Meetings:** Agricultural users facing safety concerns from motorists while moving large equipment and livestock.

Recommendations

Figure 8-8 contains specific recommendations which correspond to the FLUM Categories and Special Topic Overlays as indicated. The recommendations contained within Integrated Special Topics, FLUM categories, and Special Topic Overlays apply to both regulatory updates and development proposals.

Figure 8-8 Integrated Special Topic: Transportation & Connectivity Recommendations

UGA = Urban Growth Areas, RGA = Rural Growth Areas, AHA = Annexation Holding Areas, PIHA = Public Infrastructure Holding Areas, MGA = Managed Growth Areas, OWL = Open & Working Lands. OL = Overlays

	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	OL
1	Include transit-oriented development standards and right-of-way acquisition in land use regulations, policies, and development proposals to facilitate future transit service in the "Most Suitable" areas for development.	X	X	X	X			
2	Include design standards in land use regulations, policies, and development proposals for streetscapes to enhance pedestrian experience, traffic calming, and wayfinding.	X	X		X			

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	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	OL
3	~~Safe, accessible, pedestrian and multimodal transportation networks are needed to connect Managed Growth Areas to the Rural and Urban Growth Areas.~~ Incorporate design standards in ~~updates to~~ transit plans, development standards, roadway infrastructure, land use regulations, policies, and ~~in~~ development proposals to: a. Require or recommend safe, accessible, pedestrian and multi-modal transportation infrastructure (e.g. sidewalks, pathways, trails, separated multi-modal lanes and pathways) to connect more remote areas with urban areas and rural cores ~~Urban and Rural Growth Areas with Managed Growth Areas, to~~ ~~a.~~b. Ceonnect residential areas with important resources and amenities (e.g. employment centers, food ~~markets~~, recreational areas, medical care) ~~and throughout the FLUM categories indicated.~~ ~~b.~~c. Improve safety for pedestrians, cyclists, and other vulnerable transportation system users.	X	X	X	X	X		
4	Incorporate design standards and right-of-way acquisition in transit plans, regulations, and development proposals to promote safe movement of large vehicles, agricultural equipment, livestock, and wildlife crossings.	X	X	X	X	X	X	Wildlife Overlays
5	Incorporate latest recommendations and requirements identified in all County adopted plans and standards relevant to transportation in land use plans, regulations, and development proposals, including but not limited to, the Triangle Trails Plan and the Transportation Design and Construction Standards.	X	X	X	X	X	X	
6	Require development proposals to document proposed access and road systems, and their relationship to existing and future arterial locations and proposed trail plans.	X	X	X	X	X	X	
7	Develop and implement trail standards in land use plans, regulations, and development proposals based on type and density of development.	X	X	X	X	X	X	

INTEGRATED SPECIAL TOPICS

HOUSING



Foundation

Gallatin County is one of the fastest growing counties in Montana, this growth is driven by a burgeoning economy, employment opportunities, tourism, and amenity migration. The Gallatin County Housing Needs Assessment, which formed the foundation for the Gallatin County Housing Strategy, highlighted that less than 10% of homes are affordable to households earning 120% of the area median income County-wide, and over 50% of renters spend over 30% of their gross income on rent.

Outreach for the FLUM established that housing affordability has impacts on the local economy in that local businesses may be unable to find and keep employees. For residents, the housing affordability challenge is contributing to quality of life impacts, safety concerns, and loss of social connections and relationships as family and friends move in response to affordability issues.

The Housing Needs Assessment revealed the extent of the gap between housing needs and the availability of housing at an attainable cost for those who live and work in the County. This challenge is present throughout the County and affects a wide range of industries in both rural and urban areas.

The need for attainable housing exists County-wide. However, the specific housing recommendations appropriate for each FLUM categories vary. For example, higher density housing is most appropriate in Urban and Rural Growth Areas where a range of services are available. While the primary focus of Open and Working Lands areas is not residential development, the agricultural, recreational, and industrial operations addressed there need housing options for family and employees. Therefore, the need to remove and avoid barriers to the development of diverse, accessible, and affordable housing applies in different forms across all FLUM categories.

Desired housing outcomes articulated by the community during public outreach include an increase in the availability of affordable/attainable housing; inclusive of a range of options appropriate different ages, life stages, accessibility needs, and family structures; with options for ownership.

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WHICH GP POLICIES INFORMED THIS SPECIAL TOPIC?

HS-1-2; HS-1-3; HS-1-5; HS-1-7; HS-1-9; HS-1-10.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS SPECIAL TOPIC?

- **Desired Outcomes of Housing Strategy**: Diversity of housing options for all life stages, options for ownership, increased availability of housing affordable to the County's workforce.
- **Where Housing is Needed:** Near existing population centers with services, near employment centers, and throughout the County.
- **Workforce/Economic Impacts from Housing Challenges:** Loss of critical workers and businesses, inability to attract and retain employees, and small businesses closing.
- **Personal/Community Impacts from Housing Challenges:** Loss of family and social ties

Equally important is to ensure that all housing, regardless of price or affordability, provides a safe, quality environment that effectively mitigates location relevant risks, including but not limited to, fire risk, air and water quality, light and noise exposure. Additionally, housing, regardless of price or affordability, should provide access to health supporting resources like healthy foods, medical care, and safe areas to recreate.

Recommendations

Figure 8-9 contains specific recommendations which correspond to the FLUM Categories and Special Topic Overlays as indicated. The recommendations contained within Integrated Special Topics, FLUM categories, and Special Topic Overlays apply to both regulatory updates and development proposals.

Figure 8-9. Integrated Special Topic: Housing Recommendations

UGA = Urban Growth Areas, RGA = Rural Growth Areas, AHA = Annexation Holding Areas, PIHA = Public Infrastructure Holding Areas, MGA = Managed Growth Areas, OWL = Open & Working Lands. OL = Overlays

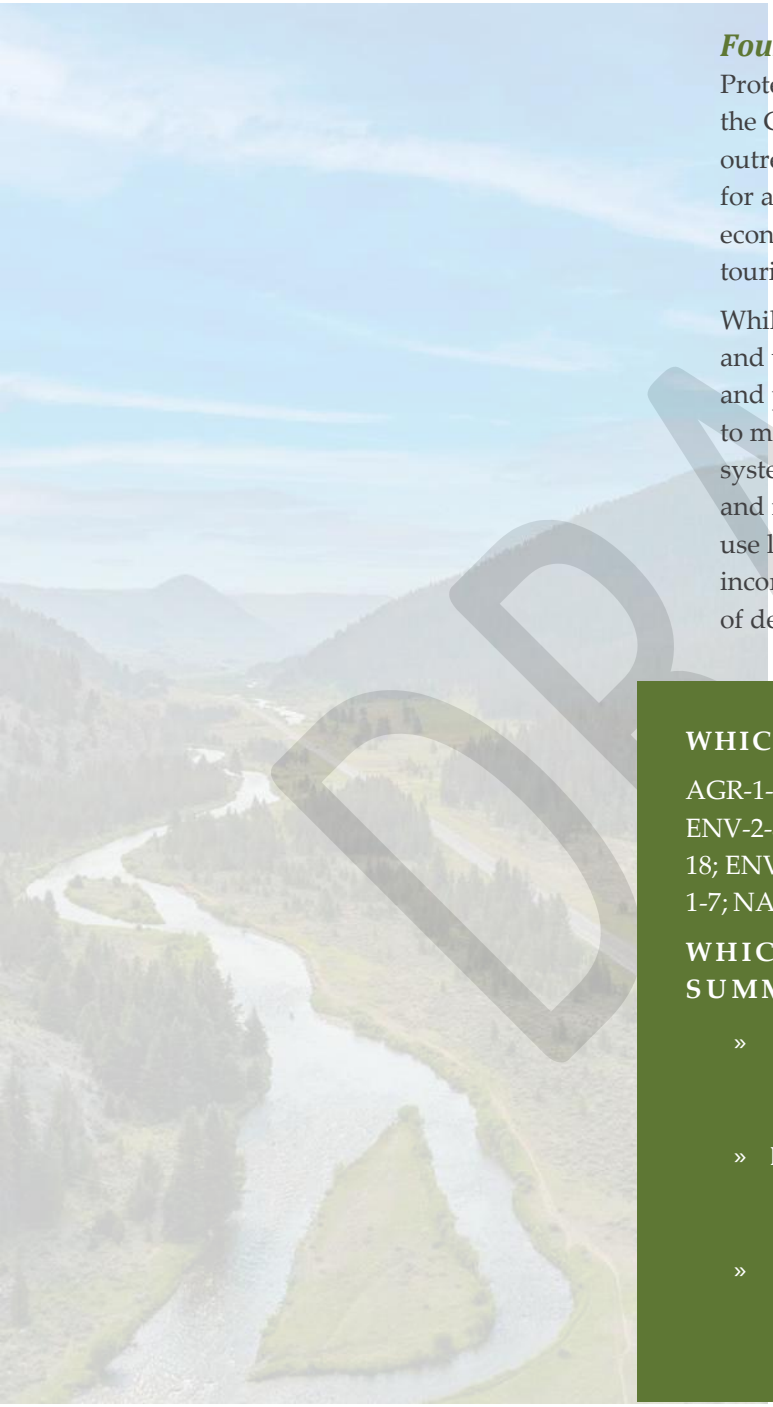
	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	OL
1	Ensure land use policies and standards promote diverse, accessible, and affordable housing that meets the needs of the County's workforce and residents in a variety of ages, life stages, family structures, occupations, and abilities. Examples of strategies include, but are not limited to: a. Removing limitations on building and renting accessory dwelling units, b. Ensuring that zoning encourages and permits a diversity of housing types (including but not limited to single-unit and multi-unit dwellings, mobile or manufactured homes, tiny houses, mixed use buildings that include housing, and employee housing), c. Eliminating excessive parking standards, and d. Including universal design standards to promote accessibility and aging in place.	X	X		X			
2	Ensure land use policies and standards promote affordable, accessible housing appropriate in low to moderate density and rural areas such as accessory dwelling units or housing for onsite employees. Examples include, but are not limited to: a. Removing limitations on building and renting of accessory dwelling units, b. Ensuring that zoning encourages and permits a diversity of housing types appropriate for low to moderate density (including single-unit dwellings, mobile and manufactured homes and tiny houses), c. Including universal design standards to promote accessibility and aging in place, etc.			X	X	X	X	

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	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	OL
3	Incorporate standards and features into the design of housing projects that reduce long-term maintenance and occupancy costs, including but not limited to, measures for energy efficient buildings, water efficient fixtures and landscaping.	X	X	X	X	X	X	
4	Ensure land use regulations, policies, and development proposals promote healthy and safe housing options, regardless of price point, that mitigate health and safety risks while providing health supportive opportunities such as access to transportation, healthy food sources, and opportunities for recreation, employment, and medical care.	X	X	X	X	X	X	
5	Ensure development proposals and requirements in land use regulations and policies~~,~~ result in the mitigation of fire hazards, encourage the reduction of fire fuel loads, and encourage adherence to defensible space measures for each structure.	X	X	X	X	X	X	
6	Improve consistency in standards included in land use regulations, where possible, to support the development of standardized, pre-approved~~,~~ plans to streamline permitting for accessory dwelling units.	X	X	X	X	X	X	

INTEGRATED SPECIAL TOPICS

WATER QUALITY AND QUANTITY



Foundation

Protecting water quality and availability is a critical theme in the Growth Policy and was identified as a key concern during outreach for the FLUM. 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. Incorporating strategies to mitigate impacts on water quality associated with wastewater systems and impervious surfaces, improving sustainable use and management of water resources, implementing low water use landscaping standards, and other measures should be incorporated into land use policies, regulations, and the design of development proposals.

WHICH GP POLICIES INFORMED THIS TOPIC?

AGR-1-4; AGR-2-3; ENV-1-1; ENV-1-6; ENV-3-1; ENV-2-1; ENV-2-2; ENV-2-3; ENV-2-6; ENV-2-7; ENV-2-8; ENV-2-9; ENV-2-10; ENV-2-18; ENV-3-4; HAB-1-8; HAB-2-3; NAT-1-1; NAT-1-2; NAT-1-5; NAT-1-7; NAT-1-8; LU-1-7; DEV-1-11; IES-1-1; IES-1-2; ST-1-2; ST-1-3.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS TOPIC?

- **How the County should manage growth:** Restrict development based on water availability and quality impacts.
- **Fears related to growth:** Permanent impacts to public lands and natural resources and threats to water availability and water quality.
- **Recommended future development standards:** Watercourse and wetland setbacks, stormwater and wastewater standards.

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Recommendations

The recommendations contained within Integrated Special Topics, FLUM categories, and Special Topic Overlays apply to both regulatory updates and development proposals.

Various measures and recommendations to protect water quality and availability have been incorporated throughout the FLUM in the following ways:

- **Limitations section in the FLUM:** Acknowledges that small streams and agricultural ditches are not always depicted or depicted accurately in the FLUM, and thus require research and field investigation to verify exact locations.
- **Suitability Model:** Areas within water and sewer planning areas were rated most suitable in the Suitability Model.
- **FLUM Categories:** All FLUM categories were based on the Suitability Model, where water and sewer infrastructure and services were prioritized. Measures to encourage connection to municipal/water and sewer district services or a public/community system are also included in the Public Infrastructure Holding Areas, Annexation Holding Areas, and Managed Growth Areas. The Public Lands, Protected, and Constrained Areas category includes a recommendation to limit development to protect the Watercourse Commons.
- **Agriculture Integrated Special Topic:** Notes the importance of, and includes recommendations related to, protection of agricultural ditches and associated easements.
- **Groundwater Nitrate Overlay & Groundwater Recharge Overlay:** These overlays contain additional information and recommendations to protect water quality and availability.

Figure 8-10 contains specific recommendations which correspond to the FLUM Categories and Special Topic Overlays as indicated.

Figure 8-10. Integrated Special Topic: Water Quality and Quantity Recommendations

UGA = Urban Growth Areas, RGA = Rural Growth Areas, AHA = Annexation Holding Areas, PIHA = Public Infrastructure Holding Areas, MGA = Managed Growth Areas, OWL = Open & Working Lands, PPC = Public Lands, Protected, and Constrained Areas.

	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	Other
1	Implement design standards in land use policies, regulations, and development proposals to support sustainable use of water resources, including but not limited to drought tolerant/native landscaping standards or incentives, low flow fixtures, restrictions on watering for residential landscaping, and stormwater management best management practices, etc.	X	X	X	X	X	X	

	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	Other
2	Implement design standards in land use policies, regulations, and development proposals to mitigate water quality impacts and flooding during construction and from post construction development, including but not limited to erosion and sediment control standards, stormwater management best practices (quality and quantity control), and minimization of disturbance and/or impervious surfaces.	X	X	X	X	X	X	PPC
3	Establish minimum buffers and setbacks for water courses, ~~and~~ riparian areas, and the Watercourse Commons in development regulations.	X	X	X	X	X	X	PPC
4	Implement design standards in land use policies, regulations, and in development proposals to include aquatic organism passage for road-crossings.	X	X	X	X	X	X	PPC
5	Limit construction of ponds and water features and encourage xeriscaping and maintenance of native vegetation in accordance with FWP's Fish and Wildlife Recommendations for Subdivision Development in Montana to conserve water for fish and wildlife.	X	X	X	X	X	X	PPC
6	Ensure development proposals, and requirements in land use regulations and policies, result in the control of post-development runoff volumes, not to exceed pre-development runoff volumes.	X	X	X	X	X	X	PPC
7	Require development proposals to demonstrate compliance with local, state, and federal water quality and wetland protection regulations and standards.	X	X	X	X	X	X	PPC
8	See Groundwater Nitrate and Groundwater Recharge Overlays for additional guidance and recommendations.	X	X	X	X	X	X	PPC

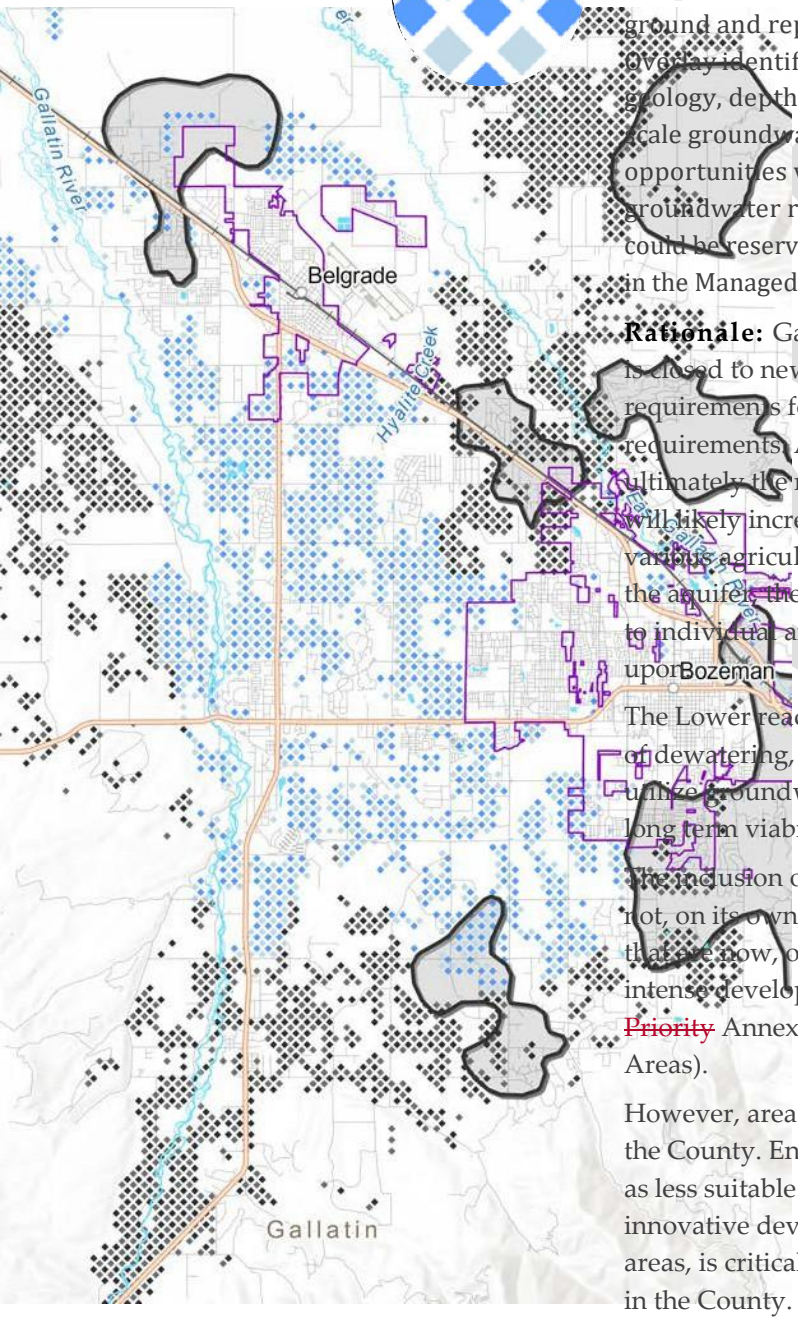
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SPECIAL TOPIC OVERLAYS

The following Special Topics Overlays contain specific recommendations to address special topics applicable to the area delineated by the overlay and any subcategories. These Special Topics Overlays may also be referred to as "overlay(s)" or by name throughout the FLUM.

GROUNDWATER RECHARGE OVERLAY



Foundation

Purpose: Groundwater recharge allows surface water to seep into the ground and replenish underground aquifers. The Groundwater Recharge Overlay identifies areas in Gallatin County with characteristics (underlying geology, depth to groundwater, etc.) that make them suitable for large-scale groundwater recharge infiltration practices. This serves to make such opportunities visible for property owners and those looking for sites for groundwater recharge mitigation sites, while highlighting the areas that could be reserved for such practices as referenced in the Optional Incentives in the Managed Growth Areas.

Rationale: Gallatin County is part of the Upper Missouri Basin, which is closed to new water rights. This means that there are permitting requirements for new water withdrawals as well as impact mitigation requirements. As the County continues to grow, demand for water, and ultimately the need for mitigation sites to ensure long term water availability, will likely increase. The existing agricultural irrigation ditch network and various agricultural irrigation practices have historically worked to recharge the aquifer, therefore contributing to water availability, from in stream flows to individual and municipal wells, which many existing water users rely upon.

The Lower reach of the Gallatin River in Gallatin County is at the highest risk of dewatering, while the irrigation ditch network presents an opportunity to utilize groundwater infiltration practices as a mitigation strategy to ensure long term viability of the aquifer.

The inclusion of the Groundwater Recharge Overlay in the FLUM should not, on its own, be used as a reason to limit development potential in areas that are now, or may in the future, be capable of accommodating more intense development (e.g., Urban Growth Areas, Rural Growth Areas, ~~Priority~~ Annexation Holding Areas, and Public Infrastructure Holding Areas).

However, areas viable for groundwater recharge practices are limited within the County. Ensuring these remain available in areas of the County identified as less suitable for intense development, while making them visible to inform innovative development practices and to guide development decisions in all areas, is critical to the long-term viability of existing and future water users in the County.

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WHICH GP POLICIES INFORMED THIS OVERLAY?

ENV-3-1; ENV-2-10; NAT-1-2.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS OVERLAY?

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

Subcategories

- **High Storage Opportunity:** Areas with high storage potential as existing.
- **Secondary Storage Opportunity:** Areas with storage potential around cones of depression from existing wells when depleted.

Recommendations

Figure 8-11 contains specific recommendations which correspond to the FLUM Categories and Special Topic Overlays as indicated. The recommendations contained within Integrated Special Topics, FLUM categories, and Special Topic Overlays apply to both regulatory updates and development proposals.

Figure 8-11. Special Topic Overlay: Groundwater Recharge Overlay Recommendations

UGA = Urban Growth Areas, RGA = Rural Growth Areas, AHA = Annexation Holding Areas, PIHA = Public Infrastructure Holding Areas, MGA = Managed Growth Areas, OWL = Open & Working Lands, OL = Overlays.

	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL
1	Implement review criteria in development regulations with a higher threshold for approval for any requests to decrease required setbacks for ditches and waterways, working with ditch companies and water conveyance facility stakeholders. See also recommendations for protections of ditches in the Agriculture Special Topic.					X	X
2	Consider areas identified by this overlay when looking for suitable areas to implement, or reserve for future groundwater recharge mitigation practices.	X	X	X	X	X	X
3	Incentivize the preservation of functional open space for groundwater recharge in exchange for a higher density through Optional Incentives during the Cluster Development or PUD process. Development proposals should consider incorporation of, or reserving space for future, groundwater recharge mitigation practices.					X	

	Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL
4	Opportunities where preserving functional open space for groundwater recharge are highlighted for property owners and developers. Development proposals should consider incorporation of, or reserving space for future, groundwater recharge mitigation practices.						X

Future Land Use Guidelines and Recommendations

The following guidelines and recommendations addressed by this Special Topic Overlay apply to regulatory updates and development proposals, and should be considered together with the FLUM categories, Integrated Special Topics, and other Special Topics Overlays that apply in each location:

- This overlay identifies areas where groundwater recharge infiltration practices may be physically feasible and is referenced in the Optional Incentives within the Managed Growth Areas FLUM Category.
- Water users, utility service providers, property owners, or developers in any area may use this informational overlay to identify areas appropriate for groundwater recharge infiltration practices.

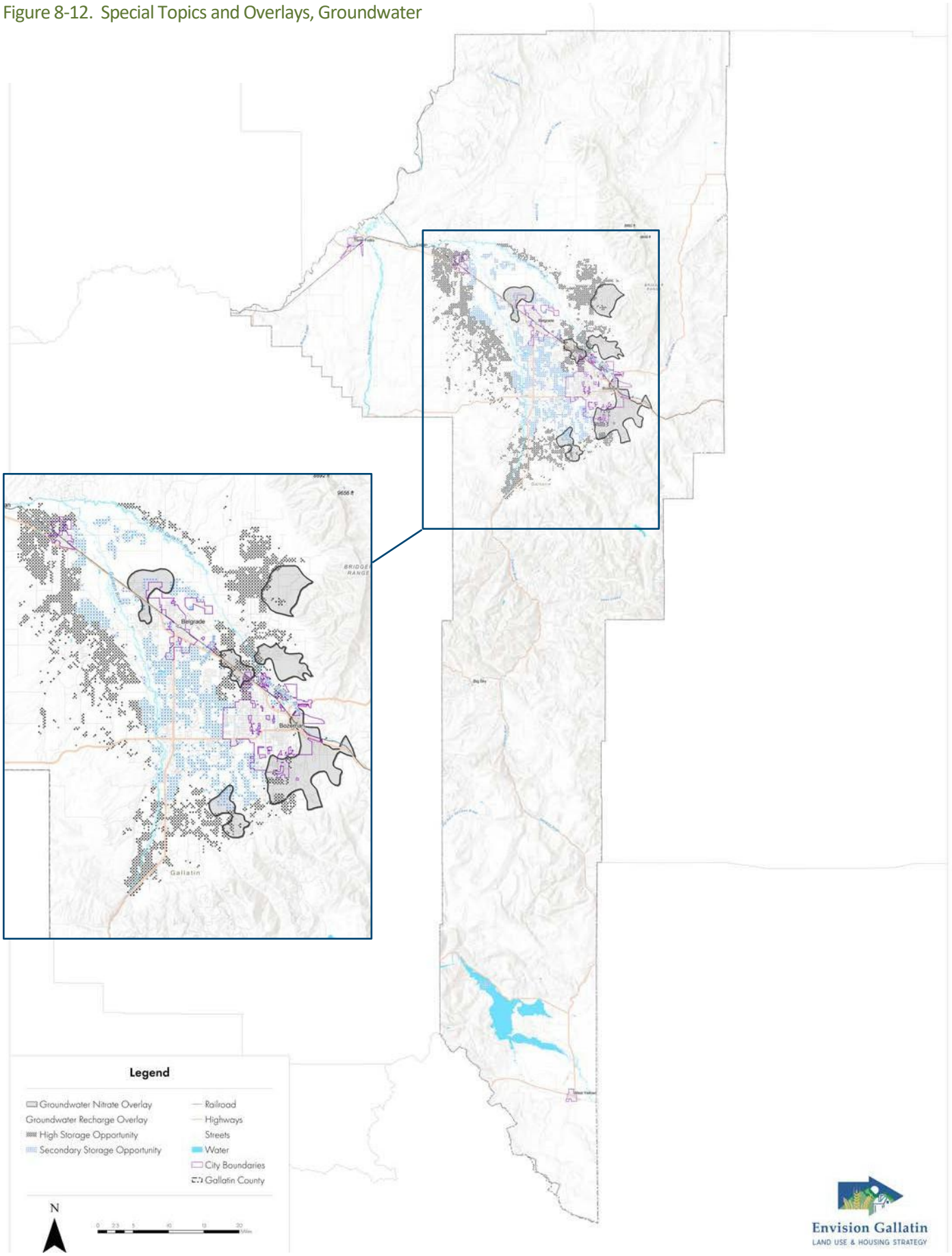
Data Source

Parcels suitable for groundwater recharge infiltration practices were originally identified by the Bren School of Environmental Science in 2016, considering land ownership, geology, slope, land cover, parcel size, and depth to groundwater[7]. Recent updates were performed by WGM Group, supported by the Gallatin Water Trust. Updates included ensuring that the current layer reflects changes in ownership, land cover, and development since 2016, and limiting areas to within one-half mile and north (a proxy for up gradient in terms of groundwater) of an irrigation ditch.

~~7~~6 Askeland, Karen; Baglia, James; Boner, Ria; Fine, Leah; Gruen, David, O'Connor, Rachel; Dunne, Tom. Management Plan for the Gallatin Valley Water Exchange: A market-based approach to sustainable water management in Western Montana A Group Project submitted in partial satisfaction of the requirements for the degree of Master of Environmental Science and Management for the Bren School of Environmental Science & Management at the University of California, Santa Barbara. 2016.

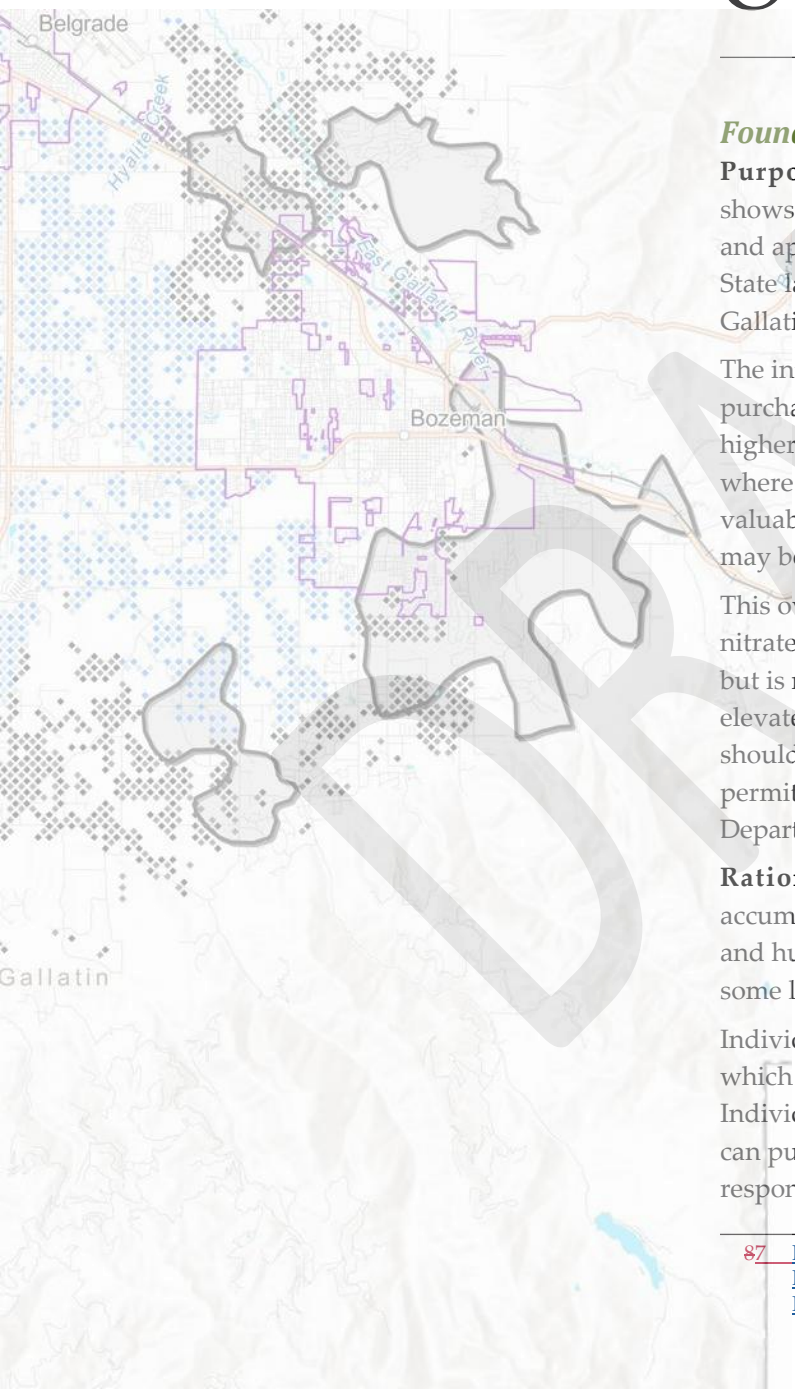
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Figure 8-12. Special Topics and Overlays, Groundwater



SPECIAL TOPIC OVERLAYS

GROUNDWATER NITRATE OVERLAY



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Foundation

Purpose: The Groundwater Nitrate Overlay is informative and shows where groundwater Nitrate (NO3) levels are elevated and approaching the mixing zone limit established by Montana State law for domestic sewage (ARM 17.30.715(1)d) within the Gallatin Valley Aquifer.

The intent of this overlay is to inform those considering purchasing, developing, or building on land in areas 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 nitrate levels in drinking water may be more important for current and future well owners.

This overlay is informative and includes known areas where nitrate in groundwater is likely to be elevated within the aquifer, but is not meant to be comprehensive. There may be areas with elevated nitrate levels not shown on this map. Such information should be field verified, and final approval of well and septic permits is under the purview of the Gallatin City County Health Department.

Rationale: Nitrate in groundwater can be persistent and can accumulate over time, contributing to impaired surface waters and human health impacts in drinking water for well users at some levels[8].

Individual septic systems contribute nitrogen to groundwater, which can increase over time if not properly maintained. Individual well and septic are unregulated once installed, which can put people at risk especially if they are unaware of their responsibility to test and maintain their systems.

87 Nitrogen and Water | U.S. Geological Survey (usgs.gov); Drinking Water Nitrate and Human Health: An Updated Review - PMC (nih.gov);: The Problem | US EPA

WHICH GP POLICIES INFORMED THIS OVERLAY?

ENV-3-1

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS OVERLAY?

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

Over time, proliferation of these systems can also lead to impaired surface waters, which effectively transfers treatment cost to residents in municipalities because the discharge standards for regulated municipal wastewater systems are established based on impairment of receiving waters. New nutrient discharge limits resulting from surface water impairments were listed as 1 of 3 drivers requiring the City of Bozeman to upgrade their wastewater treatment system[9].

Limitations

The Groundwater Nitrate Overlay indicates some areas where high nitrate levels are likely in areas of the county with sufficient available data, and highlights areas where special measures are likely to be required or recommended for those seeking to install or operate well and septic systems.

This overlay is informative and is not used to create specific recommendations in the FLUM due to some important limitations.

It does not differentiate between septic systems and other sources of elevated nitrate, nor does it determine specific areas that may be contributing to high levels of nitrate. Due to complex factors affecting the movement of nitrate in groundwater, the source of elevated nitrate levels shown on these maps may be from upgradient, rather than in situ sources, and can include sources unrelated to septic systems.

Additionally, the area addressed by this Overlay is limited to areas of the County with sufficient data points to estimate nitrate levels. As a result, this overlay is constrained to the Gallatin Valley Aquifer. Areas without a sufficient number of data points to provide a sound estimate of nitrate levels were excluded, which in some cases included individual data points with nitrate levels approaching safe drinking water standards. Therefore, areas with elevated groundwater nitrate levels may exist that are not shown on this map.

Future analyses may be able to provide more specific guidance on septic risk and may inform additional recommendations in future updates to the FLUM.

~~9~~8 https://m-m.net/projects/bozeman-water-reclamation-facility

Future Land Use Guidelines

The following guidelines and recommendations addressed by this overlay apply to regulatory updates and development proposals, and should be considered together with other the FLUM categories, Integrated Special Topics, and other Special Topic Overlays that apply in each location:

- Public/community well and septic systems in the Groundwater Nitrate Overlay may be more valuable as they can reduce Nitrate levels in drinking water using various treatment strategies, and are subject to increased monitoring, oversight, and maintenance requirements for both the well and septic system components.
- Approval of new septic systems in these areas may require higher levels of treatment for septic and mitigation strategies to reduce nitrates in drinking water may be required or advisable. Note that there are many factors that may affect the ability to install septic systems that are not shown on this map (e.g. high ground water, septic density, and many others).
- Those seeking to build or develop using septic systems should contact the Gallatin City County Health Department for the most up to date regulations and data related to design, installation, and use of septic systems.

Data Sources

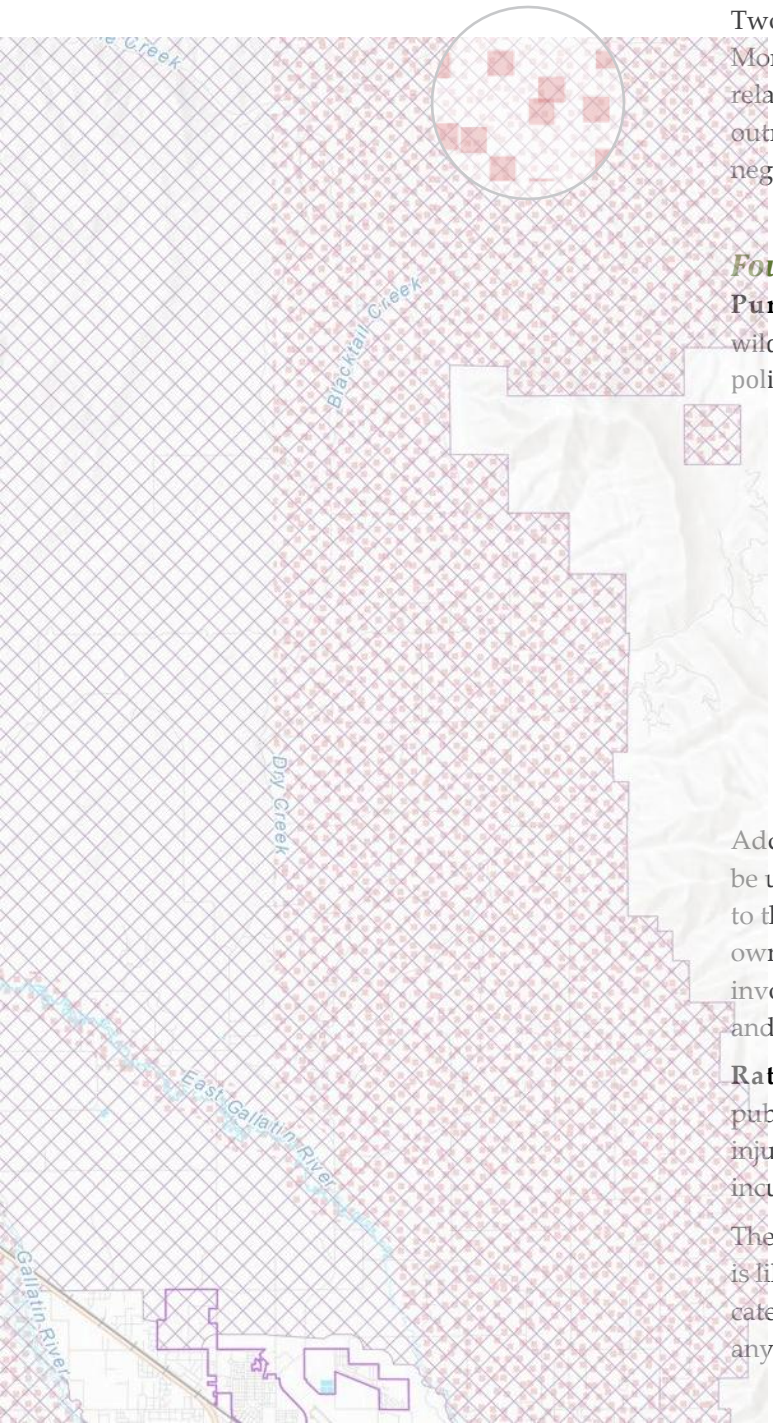
Sigler, W. A., N. Kiekover, T. Roemmich, F. L. Dougher, B. Krahn (2024). Gallatin County Groundwater Nitrate and Water Levels, HydroShare. https://doi.org/10.4211/hs.7346a1e37bb04090bf8d8c1f5a4e2a4b

Map

View map of the Groundwater Nitrate Overlay, Figure 8-12. Special Topics and Overlays, Groundwater on page 8-61.

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WILDLIFE OVERLAYS



Two Wildlife Overlays were developed in partnership with Montana Fish, Wildlife, and Parks (FWP) to address wildlife-related Growth Policy goals and feedback received during outreach for the FLUM that stated the importance of minimizing negative human-wildlife interaction.

Foundation

Purpose: These overlays indicate areas where measures to protect wildlife or wildlife habitat should be implemented in land use policies and regulations and considered in development review.

- The **Bear Conflict Mitigation Overlay** indicates areas where specific measures to prevent dangerous encounters between humans and bears are necessary to protect public health and safety, protect critical wildlife, and reduce unnecessary public expenditures.
- The **Wildlife Safe Movement Overlay** contains three subcategories which indicate areas where specific measures are necessary to protect wildlife from entanglement injury and death due to fencing and to prevent development patterns that impede movement and migration through critical corridors.

Additionally, these overlays and associated recommendations may be used to inform property owners considering improvements to their property, by realtors communicating with new property owners or potential purchasers of property, by organizations involved in outreach and education related to living with wildlife, and others.

Rationale: Preventing wildlife conflict is necessary to protect public health and safety because it reduces the risk of preventable injury, property damage, and avoidable public expenditures incurred from responding to such conflicts.

These overlays depict areas where wildlife is present and conflict is likely if development occurs, regardless of the underlying FLUM category. Therefore, the recommendations apply in the same way, anywhere in the County where the overlays are depicted.

WHICH GP POLICIES INFORMED THESE OVERLAYS?

HAB-1-7; HAB–2-1.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THESE OVERLAYS?

- » **Fears associated with Growth:** Permanent impacts to wildlife and wildlife habitat.
- » **Recommended Future Development Standards:** Address wildlife conflict.

Bear Conflict Mitigation Overlay: Substantial evidence exists that indicates the most effective strategies to reduce the risk of injury and property damage resulting from human-bear conflict are measures that prevent access to human food sources and attractants[10,11]. Enforceable regulations that require bear resistant refuse containers are necessary to effectively reduce risk, as bear education alone is not enough[12].[13]

Wildlife Safe Movement Overlay: Substantial research has identified specific types of fencing that increase risk for wildlife entanglement and stranding incidents, resulting in injury and death.[14] Use of wildlife friendly fencing prevents injury and death to various forms of wildlife, reduce damage to property, as entanglement often results in damaged fencing[15], and prevents the carcasses of wildlife killed by entanglement or stranding from attracting predators.

Further, minimizing fragmentation of seasonal ranges for wildlife and protecting key connecting corridors serves to both protect wildlife and wildlife habitat, prevent property damage[13], and is acknowledged as important in the County adopted Gallatin Valley Sensitive Lands Protection Plan[16]

~~10~~9 Gunther, K.A., B. Aber, M.T. Bruscino, S.L. Cain, K. Frey, M.A. Haroldson, and C.C. Schwartz. *Grizzly bear-human conflicts in the Greater Yellowstone Ecosystem* 2008.Pp. 40–42 in C.C. Schwartz and M.A. Haroldson, eds. Yellowstone grizzly bear investigations: Annual Report of the Interagency C-59 Grizzly Bear Study Team, 2008. U.S. Geological Survey, Bozeman, MT. Accessed January 9, 2012.; Beckmann, J.P., L. Karasin, C. Costello, S. Matthews, and Z. Smith. 2008. *Coexisting with black bears: Perspectives from four case studies across North America. Wildlife Conservation Society Working Paper No. 33*. March 2008. New York: Wildlife Conservation Society.; Spencer, R.D., R.A. Beausoleil, D.A. Martorello. *How agencies respond to human-black bear conflicts: A- survey of wildlife agencies in North America*. Ursus 18 (2):217–29 (2007). Article from Washington Department of Fish and Wildlife, Olympia, WA.

~~11~~10 Beckmann, Jon P. 2009. *Bears will be bears: Conserving black bears by altering human behavior*. The Wildlife Professional, Winter 2009. The Wildlife Society, Bethesda, MD. Vol. 3, No. 4: 50–52.

~~12~~11 Beckmann, Jon P. 2009. *Bears will be bears: Conserving black bears by altering human behavior*. The Wildlife Professional, Winter 2009. The Wildlife Society, Bethesda, MD. Vol. 3, No. 4: 50–52.

~~13~~12 Montana Fish, Wildlife, & Parks. 2012. Fish and Wildlife Recommendations for Subdivision Development in Montana: A Working Document. Montana Fish, Wildlife & Parks, Helena, Montana. 174pp (pp C-57-C59).

~~14~~13 Harrington, J.L. 2005. Characteristics of ungulate behavior and mortality associated with wire fences. Master's thesis, Utah State University, Logan, UT. 48 pp.; Harrington, J.L., and M.R. Conover. 2006. Characteristics of ungulate behavior and mortality associated with wire fences. Wildlife Society Bulletin 34(5)1295-1305.

~~15~~14 Montana Fish Wildlife and Parks. *A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind*. 2012. Available online.

~~16~~15 Gallatin Valley Sensitive Lands Protection Plan, Adopted November 2023. Available online at: gallatinsensitivelandsplan_web.pdf (virtualtownhall.net)

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Future Land Use Guidelines

The following guidelines and recommendations addressed by these Special Topic Overlays apply to regulatory updates and development proposals, and should be considered together with other the FLUM categories, Integrated Special Topics, and other Special Topic Overlays that apply in each location:

Bear Conflict Mitigation Overlay. Within the Bear Conflict Mitigation Overlay, regardless of FLUM category, best practices for securing attractants and preventing access to anthropogenic food sources should be incorporated into land use tools, policies, and regulations including but not limited to zoning, subdivision regulations, and covenants. These recommended measures should also be incorporated into the design of development proposals and the review of such proposals in development review.

Best practices to prevent bear conflict include, but are not limited to:

- Use of IGBC-certified bear resistant containers for trash, recycling, compost, or any other designation of refuse, stored in a hard sided building with a securable door, and placed out for collection on the day of collection only.
- Storage of attractants (e.g. food-based attractants like human or animal food or supplements or chemical attractants like cleaning supplies, pesticides, herbicides, biodiesel) within IGBC-certified bear resistant containers and/or within a hard sided building with a securable door.
- Cleaning and storing moveable cooking equipment such as grills in a hard sided building with a securable door when not in use.
- Avoid feeding birds during seasons where bears are active.
- Installation of barriers such as electric fences to protect vulnerable animals and non-removable attractants such as chicken coops, bee apiaries, compost piles, gardens, fruit trees, berry bushes, and corn fields.
- If fruit or vegetable gardens or orchards are proposed, measures to promote harvesting when ripe and storage of any stockpiles of foods within a secured building.
- For areas with livestock, disposal of livestock carcasses and afterbirth through sanitation services, and/or limiting access to such areas via electric fencing, or away from people, buildings, and livestock.
- Acknowledgement and acceptance of risks and responsibilities related to living in areas with wildlife for landowners.
- Additional FWP recommended best practices for living with bears should be considered in these areas.

Wildlife Safe Movement Overlay. Within the Wildlife Safe Movement Overlay, regardless of FLUM category, specific measures to reduce the risk of death or injury of wildlife due to fencing, and to prevent the fragmentation of elk habitat and corridors connecting seasonal range areas for elk, are necessary to protect critical wildlife and their habitat, while reducing unnecessary public expenditures. Such recommended measures should be incorporated into land use tools, policies, and regulations including but not limited to zoning, subdivision regulations, and covenants. These recommended measures should also be incorporated into the design of development proposals and the review of such proposals in development review.

The Wildlife Safe Movement Overlay contains the following 3 subcategories, each with specific recommendations:

- **Wildlife-friendly Fencing:** This area depicts areas where wildlife-friendly fencing is necessary to prevent death or injury for multiple species.
- **Wildlife-friendly Fencing and Elk Range:** This area depicts seasonal elk ranges to the east and west of the critical migration corridor and is also included as an area designated for wildlife-friendly fencing.
- **Wildlife-friendly Fencing and Critical Elk Migration Corridor:** This area depicts the critical migration corridor connecting the seasonal elk habitat ranges immediately to the east and west and is also included as an area designated for wildlife-friendly fencing.

Figure 8-13 identifies specific recommended measures, which should be incorporated within all land use tools, policies, and regulations and by development proposals, for each subcategory of the Wildlife Safe Movement Overlay.

Figure 8-13. Special Topic Overlay: Wildlife Overlays Recommendations

Recommendations

		Wildlife Safe Movement Overlay Subcategories		
		Wildlife Friendly Fencing	Wildlife Friendly ~~Friendly~~ Fencing and Elk Range	Wildlife Friendly Fencing and ~~Critial~~Critical Elk Migration Corridor
1	Wildlife-friendly fencing, which allows for the relatively free passage of animals to jump over or crawl under the fence and be highly visible for both ungulates and birds, is to be used for new Development. Specific designs and standards for wildlife-friendly fencing are provided by the Montana Fish Wildlife and Parks publication A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind for specific designs.	X	X	X
2	Limit density and cluster any new development near existing developed areas, while preserving large, contiguous tracts of open space, to prevent further fragmentation of critical elk habitat within their historic range.		X	
3	Limit density and cluster any new development near existing developed areas, while preserving contiguous tracts of open space, to maintain the ability of elk to migrate between their seasonal habitat ranges to the east and west of the corridor.			X
4	Scrutinize industrial or resource extraction proposals in Development review to prevent impacts to elk and their habitat. Proposed industrial or resource extraction uses/development should include measures to mitigate any potential impacts on elk and their habitat.		X	
5	Scrutinize industrial or resource extraction proposals in development review relative to the potential to disrupt movement or migration of elk. Proposed industrial or resource extraction uses/development should include measures to mitigate any potential disruption to the movement or migration of elk across this corridor.			X

Data Sources

Bear Conflict Mitigation: Special Topic Overlay created by Montana Fish, Wildlife, and Parks (FWP), using records of human-bear conflict incidents, bear sightings, areas known to be occupied by bears, and expert opinion.

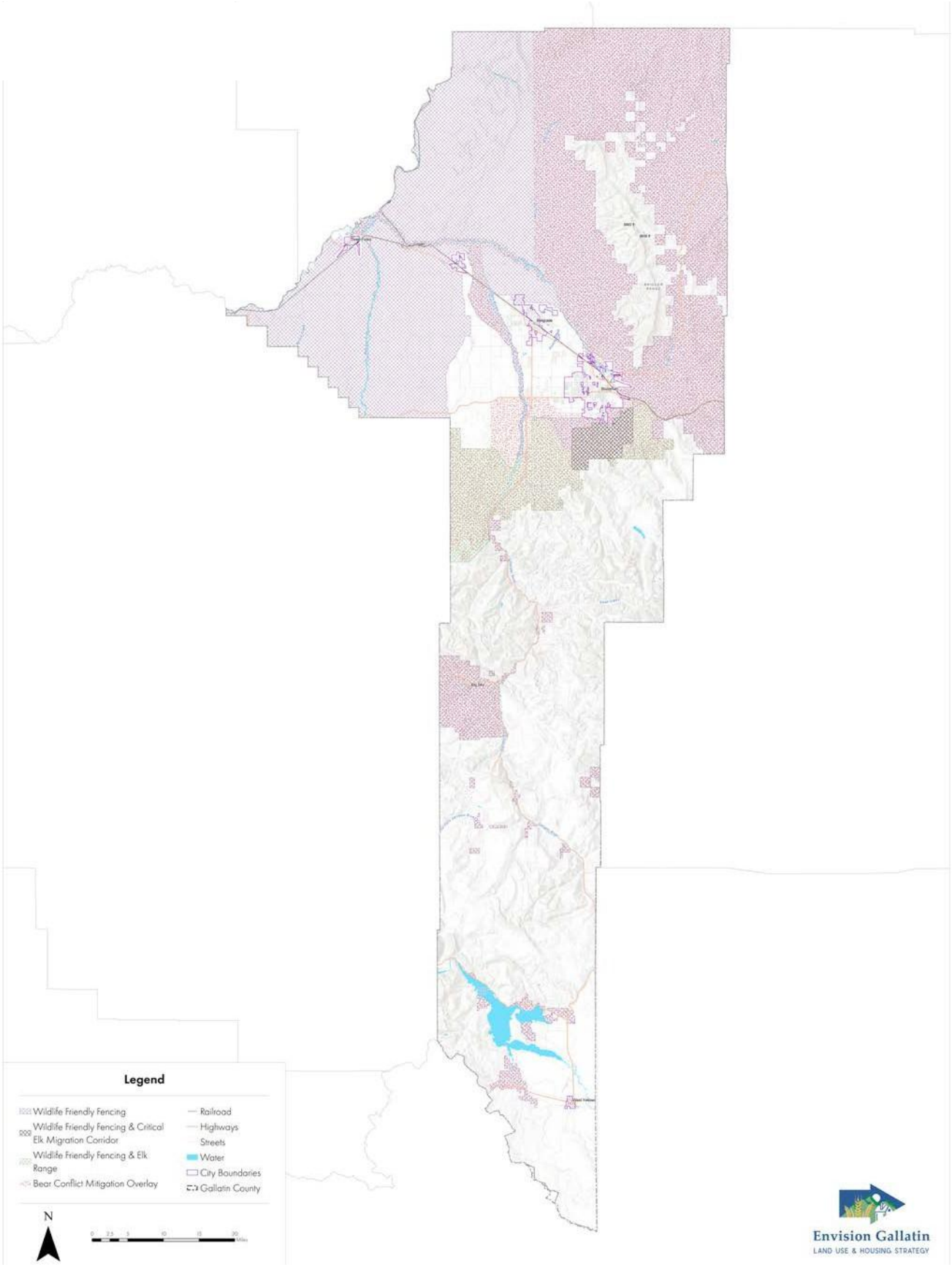
Wildlife Safe Movement: Special Topic Overlay created by Montana Fish, Wildlife, and Parks (FWP), using data sources such as population survey flight locations, wildlife caught in fences, collar data, and expert opinion.

Recommendations listed were derived from FWP developed resources, including:

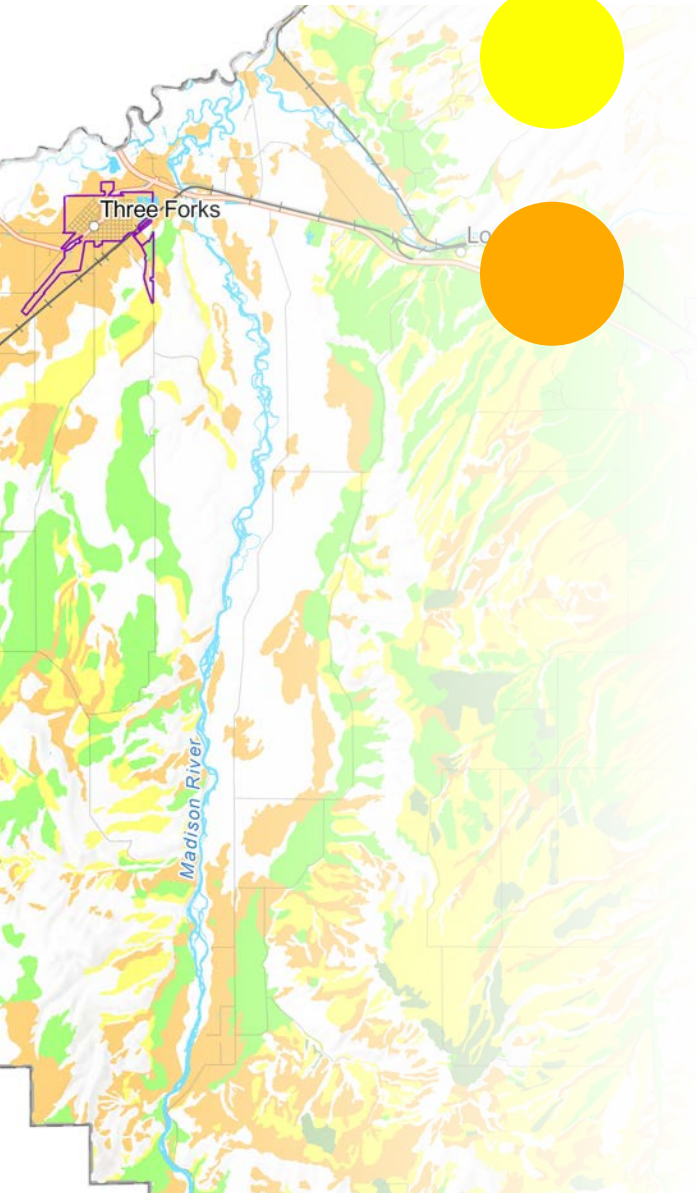
- *Bear Aware: Bears In Montana | Montana FWP (mt.gov)*,
- *A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind* and
- *Fish & Wildlife Recommendations for Subdivision Development: A Working Document* (April 2012).
- *Gallatin Valley Sensitive Lands Plan* (November 2023)

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Figure 8-14. Special Topics and Overlays, Wildlife



SOILS OF AGRICULTURAL IMPORTANCE OVERLAY



Foundation

Purpose: This Special Topic Overlay is informational and identifies areas with important agricultural soils, which may be preserved or utilized for agricultural production, and is referenced as part of the Optional Incentives included in the Managed Growth Areas.

The information depicted by the overlay also highlights opportunities so that developers anywhere in the County to incorporate preservation of important agricultural soils into their designs.

Rationale: Agricultural soils are a critical natural resource that has influenced the founding and development of Gallatin County throughout its history. As development occurs, the opportunity exists to preserve important agricultural soils to support the local economy and food systems. This overlay makes these soils visible in the FLUM.

WHICH GP POLICIES INFORMED THIS OVERLAY? AGR-1-6.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS OVERLAY?

- **How the County should manage growth:** Restrict development to protect agricultural lands and operations.
- **Fears related to growth:** Permanent impacts to public lands/natural resources, including food security.

Future Land Use Guidelines

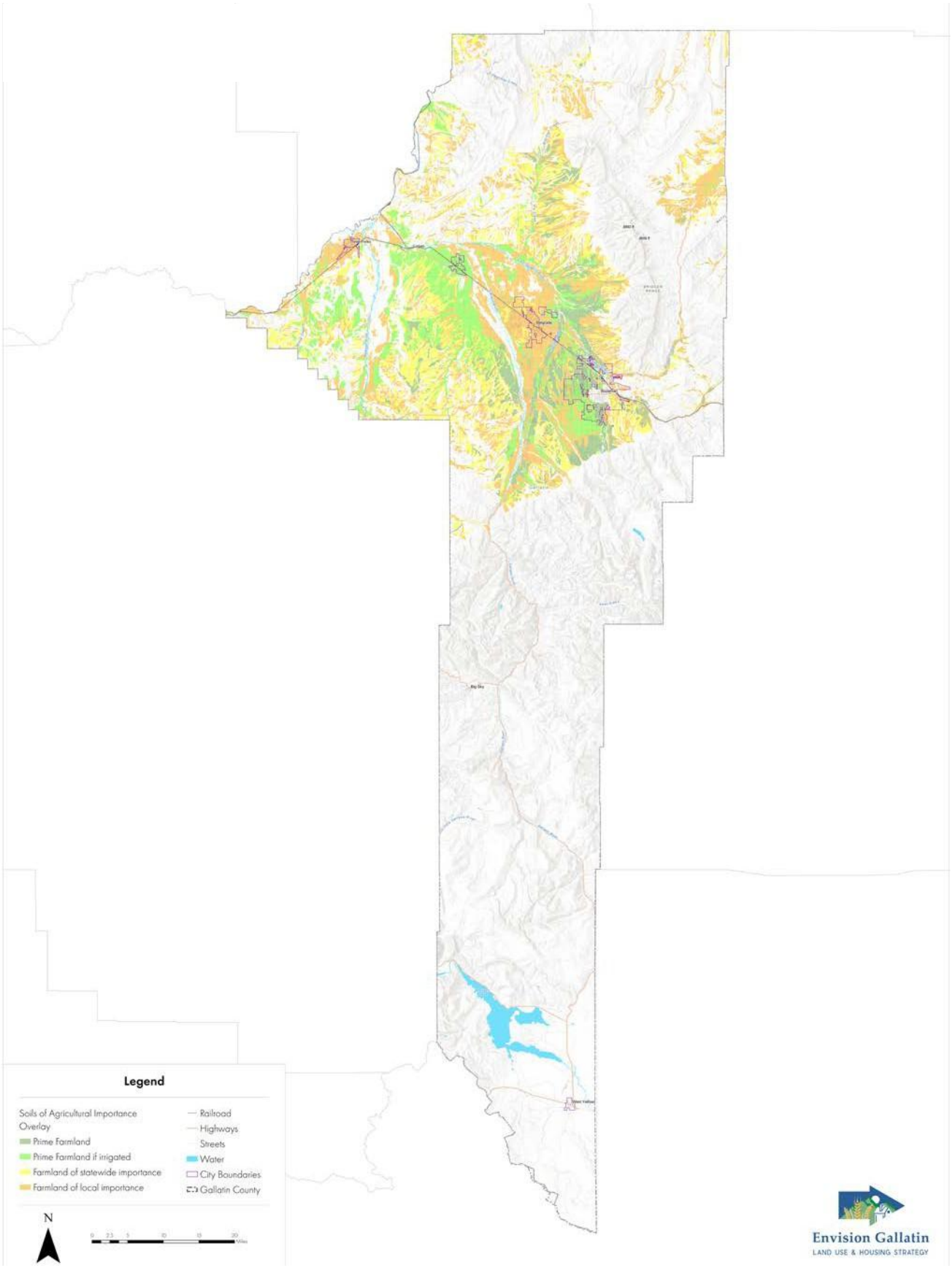
The following guidelines and recommendations addressed by this overlay apply to regulatory updates and development proposals, and should be considered together with other the FLUM categories, Integrated Special Topics, and other Special Topic Overlays that apply in each location:

- This overlay identifies areas with important agricultural soils and is referenced in the Optional Incentives within the Managed Growth Areas.
- Development in any area should be encouraged to consider protection, preservation, or productive use of valuable agricultural soil in proposed designs.

Data Source

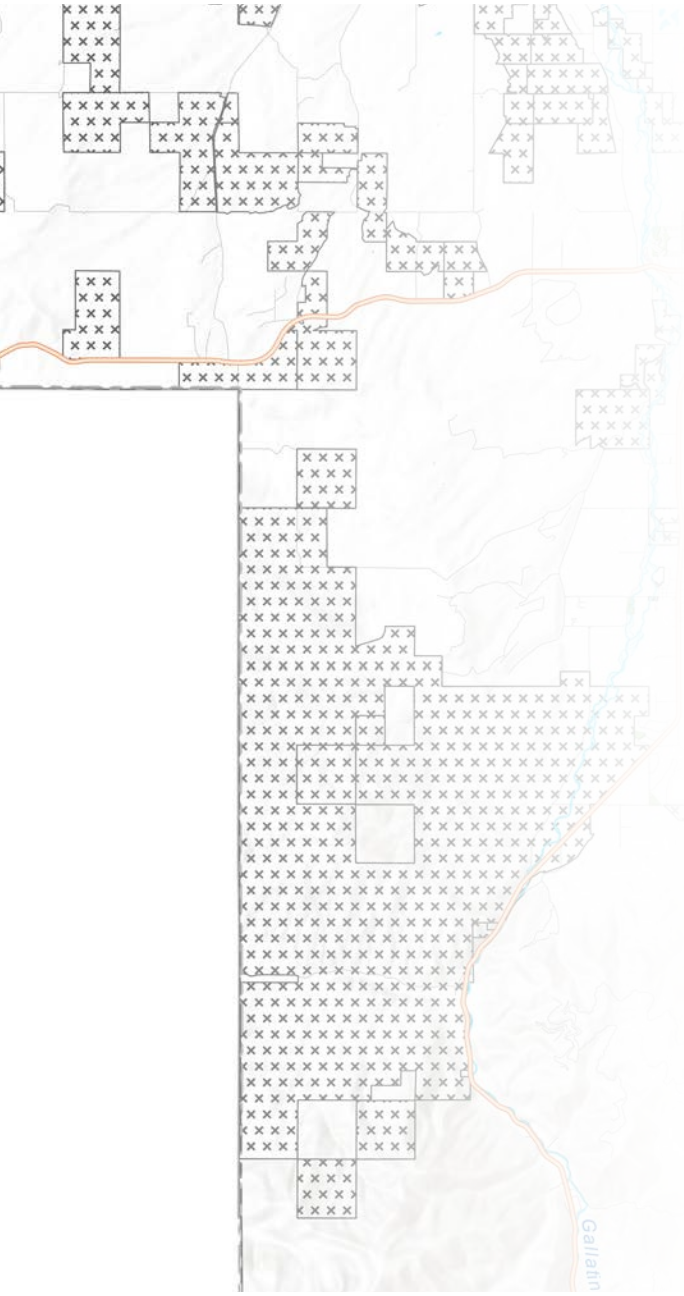
Prime Agricultural Soils, Prime Agricultural Soils if Irrigated, Soils of State and of Local Importance as defined by the Natural Resources Conservation Service.

Figure 8-15. Special Topics and Overlays, Soils of Agricultural Importance



SPECIAL TOPIC OVERLAYS

CONSERVATION EASEMENT OVERLAY



Foundation

Purpose: The Conservation Easement Overlay is informational and identifies areas of private conserved open space. This information can be referenced during the design development and review process to encourage development patterns that maintain contiguous areas of Conserved lands and is referenced by the Optional Incentives within in the Managed Growth Areas.

The information depicted by the overlay also provides useful information so that developers anywhere in the County can incorporate contiguous tracts of conserved open space into their designs.

Rationale: Conservation easements are private, conserved open space parcels with use agreements specific to the landowner's vision. The opportunity exists to preserve contiguous areas of conserved land and open space to support agriculture, wildlife, and natural systems in development proposals. This overlay makes such areas visible in the FLUM.

WHICH GP POLICIES INFORMED THIS OVERLAY?

HAB-1-4; HAB-1-5; HAB-1-6.

WHICH FLUM ROUND 1 PUBLIC OUTREACH SUMMARY THEMES INFORMED THIS OVERLAY?

- **Recommended future development standards:** Open space/community Agriculture.
- **Fears and Concerns Related to Growth:** Permanent impacts to public lands and natural resources, threats to wildlife, loss of rural character and way of life.

Future Land Use Guidelines

The following guidelines and recommendations addressed by this overlay apply to regulatory updates and development proposals, and should be considered together with other the FLUM categories, Integrated Special Topics, and other Special Topic Overlays that apply in each location:

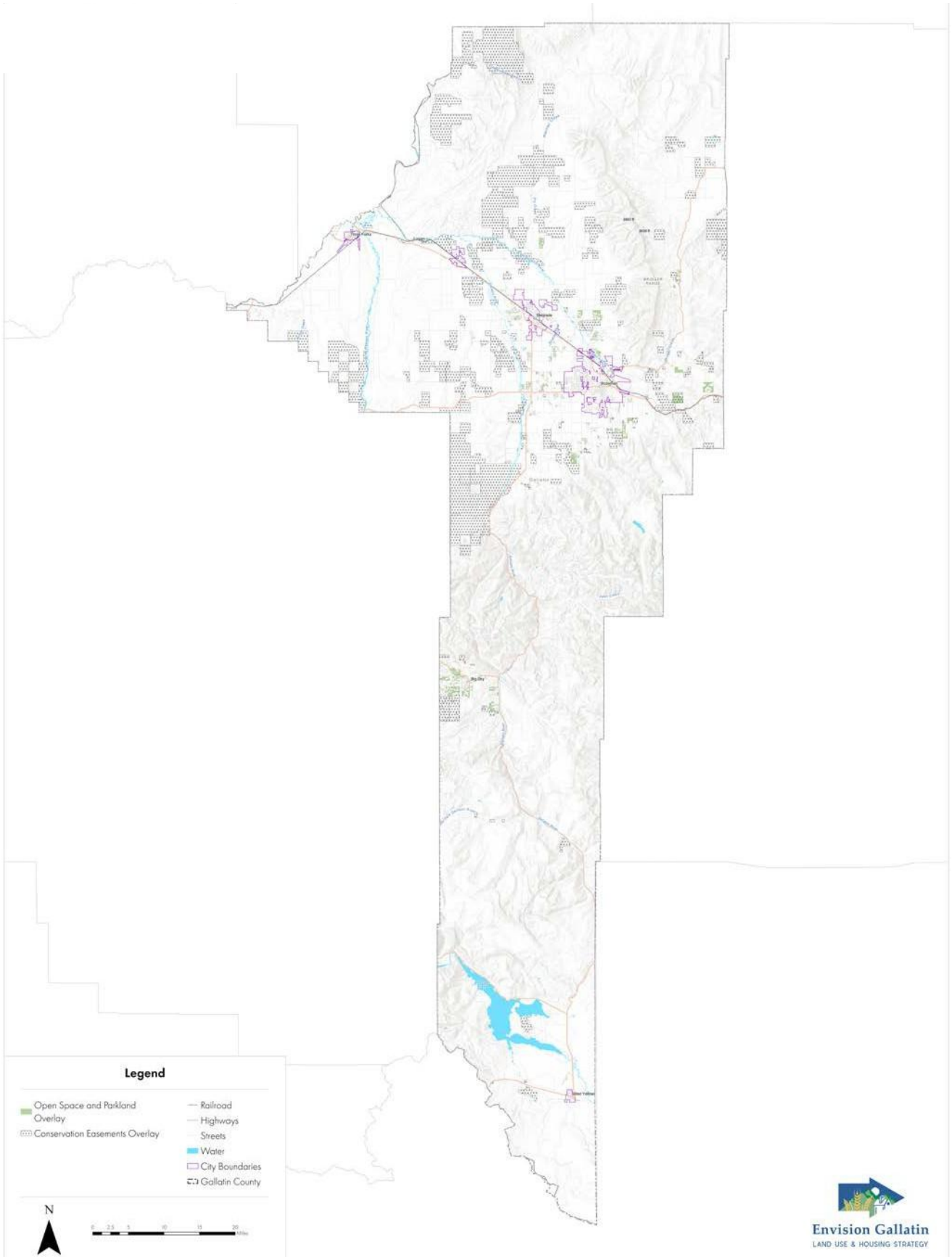
- This overlay identifies opportunities to promote preservation of contiguous tracts and connectivity of open space for general public benefit, wildlife, or Agriculture as referenced in the Optional Incentives described in the Managed Growth Areas.
- Development should be encouraged to promote contiguous tracts and connectivity of open spaces in proposed designs.

Data Source

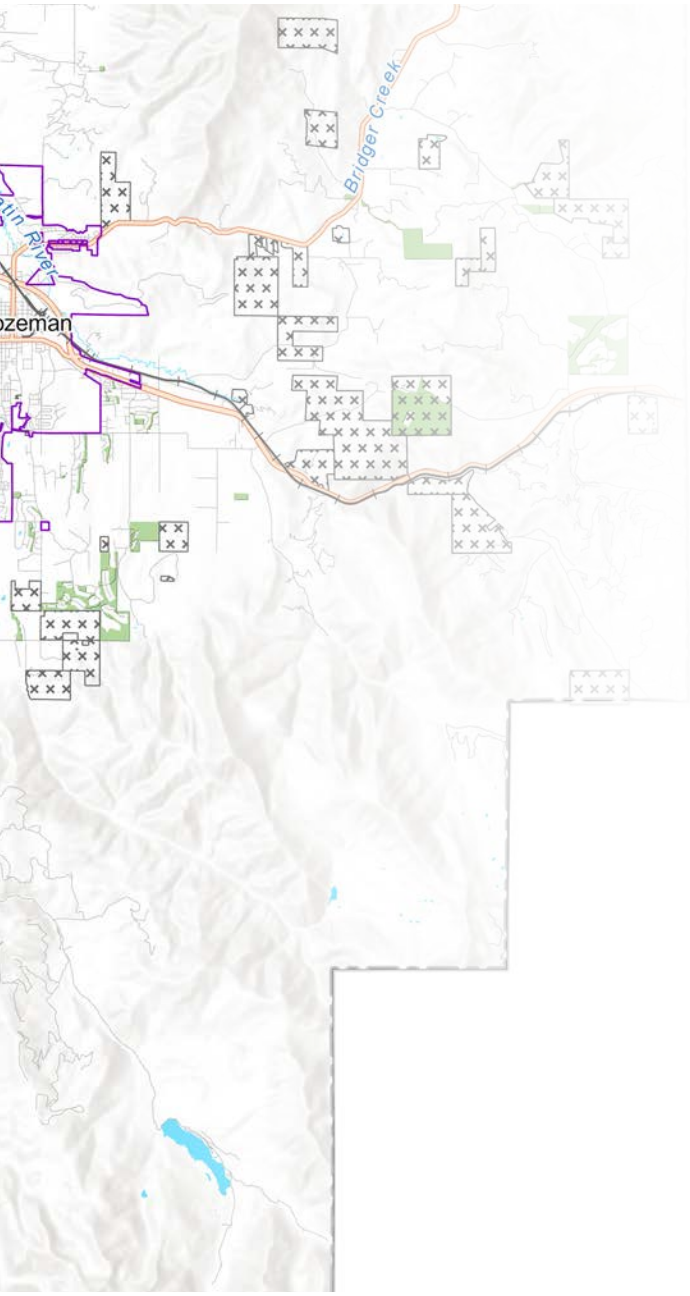
Gallatin County Planning Department

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Figure 8-16. Special Topics and Overlays, Conservation Easement



OPEN SPACE AND PARKLAND OVERLAY



Foundation

Purpose: The Open Space and Parkland Overlay is informational and identifies dedicated public or private open space parcels in the County.

This Special Topic Overlay can be referenced during the design development and review process to encourage development patterns that maintain contiguous and connected areas of open space and parkland, and is referenced in the Optional Incentives within the Managed Growth Areas.

The information depicted by the overlay also provides useful information so that developers anywhere in the County can incorporate tracts of contiguous open space into their designs.

Rationale: Open Space and Parkland are conserved lands that may be either private or public and may have easements or other use restrictions not shown in the overlay. As development occurs, the opportunity exists to preserve contiguous tracts of open space and parkland to support recreation, wildlife, and natural systems. This overlay makes these areas visible in the FLUM.

WHICH GP POLICIES INFORMED THIS OVERLAY?

HAB-1-4; HAB-1-5; HAB-1-6; REC-1-1; REC-1-5; REC-1-6; REC-1-9; REC-1-10; REC-1-12; SCN-1-1.

Which FLUM Round 1 Public Outreach Summary themes informed this overlay?

- **Recommended future development standards:** Open space/community Agriculture.
- **Fears and Concerns Related to Growth:** Permanent impacts to public lands and natural resources, threats to wildlife, loss of rural character and way of life.

Future Land Use Guidelines

The following guidelines and recommendations addressed by this overlay apply to regulatory updates and development proposals, and should be considered together with other the FLUM categories, Integrated Special Topics, and other Special Topic Overlays that apply in each location:

- This overlay identifies opportunities to promote contiguous areas of open space or parklands as referenced in the Optional Incentives described in the Managed Growth Areas.
- Development should be encouraged to consider continuity of connected community and open spaces in proposed designs.

Data Source

Gallatin County Planning Department

Map

View map of the Open Space and Parkland Overlay, Figure 8-16. Special Topics and Overlays, Conservation Easement on page 8-75.



Photo Credit: Whitney Bermes

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9 | Implementation and Action Plan

INTRODUCTION

The goal of Chapter 9 is to provide more detailed information on how the Growth Policy is implemented, as well as lay out a more detailed action plan that aims to achieve the vision, goals, and policies of the Growth Policy. The first part of this chapter provides more detailed information pertaining to the following items and how they are implemented through the Growth Policy:

- Growth Policy Review and Updates
- Future Land Use Map Amendments
- Neighborhood Plans: Creation and Updates
- Zoning Districts and Zoning Regulations: Creation and Updates
- Subdivision Regulation Updates
- Potential Plans, Studies, and Programs
- Intergovernmental Coordination

According to state law, the County Commission, Planning Board, and any other governing body must be guided by and give consideration to the general policy and pattern of development set out in the Growth Policy in the:

- Authorization, construction, alteration, or abandonment of public ways, places, public structures, or public utilities;
- Authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and
- Adoption of zoning ordinances or resolutions.

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"Keep the focus on citizenship, science, education, and preservation of land through smart density and forward looking planning."

The Gallatin County Subdivision Regulations, neighborhood plans, zoning regulations, and any other planning related document must be in compliance with the adopted Growth Policy. If any document, policy, plan, or regulation is not found to be in compliance, it must be amended accordingly.

The last part of this chapter contains two associated action plan tables. The first table identifies actions for implementing the Growth Policy's vision, goals, and policies, and the agencies responsible for those actions. It also provides a schedule for how often these actions should be taken. The second table includes key metrics for measuring the County's progress towards its goals and objectives. These metrics have been established on an annual review basis. These two tables provide a framework for accountability towards achieving stated goals and completing key actions as the County moves toward the future.

GROWTH POLICY REVIEW AND AMENDMENTS

The Growth Policy is a land use guide that reflects the vision, prevailing desires, and needs of County residents while responding to the County's existing development patterns, population trends, zoning regulations, and development constraints and opportunities.

The Growth Policy must be considered a living document that requires regular review and amendments to remain relevant and effective. State statute requires that the growth policy be reviewed at least once every five years.

The Growth Policy is written so that its chapters build upon one another, presenting data and ideas that ultimately give shape to the community's vision for the future. Chapters are also connected by the three themes of the community: Heritage, Open Space, and Opportunity. The interdependence of chapters within the Growth Policy means that they cannot be considered or amended independently. A proposal to change any portion of the Growth Policy must be evaluated for conformance with and impact on the entire Growth Policy.

Review Criteria for Amendments to the Growth Policy

To approve an amendment to the Growth Policy, it shall be found that all of the following criteria are satisfied:

1. The public necessity, convenience, and general welfare require such amendment;
2. The proposed amendment will benefit the surrounding neighborhood, community, and the general public and not just benefit a small area and only one or few landowners;
3. The proposed amendment is consistent with the growth policy and other county adopted plans, and is not a targeted amendment designed to benefit only one or a few landowners at the expense of the surrounding landowners or the general public; and
4. The procedural requirements of §76-1-601 et seq., MCA have been followed.

FUTURE LAND USE REVIEW AND AMENDMENTS

How the FLUM is ~~Will Be~~ Updated Over Time:

The Future Land Use Map (FLUM) categories are defined by the methods, criteria, and processes described in this document. The Planning Department will periodically make updates to the FLUM by incorporating new or updated data using these same methods, criteria, and processes.

The most current version of the FLUM is hosted on the Planning Department's website, where a record of all updates will be maintained.

Who Can Initiate Changes:

Changes to the FLUM may be initiated by the Planning Department in coordination with other public entities or may be requested by members of the public. Requests from the public shall be initiated using the form provided by the Planning Department. The request shall contain sufficient documentation to demonstrate that the requested change meets the criteria for an amendment, shall be filed with the Planning Director, and accompanied by the appropriate review fee.

To maintain the integrity of the FLUM, publicly initiated change requests which primarily benefit a small group of landowners or specific development proposal are discouraged.

How the Data Included in the FLUM is ~~Will Be~~ Updated:

Some updates to data used in the FLUM, such as official boundary changes (e.g. municipal or utility service or planning area boundaries) or recorded property agreements made by landowners or agencies (e.g. new conservation easements), will be incorporated into the FLUM administratively by the Planning Department using the methods described in this document.

The following types of data updates may be incorporated into the FLUM administratively without a public hearing process:

- Conservation Easements, Open Space Parcels, and dedicated parkland.
- Municipal or planning jurisdiction boundaries.
- State and federally owned property.
- Water and sewer infrastructure planning areas or currently served areas (including for municipal and district services).
- Watercourse Commons (including the FEMA Floodplain, Channel Migration Zones, location of waterways, and riparian vegetation).

Other updates to data not listed here, such as those resulting from new information or changing conditions, may be incorporated into the FLUM following a public hearing process meeting the procedural requirements for amendments to the Growth Policy as described in §76-1-601 et seq., MCA

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The following types of data updates may be incorporated into the FLUM when the conditions listed below are met. These proposed updates are considered an amendment to the Growth Policy and require a public hearing:

1. 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.
2. Wildfire Risk data may be updated to:
    a. Reflect updates to wildfire risk in the most recent Gallatin County Community Wildfire Protection Plan.
3. Slope data may be updated if:
    a. New or improved County-wide data on slope is made available that has been either adopted, published, or produced in coordination with one or more public agencies.
4. The Wildlife Value on Private Land or Wildlife related Overlays may be updated to:
    a. Address new information or recommendations from Montana Fish, Wildlife, & Parks related to wildlife value, movement/connectivity or migration, habitat, conflict mitigation, or other factors related to impacts on wildlife, wildlife habitat, or public health and safety.
5. The Soils of Agricultural Importance Overlay may be updated if:
    a. Updates to Natural Resources Conservation Service (NRCS) soil data become available.
6. The Groundwater Recharge Overlay may be updated when:
    a. Updates to data on potential groundwater recharge areas are necessary to reflect improved or updated information or changed conditions.
7. The Groundwater Nitrate Overlay may be updated when:
    a. Data becomes available that provides improved information on groundwater nitrates or characterizes a larger area of the .
    b. New data on septic risk or limitations becomes available that provides greater specificity or a broader geographic characterization of septic risk or groundwater quality.

Introduction of new data layers or topics into the FLUM:

The introduction of new data or topics into the FLUM, not considered at the time of adoption and not identified in one of the above scenarios, may also be accomplished through the Growth Policy amendment process.

Review Criteria for Incorporation of New Data or Information in the FLUM:

To approve the incorporation of new data into the FLUM, it shall be found that all of the following criteria are satisfied:

- Inclusion of the data advances the goals and policies stated in the Growth Policy and other Gallatin County adopted plans.
- 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.
- The data must meet the criteria for an amendment to the Growth Policy.
- The data must have clearly defined limitations, and its use in the FLUM must be appropriate based on scientific principles and best practices, Montana law, and the goals and policies listed in the Growth Policy.
- The procedural requirements for amendments to the Growth Policy as described in of §76-1-601 et seq., MCA have been followed.

NEIGHBORHOOD PLANS: CREATION AND UPDATES

Neighborhood plans interpret and articulate the County Growth Policy's vision, goals, and policies for a specific geographic area, while reflecting the desires and needs of local residents. Although a neighborhood plan is not regulatory, it is intended to provide greater specificity for land use development.

Proposed neighborhood plan boundaries and plans are evaluated by the County Commission to determine compliance with the Growth Policy and any applicable regulations.

A neighborhood plan adopted pursuant to 76-1 PART 6, MCA and in conformance with the Growth Policy may be developed following a simplified development review process.

Requests to the County Commission for support and assistance from the Planning Department for a neighborhood plan update will be based on:

- Neighborhood commitment to the planning process.
- Ability (Level of Service) of an area to accommodate compatible land uses.
- Evidence that the neighborhood plan would further the intent, goals, policies and all other elements of the Growth Policy, including but not limited to reducing sprawl and leapfrog development, and promoting cluster and compact development.
- Evidence that the neighborhood plan would be compatible with the future land uses and densities or intensities contained in the Growth Policy.
- Evidence that the neighborhood plan would carry out, as applicable, any specific goals and policies for community facilities or public infrastructure, including such things as transportation facilities or central sewer and water systems that are contained in the Growth Policy.

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For a neighborhood plan to be initiated, the following steps must be completed:

1. Neighborhood-initiated meeting to determine neighborhood commitment to planning process and identification of proposed boundaries.
2. Minimum criteria defining the jurisdictional area for an initial neighborhood plan:
   - » Encourages a minimum of 640 contiguous acres (one square mile), except for existing zoning districts. Areas of less than 640 acres may be considered under unique circumstances.
   - » Is defined by a legal description that does not split parcels.
   - » Multiple landowners and residents are involved/affected.
   - » Conforms with the Growth Policy.
3. Submittal of neighborhood request for support and assistance to Planning Department. Include names, addresses, and phone numbers of proposed committee members.
4. Submittal of request for establishment of neighborhood planning boundaries to Planning Department.
5. Neighborhood Plan Boundary requests will be presented to County Commission after public notice. The governing body reserves the right to accept, deny, amend, or alter the proposed boundaries based on staff input and interpretation of the extent of the shared common identity and unique characteristics that distinguish the area.
6. Information gathering shall include but not be limited to the Primary Criteria. As needed GIS data shall be created.
7. The drafting of the Neighborhood Plan shall include a public process which will include at a minimum:
   - » Issue/problem identification
   - » Analysis of identified issue/problem
   - » Identification of alternative solutions
   - » Selection of solution/plan of action
   - » Development of goals and objectives
   - » Development of future land use map
   - » Map and text describing existing characteristics and features of land uses, population, housing needs, economic conditions, local services, public facilities, and natural resources.
   - » Map and text describing projected future trends of land uses, population, housing needs, economic conditions, local services, public facilities, and natural resources.
   - » Description of implementation tools.
8. A minimum of one Public meeting to determine neighborhood commitment to the draft plan shall be held prior to the introduction to the Planning Board.
9. The draft plan shall be presented to the Planning Board pared with the initiation of public hearing process.

ZONING REGULATIONS: CREATION AND UPDATES

Zoning regulations established by the County Government (201) and by citizen-petition (101) shall be formulated in a manner consistent with the stated goals and policies of this Growth Policy, to the extent possible under existing Montana state law.

Similar to the creation of a neighborhood plan, the creation of a zoning regulation must include a formal public input process.

The creation of a Zoning Regulation begins with a meeting to confirm neighborhood commitment to zoning processes and identify proposed district boundaries. Following this initial meeting, the process follows these steps:

1. Minimum criteria defining the jurisdictional area for the district and regulations:
   - » Encourages a minimum of 640 contiguous acres (one square mile), except for existing zoning districts. Areas of less than 640 acres may be considered under unique circumstances.
   - » Is defined by a legal description that does not split parcels.
   - » Multiple landowners and residents are involved/affected.
   - » 201 Districts must conform with the current Growth Policy.
2. Submittal of neighborhood request for support and assistance to Planning Department.
3. Zoning District Boundary requests will be presented to County Commission after public notice. The governing body reserves the right to accept, deny, amend, or alter the proposed boundaries based on staff input and interpretation of the extent of the shared common identity and unique characteristics that distinguish the area.
4. Information gathering shall include but not be limited to the Primary Criteria. As needed, GIS data shall be created.
5. The drafting of the Zoning Regulations shall include a public process which will include at a minimum:
   - » Development of intent
   - » Development of regulations
   - » Development of administrative process
6. The Planning and Zoning Commission or Board of Consolidated Adjustments shall hold public hearings to establish the district boundaries and regulations.

Zoning district boundaries and regulations are not final until approved by the County Commission.

Because 201 Zoning Regulations must be developed in conformance with the Growth Policy, all 201 Districts must be audited for compliance upon

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adoption of an updated Growth Policy.

SUBDIVISION REGULATIONS AND REVIEW

Section 76-1 Part 6 of the MCA related to the Growth Policy requires that when a growth policy has been adopted, Subdivision regulations must be amended to be in accordance with it. This is an opportunity to more fully articulate the vision, goals, policies, and all other elements of the Growth Policy through the regulatory structure of the subdivision regulations.

In addition, 76-1 PART 1, of MCA related to General Provisions requires the County Commission to seek the advice of the Planning Board on subdivisions involving land within the jurisdictional area of the Gallatin County Planning Board. The Planning Board may provide input on how these subdivisions can fulfill the Growth Policy's vision, goals, and policies.

Chapter 6 contains more information on subdivision review criteria. Chapter 6 includes a discussion on how Gallatin County defines the Primary Criteria in 76-3-608(3)(A) MCA and evaluation of proposed subdivisions with respect to that criteria. In addition, Chapter 6 includes a description of the subdivision public hearing process.

ADDITIONAL PLANS, STUDIES, AND PROGRAMS

The Growth Policy's vision and goals can be fortified and realized through the creation of additional plans, studies, and programs. These supporting plans, studies, and programs will target aspects of County health, safety, and welfare at different geographic scales, from the County level down to the neighborhood level.

Examples of these potential efforts include: a County-wide Transportation Master Plan, a Capital Improvements Plan, a Climate Action Plan, a community asset mapping initiative that identifies viewsheds, open spaces, and sites within the County to be preserved for future generations, an Agricultural Preservation Plan, a Water Resources Master Plan, and many others.

INTERGOVERNMENTAL COORDINATION

Intergovernmental coordination is vital to the implementation of the Growth Policy, given that land use policy in one jurisdiction can produce effects on the infrastructure, transportation patterns, and economy of a neighboring jurisdiction or an entire region. Coordination between communities provides an opportunity to ensure that the Growth Policy supports development patterns that do not compromise the ability of municipalities to grow in the future or expand necessary infrastructure. Coordination and cooperation between governments may be formalized via mechanisms such as Memoranda of Agreement or advisory boards, such as the Planning Coordination Committee. Coordination may also occur informally with regular communication and collaborative working relationships.

A recent example of intergovernmental coordination is the Triangle Community Plan. The Plan was adopted in July of 2020 to guide land use in the area between Bozeman, Belgrade, and Four Corners known as "The Triangle." As of October 2020, lands within the Triangle were subject to a patchwork of regulations, plans, and policies, including four different County Zoning Districts, several Neighborhood Plans, regulations within the Cities of Bozeman and Belgrade, and the jurisdictional planning area surrounding Belgrade.

The Triangle Community Plan was developed to foster coordination among these regional entities, so they can create and maintain a coherent land use pattern that supports the needs of existing and future residents. The Plan envisions that coordination between Belgrade, Bozeman, and Gallatin County will achieve compact, contiguous development and infill, well-planned transportation systems, adequate service provision for community cores and residential areas, and opportunities for agriculture, industry, and business.

The Gallatin County Growth Policy authorizes the development and implementation of the Triangle Community Plan. As such, the Triangle Community Plan was drafted in compliance with the Growth Policy. The Plan was developed with a 20-year planning horizon and is scheduled for review every five years. As with other Neighborhood Plans, reviews of the Triangle Community Plan will include evaluation of the Plan's compliance with the Growth Policy.

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IMPLEMENTATION TABLE

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
Specific Zoning Updates	AGR-3.1, AGR-3.2, PR-1.1, PR-1.4, SCN-1.3, SCN-1.7, LU-1.3, LU-2.9, LU-3.2, HS-1.3	LS, PH	Code	County Planning Department	Ongoing
Growth Policy Influence Map Updates	LU Goal 1, LU Goal 2, LU Goal 3, LU Goal 4, LU-1.1, LU-1.5, LU-1.9, LU-2.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Ongoing (as Neighborhood Plans, Zoning Districts, etc. are adopted)
Develop Future Land Use Map	LU Goal 1, LU Goal 2, LU Goal 3, LU Goal 4, LU-1.1, LU-1.5, LU-1.9, LU-2.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Complete – Growth Policy Amended ~~DATE~~ 2024
Neighborhood Plan Updates	LU-1.1, LU-1.3, LU-1.9, LU-2.9, LU-3.1, LU-3.2, CO-1.1, AGR-1.3, AGR-3.1, PR-1.1, PR-1.3, SCN-1.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Ongoing
Floodplain Management Ordinance Update	ENV Goal 2, AGR-2.2, ENV-2.1, NAT-1.1, NAT-1.5, NAT-1.6, NAT-1.7	AW, NE, WL, WH PH	Code/Data	County Planning Department	Short-term
Viewshed Analysis and Mapping	SCN Goal 1, SCN-1.1, SCN-1.3, SCN-1.4, SCN-1.5, DEV-1.4	AG, NE	Data	County Planning Department, County GIS Department	Short-term
Annexation MOUs	CO-1.1	LS, NE, WL, WH, PH	Policy/Inter-Governmental Agreement	County Planning Department, Municipalities	Short-term

Timeframe is generally defined as follows: Short-term = 0 to 5 years; Mid-term = 5 to 15 years; Long-term = over 15 years

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
Growth Policy Existing Conditions Update (2020 Census Data)	PS Goal 1, PS-1-4	PH	Data	County Planning Department, County GIS Department	Complete ~~Short-term~~
Agricultural Preservation Plan	AGR Goal 1, AGR Goal 2, AGR Goal 3, PR Goal 1	AG	Plan/Data	County Planning Department, County GIS Department	Complete- ~~Addressed in~~ Growth Policy Amendment ~~DATE~~ 2024 - Ag. Special Topic in FLUM
Climate Action Plan	ENV Goal 1, ENV Goal 2, ENV Goal 3, ENV Goal 4, SCN Goal 1, HAB-1.2	AG, AW, LS, NE, WL, WH, PH	Plan/Data	County Planning Department, City of Bozeman	Mid-term
Dark Sky Policies	SCN-1.6, DEV-1.4	NE, W, WH	Code	County Planning Department	Mid-term
Interactive Primary Criteria Map Development	ENV-1-4, ENV-2-13, PS-1-4	AG, AW, LS, NE, WL, WH, PH	Plan/Data	County Planning Department, County GIS Department	Mid-term
Capital Improvements Plan	TRN-1.3	LS, PH	Plan	County Planning Department	Mid-term
Transportation Master Plan	TRN Goal 1, TRN-1.1, TRN-1.19, ENV-4.1, LU-2.7	LS, NE, WH, PH	Plan/Data	County Planning Department, County Transportation Department	Mid-term
Subdivision Regulations Updates	ENV-3.6, TRN-1.15, ST-1.4	LS, PH	Code	County Planning Department	Mid- to long-term

Timeframe is generally defined as follows: Short-term = 0 to 5 years; Mid-term = 5 to 15 years; Long-term = over 15 years

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IMPLEMENTATION TABLE, CONTINUED

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
201 Zoning Regulation Audits	PS-1.6, PS-1.8	PH, LS	Code	County Planning Department	Short-term
Subdivision Regulations Updates (to incorporate recommendations from FWP Map and Matrix)	HAB-1.7, FWP Map and Matrix, Chapter 5	NE, WL, WH	Code	County Planning Department	~~Addressed by US-191/MT-64 Wildlife & Transportation Assessment by the Center for Large Landscape Conservation in 2024~~ Mid-term
Suitable Wildlife Crossing Areas Identification	HAB-2.4, TRN-1.19	WL, WH	Plan/Data	County Planning Department, partner agencies	Addressed by US-191/MT-64 Wildlife & Transportation Assessment by the Center for Large Landscape Conservation in 2024~~Mid-term~~
Subdivision proposals Interactive Map	PS-1.9	LS	Data	County Planning Department/GIS	~~Short-term~~ Complete
Growth Policy Update	LU-2.10, DEV-1.1	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Mid- to long-term

Timeframe is generally defined as follows: Short-term = 0 to 5 years; Mid-term = 5 to 15 years; Long-term = over 15 years

MONITORING

Tracking and monitoring of established indicators provide up-to-date measurement of progress towards the community's vision and also provides a baseline from which the County can track trends. Each theme has several indicators that use readily available data to measure success towards our goals. Each indicator identifies a source and how often the data is generally updated. The table also includes a description of the indicator, current status, and the target (increase, maintain, decrease).

Indicator	Source	Frequency	Notes	Status	Target
Agriculture					
Acreage of Active/Protected Agricultural Land	County GIS	Annually	Measure of County land that is designated for agricultural purposes		Maintain
Transportation					
Commute Mode Share	US Census, ACS	Annually	Measure of how people are commuting		Increase biking, walking, and transit
Housing					
Housing Cost Burden	US Census, ACS	Annually	Percentage of households spending more than 30% of income on housing		Decrease
Open Space					
Acreage of Preserved Land (open space, riparian and wildlife corridors)	County Assessor, GVLT	Annually	Total open space, riparian areas, and wildlife corridors acreage preserved		Increase
Water Quality					
Water Quality, measured by nutrients, sediment, temperature, and algal blooms	Gallatin Watershed Council, Gallatin River Task Force, Gallatin Local Water Quality District, Montana DEQ	Annually	Water Quality assessed in reference to MT DEQ standards		Decrease pollutants, temperature, size and duration of algal blooms

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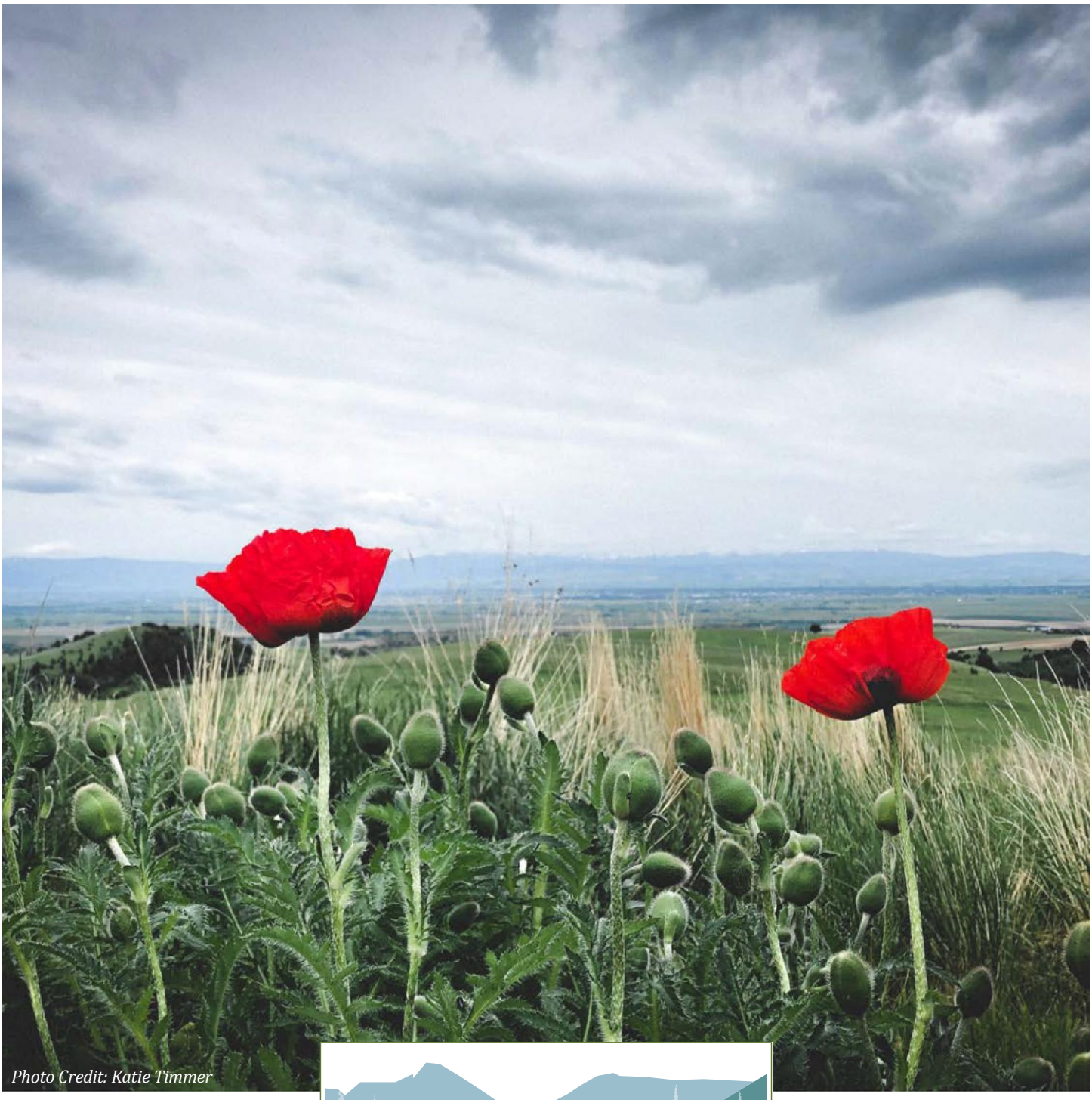


Photo Credit: Katie Timmer

Envision Gallatin

TOMORROW TOGETHER

APPENDIX A | Glossary of terms

Accessory Dwelling Unit. A Dwelling Unit which is smaller in area and subordinate in Use to the Principal Single-family Dwelling Unit, whether internal, attached, or detached.

Adjacent. A parcel that shares all or part (including a point) of a common property line with another, and shall include all parcels across public roads, streets, alleys, Montana State Highways, watercourses, and other public ways.

Affordable Housing. Housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

Agriculture. The conduct of an agricultural activity occurring in connection with the commercial production of farm products as defined under Section 76-2-902, MCA.

Agricultural Land, Prime (Prime Farmland). Land used actively in the production of food, fiber, or livestock; and listed as Prime Farmland Soils in the Natural Resources Conservation Service soil survey.

Agricultural Water Conveyance Facilities. Agricultural water user facilities and other facilities that convey water for agricultural, stock, domestic, fish and wildlife, industrial, irrigation, mining, municipal, power, recreation, aquifer recharge or mitigation, and all the beneficial uses set forth in Section 85-2-101, MCA. These facilities include, but are not limited to, ditches, canals, pipelines, flumes, wells, infiltration galleries, diversion structures, headgates, pumps, blowoffs, swales, and associated infrastructure. This term is not intended to include a "watercourse" as defined in this section, or any man-made structure the primary purpose of which is to convey stormwater.

Agrihood. An area that incorporates the concept of integrating farms and gardens into neighborhoods, or vice versa.

Air Quality. The degree to which the ambient air is pollution-free. The current character of the air in Gallatin County as a geographic area in which levels of all criteria air pollutants meet the health-based primary standard (national ambient air quality standard as defined by EPA) for the pollutant.

Animal Feeding Operations. Animal feeding operations (AFOs) are agricultural enterprises where animals are kept and raised in confined situations creating industrial level impacts, such as traffic, odor, and waste. AFOs congregate animals, feed, manure and urine, dead animals, and production operations on a small land area. Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures, fields, or on rangeland. A lot or facility where animals have been, are, or will be stabled or confined and fed or maintained for 45 days or more in any 12 month period; and where crops, vegetation, forage growth, or post-harvest residues are not sustained over any portion of the lot facility in the normal growing season. A lot or facility with less than the equivalent of 300 animal units is not considered an animal feeding operation.

Annexation. Adding real property to the boundaries of an incorporated municipality.

Buffer (Buffer Strip/Buffer Zone). Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another to shield or block noise, lights, or other nuisances.

Census-Designated Place. An unincorporated concentration of population defined by the United States Census Bureau.

Cluster Development. A development design technique that concentrates buildings and other manmade infrastructure on a small portion of the site in order to reduce the overall need and costs for infrastructure, while allowing the larger portion of the land to be used for agriculture, recreation, open space, and preservation of environmentally-sensitive features.

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Cluster Subdivision. A development design technique that means a subdivision with lots clustered in a group of five (5) or more lots that is designed to concentrate building sites on smaller lots in order to reduce capital and maintenance costs for infrastructure through the use of concentrated public services and utilities, while allowing other lands to remain undeveloped. Cluster developments must conform to regulations that establish a maximum size for each parcel in a cluster development; establish a maximum number of parcels in a cluster development; and establish ~~requirements,including~~requirements, including a minimum size for the area to be preserved, for preservation of open space as a condition of approval of a cluster development subdivision under regulations adopted pursuant to this section. The regulations must require that open space be preserved through an irrevocable conservation easement, granted in perpetuity, prohibiting further division of the parcel.

Commercial. Activities within land areas that are predominantly used for the sale, rental, and distribution of products, or the performance of services.

Community Core. An 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 afocal point for the community.

Community Core Boundary. In municipalities, the Community Core Boundary is the official municipal boundary. For unincorporated communities, Community Core boundaries must:

- Be identified in a Gallatin County-adopted plan or policy which clearly identifies a geographic area appropriate for Community Core development. The plan or policy must identify that the Community Core area has, or is expected or envisioned to have, most or all of the features listed in the Community Core definition, or
- Be part of a contiguous development pattern that meets the definition of Community Core. Community Core boundaries may follow subdivision boundaries, roads, natural features, or other boundaries, and must maintain physical connection with the established Community Core.

Compact Development. Development characterized as dense and diverse in its land uses while having pedestrian- oriented design, high levels of destination accessibility, and short distances to active transportation networks and/ortransit stops. The five "D" variables are further detailed below:

- **Density**, which is measured as the variable of interest per unit of area. The area can be gross or net, and thevariable of interest can be population, dwelling units, employment, building floor area, etc.
- **Diversity of land uses**, which can be measured in terms of the sheer number of different land uses in a givenarea and the degree to which they are represented in land area, floor area, or employment.
- **Pedestrian-oriented design**, defined in terms of:
    - Street network connectivity, which is typically measured in terms of block size, proportion of four-way intersections, and number of intersections per square mile.
    - Pedestrian infrastructure, which can be measured in terms of the share of block faces with sidewalks within a given area, the number of pedestrian crossings, the number of street trees, the vehicle speedsof adjacent roads or other variables.
- **Destination accessibility**, which can measure the ease of access to trip attractions in terms of physical distanceor the number of jobs or other attractions within reachable within a given travel time.
- **Distance** to active-transportation networks and/or transit, measured as an average of the shortest street routesfrom the residences or workplaces in an area to the nearest rail station, bus stop, or multi-use path.

Compatibility. A condition in which land uses or conditions coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Conserve (Conservation). Management to help prevent waste, destruction or degradation and to help keep in a safe or sound state.

Conservation Easement. A power invested in a qualified private land conservation organization or government to constrain, as to a specified land area, the exercise of rights otherwise held by a landowner so as to achieve certain conservation purposes.

Cumulative Effects (Impacts). The combined, incremental effects of human activity.

Development. The human process or act of changing, subdividing, and/or building on land.

Development, Infill. Development of land within an urbanized area that has been bypassed, remained vacant, and is underused as a result of the continuing urban / suburban development process.

Development, Leapfrog. New development separated from existing urban land use areas or other development by vacant land that are not permanent functional public open space or planned to be developed in the near future.

Development Rights. The right to develop property. These rights may be sold, dedicated, or transferred.

District. A division of territory delineated to serve a purpose or provide a service, such as schools, fire protection, water and sewer, voting, or zoning**.**

Established Water/Sewer District Service or Planning Area (FLUM). Water and/or Sewer Infrastructure Planning Areas and Currently Served Areas (including for municipal and district services).

Emergency Services. Public organizations that respond to and deal with emergencies when they occur, especially those that provide police, ambulance, and firefighting services.

Exemption. Granted freedom from an obligation or liability.

Flood or Flooding (Including Hyalite Inundation). A general and temporary condition of partial or complete inundation of normally dry lands from the overflow of a stream, or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain. The area adjoining the watercourse or drainage that would be covered by the floodwater of a flood of 100-year frequency. The floodplain consists of a floodway and floodway fringe.

Future Public Infrastructure Planning Area. The Water and/or Sewer Infrastructure Planning Area, with the Water and/or Sewer Infrastructure, Currently Served Areas removed.

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Goal. An idea of the future or desired result that a person or a group of people envision, plan, and commit to achieve.

Groundwater. Any water that is beneath the ground surface. Montana Department of Natural Resources andConservation assumes that all groundwater is connected to surface water unless proven otherwise.

Growth Policy (Comprehensive Plan, Master Plan). A comprehensive, long-range plan intended to guide the growth anddevelopment of a community adopted pursuant to 76-1 PART 6, MCA.

Growth Management. The combination of policies and implementation measures used by a community to determine the amount, type, and rate of development desired by the community and to guide that growth into designated areas.

Historic (Heritage Property). The Montana State Antiquities Act defines a "Heritage Property" as any district, site,building, structure, or object that is significant in American history, architecture, archeology, or culture.

Hydric soil. Soil which is permanently or seasonally saturated by water, resulting in anaerobic conditions, as found inwetlands.

Industry, Heavy. The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character or appearance thereof,and includes wholesale trade, storage and Warehousing, trucking and transportation terminals and other similar Uses and activities. Results in the emission of any atmospheric pollutant, light flashes, glare, odor, noise or vibration, whichmay be heard and/or felt off the premises and those industries, which constitute a fire or explosion hazard.

Industry, Light. A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including but not limited to: processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products that do not result in conditions described for Heavy Industrial. Lightindustry is also characterized in terms of low intensity and impact, with performance standards such as noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impacts.

Infrastructure. The physical and organizational structures and facilities (e.g. roads, power supplies, water and sewerservice) needed for the operation of a society or enterprise.

Landscaping. The vegetative planting of trees, shrubs, grass, flowers, etc. and the placement of ornamental fixtures suchas fountains, ornamental walls, fences, benches, trellises and statuary.

Land Use. Development that has occurred on the land, development that is proposed on the land, or the use that ispermitted or permissible on the land under an adopted land use regulation.

Local. Occurring or located within Gallatin County.

Locally-Sourced. The sourcing, purchasing, or procurement of food, ingredients, and other consumable products fromwithin a specific radius (distance) from where they will be used.

Mitigation. Measures first taken to eliminate, then minimize impacts of development activities. Mitigation may include:avoiding the action creating the impact; minimizing the impact by limiting the magnitude of the action; rectifying the impact after the action; reduce or eliminate the impact over the life of the action; or compensating for the impact by replacing or providing substitute resources or environments.

Mixed-Use. The development of a structure, lot, or area with a variety of complimentary and integrated uses, includingbut not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Montana Code Annotated. Collection of laws passed by the Montana State Legislature.

Natural Resources. Naturally occurring, non-human resource that is valued and worthy of protection or impact mitigation, including but not limited to, surface and ground water, wetlands, air quality, agricultural soils, iconic landscapes and features, fish and wildlife species and their habitats, and native plant communities.

Neighborhood Area Plan. A planning document that guides the growth and development of a neighborhood or area, asdefined by the plan.

Neighborhood. An area with generally agreed upon geographical boundaries that forms a community, usually within anexisting town or city, and defined by certain identifiable characteristics.

Open Space. Undeveloped lands suitable for recreation, conservation, or agricultural uses.

Policy. A statement that guides how programs, activities, or actions are conducted to achieve an identified goal

Pollutants (Air Pollution). Any solid, liquid, or gaseous matter in the atmosphere which, when in sufficient quantities, iscapable of injuring human, plant, or animal life, or depriving the enjoyment thereof. These contaminants contain any ofthe six EPA Criteria Air Pollutants (carbon monoxide, nitrogen dioxide, ozone, lead, particulates, and sulfur dioxide) andmay include smoke, soot, fly ash, dust, cinder, dirt, acids, fumes, oxides, gases, vapors, odors, toxic or radioactive substances, waste particulates, and volatile organic compounds.

Preserve (Preservation). Management to keep safe from injury, harm or destruction and to keep alive, intact or freefrom decay.

Primary Criteria. A subdivision proposal must undergo review for the following primary criteria: the impact on agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and publichealth and safety, according to the Section 76-3-308(3)(A), MCA.

PROST (Parks, Recreation, Open Space, and Trails). An acronym used to describe a comprehensive county parks, recreation, open space, and trails report designed to plan for a range of recreational opportunities to meet the presentand future needs of County residents.

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Public Facilities/Services. The delivery of an essential amenity or improvement to the public, including but not limited totransportation, sanitary sewer, solid waste, drainage, potable water, education, and parks and recreation.

Public Hearing (Meeting). A meeting of the local governing body for the purpose of providing reasonable opportunityfor citizen participation prior to final decisions.

Public Lands. Lands that are held by local, state, or federal governments.

Public Participation. Any process that directly engages the public in decision-making and gives full consideration topublic input in making that decision (EPA).

Recreation. Pursuit of leisure activities occurring in an indoor or outdoor setting.

Regulation (Zoning, Subdivision, etc.). Rules or directives made by a governing body.

Renewable energy. Often referred to as clean energy, comes from natural sources or processes that are constantlyreplenished. For example, sunlight or wind.

Residential. Activities within land areas used predominantly for housing, such as single or multi-family dwellings.

Resolution. A formal expression of opinion or intention agreed on by a legislative body, committee, or other formalmeeting, typically after taking a vote.

Retail. Businesses engaged in selling or renting goods or merchandise to the general public and rendering servicesincidental to the sale of such goods.

Rights-of-Way (ROW). A public way established or dedicated for public purposes by a duly recorded plat, deed, easement, grant, prescription, condemnation, governmental authority, or by operation of law, intended to be occupied by a road, trail, motorized or non-motorized vehicle path, railroad, electric transmission lines, water line, sanitary sewerline, storm sewer line, or other similar uses.

Riparian (Riparian Area). Land that is traversed or bounded by a natural water course (river, stream, lake), and includesthe vegetative areas and wildlife habitat adjacent to the watercourse.

Septic System. On-site sewage disposal system, consisting of a watertight receptacle constructed to promote separationof solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal.

Setback. The horizontal distance between a part of a structure and the property line or other defined feature (such asthe ordinary high water mark or right-of-way centerline), as defined by regulations.

Sprawl. A pattern of development generally characterized as the opposite of compact development.

Subdivision. A division of land or land so divided which creates one or more parcels containing less than 160 acres thatcannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways,in order that the title to the parcels may be sold, or otherwise transferred and includes any re-subdivision and a condominium. The term also means an area, regardless of its size, that provides or will provide multiple spaces for rentor lease on which recreational camping vehicles or mobile homes will be placed.

Sustainability. The principle that everything humans need for survival and well-being depends directly or indirectly onthe natural environment. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Further, sustainable land use patterns and infrastructure development support the reduction of energy and fuel usage, carbon emissions, and waste, while promoting the use of renewable energy and alternative fuels.

Stakeholder. A person or group with an interest or concern in a particular matter.

Tract of Record. An individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office.

Transfer of Development Rights (TDR). A voluntary, market-based technique which seeks to preserve a landowner'sasset value by moving the right to build from a location where development is discouraged to a location where
development is encouraged."

Transportation. The movement of humans, animals, and goods from place to place and the various means by whichsuch movement is accomplished. Modes of transport include air, land, water, cable, pipeline, and space.

Unincorporated. An area not governed by a municipal corporation.

Urban. An area with a combination of characteristics such as transportation corridors, public transportation, fire service,municipal or public water and wastewater treatment systems, schools, recreation, utilities, public services and community facilities, and areas of significant proximity to existing developed urban areas or infrastructure that have been designated for conversion or intensification of land use through subdivision and development.

Variance. A request for a deviation or relief from the requirements of a zoning regulation.

Viewshed. An area of land, water, or other environmental element visible to the human eye from a fixed vantage point.

Water and/or Sewer Infrastructure, Currently Served Areas. For municipal water and sewer services or public water and/or sewer district services, the boundary delineated the extent of currently served, or annexed with formal commitment to serve, properties. (may also be stated as areas currently served).

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Water and/or Sewer Infrastructure Planning Area. For municipal water and sewer services, the boundary established by the latest infrastructure planning document that delineates anticipated or obligated future services. For water and sewer district services, the established service area delineating the same.

Water Quality. The current character of the water in Gallatin County as a geographic area in which levels of all pollutants are less than the maximum contaminant level as defined by EPA for the pollutant.

Water Quantity. Timing and total yield of water from a watershed, measured by total yield and peak flow over a specified period of time.

Watercourse Commons. The buffer determined by the greatest extent of the following: a watercourse buffer, measured from the ordinary highwater mark, established on either side of a watercourse based on the stream size and/or ecological significance; the FEMA floodplain (zones A and AE); the established Channel Migration Zone; and National Wetlands Inventory Riparian Vegetation associated with watercourses.

Well. A hole in the ground excavated, drilled, dug, or driven for the supply of industrial water, agricultural water, or potable water for general public consumption.

Wetland. Areas that are inundated and saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation and organisms typically adapted for life in saturated soil conditions, including but not limited to, swamps, marshes, bogs, wet meadows/prairies, river flood plains, or other similar areas. Wetlands are defined and deemed jurisdictional by the Army Corps of Engineers (Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act).

Wildland Urban Interface. The line, area, or zone where structures and other human development meet or interminglewith undeveloped wildland or vegetative fuels.

Wildlife/Wildlife habitat. See definitions in Chapter 6, pages 6-32 and 6-33.

Zoning. The process of categorizing land in into zones (e.g. residential, industrial) in which certain land uses arepermitted or prohibited, and the sizes, bulk, and placement of buildings may be regulated.

Zoning District (101 Zoning District). A zoning district adopted pursuant to Section 76-2 Part 1, MCA—County Planning and Zoning Commission. These zoning districts are not currently a part of the jurisdictional area of the Gallatin County Planning Board, and therefore, not subject to the Growth Policy. While historically not viewed as under the jurisdiction of the Growth Policy, in order to provide consistency with the Growth Policy, any significant decisions within or updatesto Part 1 Zoning Districts should generally be consistent with the County Growth Policy.

Zoning District (201 Zoning District). A zoning district adopted pursuant to Section 76-2 Part 2, MCA—County Zoning.Zoning in these districts is subject to the Growth Policy.