



Envision Gallatin

LAND USE & HOUSING STRATEGY

Future Land Use Map: Development and Category Descriptions

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CONTENTS

CONTENTS	1
GALLATIN COUNTY FUTURE LAND USE MAP	4
OVERVIEW	4
PROJECT BACKGROUND	5
FUTURE LAND USE MAP CATEGORY DESCRIPTIONS	9
URBAN GROWTH AREAS	9
FOUNDATION	9
FUTURE LAND USE DEFINING CHARACTERISTICS	9
FUTURE LAND USE GUIDELINES	10
RURAL GROWTH AREAS	11
FOUNDATION	11
FUTURE LAND USE DEFINING CHARACTERISTICS	11
FUTURE LAND USE GUIDELINES	12
ANNEXATION HOLDING AREAS	13
FOUNDATION	13
FUTURE LAND USE DEFINING CHARACTERISTICS	13
FUTURE LAND USE GUIDELINES	14
PUBLIC INFRASTRUCTURE HOLDING AREAS	15
FOUNDATION	15
FUTURE LAND USE DEFINING CHARACTERISTICS	15
FUTURE LAND USE GUIDELINES	16
MANAGED GROWTH AREAS	17
FOUNDATION	17
FUTURE LAND USE DEFINING CHARACTERISTICS	18
FUTURE LAND USE GUIDELINES	19

OPEN AND WORKING LANDS	20
FOUNDATION	20
FUTURE LAND USE DEFINING CHARACTERISTICS.....	20
FUTURE LAND USE GUIDELINES	21
PUBLIC LANDS, PROTECTED, & CONSTRAINED AREAS.....	22
FOUNDATION	22
FUTURE LAND USE DEFINING CHARACTERISTICS.....	22
FUTURE LAND USE GUIDELINES	23
PROJECTED POPULATION DENSITIES.....	23
INTEGRATED SPECIAL TOPICS	24
AGRICULTURE	24
FOUNDATION	24
RECOMMENDATIONS:	27
ACCESSIBILITY	30
FOUNDATION	30
RECOMMENDATIONS	30
TRANSPORTATION AND CONNECTIVITY.....	31
FOUNDATION	31
RECOMMENDATIONS	32
HOUSING	33
FOUNDATION	33
RECOMMENDATIONS	34
WATER QUALITY AND QUANTITY.....	35
FOUNDATION	35
RECOMMENDATIONS	35
SPECIAL TOPIC OVERLAYS.....	37
GROUNDWATER RECHARGE OVERLAY.....	37
FOUNDATION	37
SUBCATEGORIES.....	37
RECOMMENDATIONS	38
DATA SOURCE:.....	38
GROUNDWATER NITRATE OVERLAY	39
FOUNDATION	39
FUTURE LAND USE GUIDELINES	40
DATA SOURCES	40
WILDLIFE OVERLAYS.....	41
FOUNDATION	41

FUTURE LAND USE GUIDELINES	42
DATA SOURCES	43
SOILS OF AGRICULTURAL IMPORTANCE OVERLAY	44
FOUNDATION	44
FUTURE LAND USE GUIDELINES	44
DATA SOURCE	44
CONSERVATION EASEMENT OVERLAY	45
FOUNDATION	45
FUTURE LAND USE GUIDELINES	45
DATA SOURCE	45
OPEN SPACE AND PARKLAND OVERLAY	45
FOUNDATION	45
FUTURE LAND USE GUIDELINES	46
DATA SOURCE	46

GALLATIN COUNTY 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 FLUM aims to ensure that development occurs in a manner consistent with the Growth Policy, which aims to honor the communities desire to protect what it loves by managing growth to occur in the areas best suited to accommodate it, preserving the quality of life that makes Gallatin County so attractive.

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 will serve as a compass for the development of new policies, plans, and regulations and as part of the Growth Policy can also be referenced in development review going forward.
- As the County continues to grow, future development is most appropriate in incorporated cities and towns with existing services and infrastructure. The FLUM acknowledges this generally, but 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 are sometimes, but not always, aligned with the Growth Policy. As such, going forward:
 - Development patterns that lead to the creation of unincorporated communities in locations distant from public infrastructure are discouraged; and
 - Development that is more dense or less dense than what currently exists in some areas may be encouraged.
- The FLUM encourages development that makes good use of the County's limited resources (land, water, infrastructure, etc.) as growth continues over time. Therefore, it includes recommendations for restrictions on development in areas based on physical constraints and directs growth pressure 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 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.

LIMITATIONS

- Due to scale and data limitations, not all features are shown on the FLUM, or are shown as visual representations only. This includes important features, like the many irrigation ditches and small streams that exist in the County. Protection of such features is addressed through the development review processes, utilizing applicable regulations, and is 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 from irrigation ditches and streams) to mitigate the impacts of development.
- The FLUM is based on current conditions and available information, which can and will change over time. Amendments to the FLUM can be initiated by the public and considered following a public hearing process, and the FLUM will be periodically updated by the County as conditions change, and as new information becomes available.

Project Background

HOW DID WE GET HERE?

The Gallatin County Growth Policy was adopted in 2021, and the development of an updated Future Land Use Map (FLUM) was identified as a near term goal.

In October of 2023, Gallatin County initiated a process to create the FLUM paired with the Housing Strategy (HS), both of which would become adopted elements of the County's Growth Policy. The Housing Strategy aims to compliment the FLUM by identifying a comprehensive, balanced, and equitable set of tools representing an array of actions the County can select from to address its growing housing challenges, as identified in the Housing Needs Assessment.

WHY CREATE A FUTURE LAND USE MAP (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 current land use map does not meet the County's needs.** The existing land use map shown in the Growth Policy has not been updated to reflect the community vision, goals, and policies from the recently updated Growth Policy, and fails to project development types and intensities.
- **Development pressures are at an all-time high.** There is a need to accommodate residential, 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 for the types of growth most appropriate for different areas of the county.
- **State law requires one.** Statutory changes from the 2021 Legislative Session require a Growth Policy Land Use Map to contain certain information in order for the County to establish minimum lot sizes (and ostensibly density zoning) beyond three miles from a municipality.

HOW WILL THE FLUM BE USED?

The FLUM will aid elected and appointed officials, County staff, residents, business owners, and developers in making informed decisions regarding future development. Additionally, it will function as a resource that can be used in the development of future land use policies and regulatory tools like zoning.

Since the FLUM looks towards the future and aims to align recommendations for future development with the most up-to-date community-defined goals, it is not based on existing development patterns. However, existing land uses, neighborhood plans, and zoning (where present) will be considered together with the FLUM to inform the development of and updates to future land use policies, plans, regulatory tools.

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 create a map that identifies which areas of the County are most, moderately, and least suitable for new development.

Public Feedback collected during the Growth Policy and first round of outreach for the FLUM were directly translated into model criteria (shown in the table below) for the suitability model, which serves as the foundation of the FLUM.

Factors that act as proxies, or represent multiple aspects that people 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) avoiding sprawl or new development in undisturbed areas. As a result, it received the highest weight. Steep slopes, in contrast, represent a real, but singular, constraint so received a lower relative weight.

With the suitability map complete, the second step was to consider special topics that are important but not appropriate to include in the suitability model analysis (e.g. topics that apply County-wide regardless of suitability or may apply to specific areas that would be blurred if included in the model).

See Suitability Model Criteria table below – FIGURE X.X).

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)	Within service or planning area	Within, but only one service	Out of service or planning area
15%	Wildlife Resource Value on Private Land	Urban/Urbanizing Areas	Lower Value	Core Habitat & Higher Value
10%	Within Wildfire Risk Area	Very Low	Low	Moderate/High
5%	Slope (%)	<5%	>6% to <15%	>16% to ≤25%
Excluded Areas: - Public lands, Protected, & Constrained areas: Slopes over 25%, Watercourse Commons¹, Conservation Easements, Public Lands - Municipal Jurisdictions: Municipalities and Municipal Planning Areas				

The third step in the process was to analyze the interaction of the Suitability map and the Special Topics. These interactions were considered in 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 future land use category.
 - a. Examples: Annexation Holding Areas and Public Infrastructure Holding Areas.
 - b. Use: New FLUM categories were created from the areas where “High Suitability” overlapped with “Future Public Infrastructure Planning Areas” (including 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 Friendly Fencing and Bear Conflict Mitigation Overlays.
 - b. Use: Recommendations to be incorporated into standards and regulatory tools.

¹ 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. 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.

- 3) **Informative Overlay:** A defined geographic area where various opportunities are present. Informative overlays are used to provide information that may be used to inform and shape future development to provide 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 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 that may have different recommendations depending on the FLUM category.
 - a. Examples: Agriculture, Water Quality and Quantity, Transportation and Connectivity, Accessibility, and Housing.
 - b. Use: Recommendations are integrated within each FLUM category, adapted to the characteristics of each.

FUTURE LAND USE MAP CATEGORIES

The FLUM categories are defined by specific analyses tied to community goals, and the recommendations included are rooted in those goals. The level of detail addressed in the category descriptions are therefore designed to balance the need to be **sufficient to form a 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 described below include the following components:

- 1) **Foundation:** The intended purpose, rationale explaining how the category description supports the intended purpose, method for defining the geographic area, and connection to the Growth Policy and public feedback.
- 2) **Future Land Use Defining Characteristics:** A general description of the range of characteristics of future development that supports the purpose of the FLUM category, including a range of densities and lot sizes, projected population densities, and examples of typical uses.
- 3) **Future Land Use Guidelines:** Special considerations, recommendations, and examples of best practices that the County may adopt that help meet that category's goals.

FUTURE LAND USE MAP CATEGORY DESCRIPTIONS

URBAN GROWTH AREAS

Foundation

PURPOSE: Urban Growth Areas ensure the densest development occurs in areas most suitable for development. Urban Growth Areas aim to promote efficient delivery of infrastructure and services; provide diverse, accessible, and affordable housing in proximity to amenities and employers; and support future expansion of transit and other transportation options within connected communities.

RATIONALE: There are limited areas within the County’s jurisdiction that are suitable for more intense development based on a variety of constraints. Therefore, directing growth to these areas avoids various potential impacts from development ranging from quality-of-life concerns like traffic impacts, to natural resource protection, while providing for housing near jobs and amenities to address cost of living concerns.

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 Outreach 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.
- *County should be flexible with:* High density housing, avoiding sprawl, including transit/transportation, community facilities, mixed use, accessory dwelling units, green building and agri-hoods.
- *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.

METHOD: The Urban Growth Areas were defined by identifying the “Most Suitable” areas from the suitability model that are currently served by a public water and sewer district.

The “Most Suitable” areas of the suitability model include areas with minimal natural hazards like fire risk and steep slopes, have low value for wildlife, are within the planning area for water and/or sewer services, and are within ¼ mile of existing community cores.

GENERAL LOCATIONS:

Includes the “Most Suitable” areas of Four Corners, Big Sky town center and canyon core/commercial area that are currently served by public water and sewer districts.

Future Land Use Defining Characteristics

Urban Growth Areas are considered the 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, 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 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 developments, 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 limited and will instead be determined based capacity of utilities and services.

Future Land Use Guidelines

- **Framing:** Urban Growth Areas aim to encourage a dense mix of uses that allows for housing in proximity to critical resources (e.g. employment, grocery stores, emergency and medical care, trails, and public spaces), including for those without access to personal vehicle.
- **Development Constraints:** Few constraints exist in these areas, but development in some cases may be limited by infrastructure capacity and shaped by mitigation of impacts on adjacent properties or wildlife.
- **Water & Sewer:** Currently served by water and sewer district. New well and septic limited to administrative review development only (i.e. land use permits).
- **Transportation & Connectivity, Water Quality & Quantity, Accessibility, Housing, and Agriculture.** See Recommendations in Integrated Special Topics tables.
- **Design Standards:** Design standards typical of urban cores to promote livable communities while mitigating impacts from light and noise at the growth area boundaries. May include standards for mitigation of stormwater, light and noise pollution, landscape or streetscape standards, parks, trails, and recreational facilities, wayfinding and traffic calming, and similar measures, or others as identified in the Integrated Special Topics tables.

RURAL GROWTH AREAS

Foundation

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

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

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 Outreach 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.
- *How the County should be flexible with:* High density housing, avoiding sprawl, including transit/transportation, community facilities, mixed use, accessory dwelling units, green building and agri-hoods.
- *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.

METHOD: The Rural Growth Areas were defined by identifying the “Most Suitable” areas from the suitability model that are currently served by a public or municipal water or sewer district, but not both. In all cases, the service provided is currently sewer.

GENERAL LOCATIONS:

Includes the “Most Suitable” areas of Amsterdam Churchill and Gallatin Gateway, currently served by a public sewer district or municipal sewer services.

Future Land Use Defining Characteristics

Rural Growth Areas represent areas better suited for growth than many areas of the County, with some existing infrastructure (e.g., paved public roads, public sewer services, and some emergency services like fire stations), amenities (e.g., community centers, schools, religious institutions), limited exposure to natural hazards, and limited impact on natural resources (compared to other areas of the County).

While development patterns should be less intense than Urban Growth Areas given the infrastructure constraints and distance to major population centers, Rural Growth Areas should similarly accommodate

connected communities with a variety of resources and amenities, including mixed use areas 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 connecting to other areas of the County 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 4-plexes, mixed use areas, 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 are limited based on infrastructure capacity. Recommended lot sizes are typically small ranging from 2,500 – 15,000 sq ft or as limited by infrastructure or other constraints.

Future Land Use Guidelines

- **Framing:** Rural Growth Areas aim to encourage a mix of uses that allows for housing in proximity to critical resources (e.g. employment, grocery stores, emergency and medical care, trails, and public spaces), including for those without access to a personal vehicle.
- **Water & Sewer:** New development should connect to existing public sewer services (and public water if it becomes available). Incentives may be established for public/community water systems to facilitate future infrastructure connections.
- **Development Constraints:** Few constraints exist in these areas, but development in some cases may be limited by infrastructure capacity and shaped by mitigation of impacts on adjacent properties or wildlife.
- **Transportation & Connectivity, Accessibility, Water Quality & Quantity, Housing, and Agriculture.** See Recommendations in Integrated Special Topics.
- **Design Standards:** Design standards typical of town centers should be considered to promote livable communities while mitigating impacts from light and noise at the growth area boundaries. Such standards may include those for mitigation of stormwater, light and noise pollution, dark skies, landscape or streetscape standards, open space, wayfinding and traffic calming, and similar measures, or others as identified in the Integrated Special Topics tables.

ANNEXATION HOLDING AREAS

Foundation

PURPOSE: To ensure that the limited land resources in the County are utilized efficiently. Development in these areas has the highest potential to be served by municipal services in the near through annexation into a municipality.

RATIONALE: The “Most Suitable” designation assigned to these areas in 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 dependent on connecting to municipal water and sewer.

Lower intensity development that is not connected to municipal water and sewer in these areas would represent an inefficient use of scarce land resources and a missed opportunity to make the best use of this land. In order to encourage development to connect to public services, lower recommended densities and limited development options should be assigned to these areas, to encourage 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 Outreach Themes informed this category?

- *How the County should manage growth:* Development should be focused near existing population centers, restricted considering water availability/quality

METHOD: The Annexation Holding Areas were defined by identifying the “Most Suitable” areas from the suitability model that are within the future planning areas for municipal water and sewer services² and adjacent to municipal boundaries, but not currently served.

GENERAL LOCATIONS:

Includes “Most Suitable” areas within 1/4 mile of Bozeman city limits, and pockets of unincorporated land within Bozeman.

Future Land Use Defining Characteristics

Annexation Holding Areas represent areas currently in the County’s jurisdiction that have a high potential to be annexed into a municipality 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 use and density to encourage annexation and reduce sprawl on limited services.

TYPICAL USES:

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

² Future infrastructure planning boundaries include those shown in most recent City of Bozeman 2015 Wastewater Collection Facilities Plan or the 2017 Water Facility Plan update with the “No City Services” area from the 2020 Bozeman Community Plan removed.

BASE DENSITY AND LOT SIZES:

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

Future Land Use Guidelines

- **Framing:** Ensure base density is set low as a reflection of the lack of services available in the County and therefore encourage annexation into a municipality for denser projects.
- **Water & Sewer:** New well and septic limited to administrative review development only (i.e. land use permits).
- **Development Constraints:** Few constraints exist in these areas, but development in some cases may be limited by infrastructure capacity and shaped by mitigation of impacts on adjacent properties or wildlife.
- **Transportation & Connectivity, Accessibility, Housing, Water Quality & Quantity, and Agriculture.** See Recommendations in Integrated Special Topics
- **Design Standards:** Design standards typical of mitigating impacts of development on neighbors and wildlife, such as stormwater management, dark skies, and noxious weed prevention. Measures related to mitigating public health and safety risks related to development constraints should be considered, along with other landscaping standards like buffers, or others as identified in the Integrated Special Topics tables.

PUBLIC INFRASTRUCTURE HOLDING AREAS

Foundation

PURPOSE: To encourage the efficient use of land in the “Most Suitable” areas for development that are not currently served by a water and sewer district but have the highest potential to be served in the near term, and conversely avoid development on individual well and septic.

RATIONALE: Since the designation of “Most Suitable” in areas within the planning boundaries for future water and sewer infrastructure, but not currently served, is derived from the potential to connect to public water and sewer services, the intensity of development appropriate in those places is contingent on these infrastructure connections.

These areas are functionally similar to Annexation Holding Areas, but 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.

In order to encourage connection to public water and sewer services, these areas are assigned a lower base density and limited uses, with tiered incentives of increasing densities and an increasing range of uses aimed at encouraging to connection to a water and sewer district and supporting 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 Outreach Themes informed this category?

- *How the County should manage growth:* Development should be focused near existing population centers, restricted considering water availability/quality

METHOD: The Public Infrastructure Holding areas were defined by identifying locations where the “Most Suitable” areas from the suitability model overlapped with future public water and sewer planning areas but were outside of the areas currently served.

GENERAL LOCATIONS:

Includes “Most Suitable” areas around the core area of Four Corners and within the Four Corners Water and Sewer District Service Area, but not currently served by the district.

Future Land Use Defining Characteristics

The range of uses, standards, and densities in these areas will be driven by the extent to which a development utilizes the public water and sewer services available. No individual well and septic for new development, other than development considered in administrative review (e.g. land use permits on existing single-family lots).

TYPICAL USES:

Typical uses should be limited to things like include low-density housing (e.g., single-family detached), 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 connected to the public water and sewer district**, treated as Urban Growth Areas.
- **If a public/community water and sewer system is installed at design standards that enable a future connection to the water and sewer district**, treated as Rural Growth Areas

Future Land Use Guidelines

- **Framing:** Future development in the Public Infrastructure Holding Areas should encourage development that optimally is connected to a public water and sewer district, or at minimum facilitates future infrastructure expansion through development on public/community water and sewer systems.
- **Transportation & Connectivity, Accessibility, Housing, Water Quality & Quantity, and Agriculture:** See Recommendations in Integrated Special Topics.
- **Water & Sewer:** No new residential development on individual well and septic (administrative development review i.e. land use permits excepted).
 - If connected to the water and sewer district, see Urban Growth Areas
 - If a public water and sewer system is installed at design standards that enable a future connection to the water and sewer district, see Rural Growth Areas
- **Development Constraints:** Few constraints exist in these areas, but development in some cases may be limited by infrastructure capacity and shaped by mitigation of impacts on adjacent properties or wildlife.
- **Transportation & Connectivity, Accessibility, Housing, Water Quality & Quantity, and Agriculture:** See Recommendations in Integrated Special Topics.
- **Design Standards:** Design standards typical of mitigating impacts of development on neighbors and wildlife, such as stormwater management, dark skies, and noxious weed prevention. Measures related to mitigating public health and safety risks related to development constraints should be considered, along with other landscaping standards like buffers, or others as identified in the Integrated Special Topics tables.

MANAGED GROWTH AREAS

Foundation

PURPOSE: To allow for carefully planned growth in areas with some constraints, due to physical constraints (e.g. some fire risk, wildlife value or lack of services) but that are still suitable for moderate intensities of development based on their characteristics.

Growth in these areas should be more limited than in urban or rural growth areas due to the inherent capacity limitations of the land. However, additional density may be appropriate for carefully planned developments that permanently dedicate land for public benefit or preservation.

The intent is to ensure growth respects the inherent capacity limitations of the land while making the best, functional use for areas reserved as undeveloped.

RATIONALE: Unlike the urban and rural growth areas, capacity limitations in these areas indicate that they are suitable for moderate intensities of development. This, in turn, will result in greater areas of land without buildings.

Given the unique resources in these areas, options should be made available to ensure that space is not just reserved for the sake of reserving space, but to encourage new development to be creative in making wise use of available valuable resources to create functional spaces that contribute to the quality of life in growing communities.

To achieve the purpose of this land use category, base densities are set at a level lower than the capacity limitations of the land, and providing the option for achieving a higher level of density and greater of flexibility of uses, through cluster development provisions or the planned unit development process, when providing public benefits by selecting from an array of options that maximize use of existing, unique resources.

Note that additional levels of density and flexibility of uses may be also achieved through Annexation for the Managed Growth Areas that are adjacent to municipalities.

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 Outreach themes informed this category?

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

METHOD: Managed Growth Areas are areas identified as “Moderately Suitable” by the suitability model.

These areas have some characteristics that make them suitable for development but are affected by one or more limiting factors (distance from an existing community core, lack of existing public water and sewer infrastructure, wildlife value, wildfire risk, or moderate slope), making them suitable for development at lower intensities than the “Most Suitable” areas.

They also have unique resources that could be assets to growing communities, ranging from productive agricultural soils to areas suitable for groundwater recharge, to open space and trail networks, etc.

Overlays for Groundwater Recharge, Soils of Agricultural Importance, Open Space and Parkland, and Conservation Easements identify some of the opportunities referenced by this category. The Groundwater Nitrate Overlay identifies where providing a public/community well or septic may have some additional benefits.

GENERAL LOCATIONS:

Includes “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

Managed Growth Areas are appropriate for moderate intensities of development, allowing for individual well and septic systems, with incentives for cluster development and Planned Unit Development (PUD) based on a suite of public benefit options that capture several other special topics as identified as Optional Incentives.

TYPICAL USES:

Typical uses will vary based on standard versus cluster or PUD and may include, but are not limited to, single family 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 planned unit development.

BASE DENSITY AND LOT SIZES:

Base density may accommodate up to one dwelling unit per 40 acres or lower as determined by localized constraints (e.g. water/septic, wildfire risk, steep slopes, wildlife value) or as needed to further incentivize use of public/community well and septic systems and cluster or PUD provisions.

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

OPTIONAL INCENTIVES:

Densities of up to one dwelling unit per 20 acres may be approved through the Cluster or Planned Unit Development process. Developers may select from a suite of community benefit opportunities 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 allowing for future connection to nearby established water and sewer district where applicable

- Provision of diverse, accessible, and affordable or attainable housing
- Productive use and preservation of agricultural soils of importance
- Agricultural production and/or contribution to local food systems
- Conservation of contiguous open space for public use and/or wildlife habitat and migration corridors
- Designation and preservation of undeveloped space for groundwater recharge, and/or incorporating groundwater recharge practices
- Connectivity to trail networks.

Cluster and PUD provisions should consider the importance of avoiding overall patterns of sprawl, by locating development adjacent to other developed areas, and ensuring any reserved space provides functional benefits as described above, considering contiguous and adjacent uses.

Additional options for density and uses may be available for areas near municipalities through the annexation process, which would provide access to municipal services.

For areas adjacent to a water and sewer district with capacity and willingness to serve, an amendment to the FLUM may be requested to change to a Rural or Urban Growth area, if connected to district or municipal water and sewer services

Future Land Use Guidelines

- **Framing:** Managed Growth Areas aim to encourage development that respects the constraints of land not served by infrastructure, while facilitating future expansion of infrastructure and ensuring new development provides benefits for growing communities. Safe, accessible, pedestrian and multimodal transportation networks are needed to connect managed growth areas to rural and urban growth areas, which include transit-oriented design standards and more intense development with a greater mix of uses.
- **Water and Sewer:** Managed Growth Areas allow for individual well and septic, while incentivizing public/community systems to support future infrastructure connections. Additional development options may be available if connected to water and sewer district (through the FLUM amendment process) or to municipal services (via annexation).
- **Development Constraints:** Future development may be constrained by lack of utilities, wildfire risk, steep slopes, and the presence of high wildlife value corridors. Specific development standards, including but not limited to defensible space for wildfires, density limitations, etc. will be determined based on these constraints and will vary by area.
- **Transportation & Connectivity Accessibility, Housing, Water Quality & Quantity, and Agriculture:** See the Recommendations in Integrated Special Topics section.
- **Design Standards:** Design standards typical of mitigating impacts of development on neighbors and wildlife, such as stormwater management, dark skies, and noxious weed prevention. Measures related to mitigating public health and safety risks related to development constraints should be addressed in future land use policies and regulations, along with other landscaping standards like buffers, or others as identified in the Integrated Special Topics tables.

OPEN AND WORKING LANDS

Foundation

PURPOSE: The Open and Working Lands category aims to limit development in areas with physical constraints. It respects the lack of capacity of the land to accommodate new development while supporting contiguous areas of working, agricultural, and environmentally sensitive lands, and allows flexibility for a range of appropriate and supporting uses.

RATIONALE: New development in these areas should be limited due to capacity limitations of the land and to acknowledge the inability to efficiently provide adequate public services to dispersed populations and various public health and safety concerns like wildfire risk.

Limiting development also serves to protect wildlife habitat and open space, reserving areas for production agriculture, industrial or resource extraction uses, and important land uses that require more space or are 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 Outreach Themes informed this category?

- *How the County should manage growth:* Restrict in areas to protect public lands and wildlife, restrict to protect 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 represent the “Least Suitable” for new development category identified in the suitability model.

These are the “Least Suitable” areas are outside of community cores that 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.

Future Land Use Defining Characteristics

Open and Working Lands have specific development constraints that limit their ability to accommodate intense development. However, they can accommodate a wide range of uses that are less appropriate near denser community cores, and provide a space for uses that require larger, contiguous tracts of land.

These areas are defined by 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, some recreational usage, and industrial operations; appropriately sited considering mitigation of impacts and compatibility of neighboring uses.

These areas include mix of open, natural areas and productive, working lands. Therefore, future land use policies and regulations should include standards aimed at mitigating impacts from adjacent uses to protect public health and safety, preserve quality habitat for wildlife and natural resources, and ensure a high quality of life for existing neighbors and property owners.

Mitigation of the specific constraints (e.g. fire risk, steep slopes, etc.) contributing to the “Low Suitability” designation in the suitability model should form the foundation of future land use policies, regulations, and development standards.

TYPICAL USES:

Typical uses 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, etc.), industrial uses, natural resource extraction (with appropriate buffers and mitigation from adjacent uses), energy production, limited single family detached units, accessory dwelling units, employee housing, and recreational uses.

BASE DENSITY AND LOT SIZES:

Base density is limited due to lack of infrastructure, distance to services and amenities, a variety of hazards. Density ranges from 1 unit per 160 acres to 1 unit per 40 acres.

Future Land Use Guidelines

- **Framing:** Development in Open and Working Lands respects very real constraints on development, while making use of the land to support opportunities for uses that may be less appropriate near more intense development and maintaining a commitment to mitigating impacts on existing neighbors through strategies such as 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 as public water and sewer services are not nearby. Unlike other areas, density incentives are not available due to lack of water and sewer connections.
- **Development Constraints:** Development is constrained by lack of utilities, wildfire risk, steep slopes, and/or the presence of high wildlife value corridors. Specific development standards include but are not limited to defensible space for wildfires, density limitations, etc.) will be determined based on these constraints and will vary by area.
- **Transportation & Connectivity, Accessibility, Housing, Water Quality & Quantity, and Agriculture.** See Recommendations in Integrated Special Topics tables.
- **Design Standards:** Design standards should include those typical of mitigating impacts of development on neighboring uses and wildlife (e.g. landscape buffers, setbacks, or preservation of important habitat or corridors), measures related to mitigating public health and safety risks resulting from a proposed use (e.g. buffers, setbacks, or other measures tailored to industrial or resource extraction operations), or development constraints (e.g. defensible space, fire resistant materials, or fire safety standards for areas with elevated wildfire risk).

PUBLIC LANDS, PROTECTED, & CONSTRAINED AREAS

Foundation

PURPOSE: To acknowledge limitations on development in areas that cannot accommodate growth due to the influence of limiting factors outside of the County's control. This designation also includes sensitive environmental areas that may be hazardous or impossible to develop, such as watercourses, floodplain, channel migration zone, and steep slopes.

RATIONALE: Future land uses in these areas are restricted by private land use agreements, regulatory protections, and managing agencies.

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-1-1; NAT-1-8; Nat-1-9; NAT-1-11; LU-4-2

Which FLUM Outreach Themes informed this category?

- *How the County should manage growth:* Restrict development considering water availability/quality, in areas to protect public lands and wildlife, restrict to protect 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/wetland setbacks

METHODS: These areas were defined based on existing limitations on use stemming from property ownership, land use agreements, regulatory protections, or critical natural resources. This category includes the Watercourse Commons³, slopes over 25%, public lands, and conservation easements.

Future Land Use Defining Characteristics

TYPICAL USES:

Future uses within conservation easements are determined by existing land use agreements. Future uses on public lands are determined by the appropriate managing agency (e.g., National Park Service, US Forest Service, State of Montana, U.S. Bureau of Land Management).

For the limited areas where the County has jurisdiction and the ability to influence future land uses (e.g., within the Watercourse Commons and areas of steep slopes) typical uses should be limited to agricultural uses (grazing, 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.

³ 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. Small streams from the Watercourse Commons were excluded due to scale limitations for the FLUM.

Future Land Use Guidelines

- **Framing:** Development is not encouraged in these areas and may be formally restricted by regulations, land use agreements, or property ownership.
- **Development Constraints:** Includes a range of constraints due to watercourses, wetlands, and property ownership agreements.
- **Design Standards:** Small streams and irrigation ditches are not shown on the map and are to be field-verified and protected from development. Minimum buffers to protect small streams, standards to allow aquatic organism passages at road crossings, and other measures may be established in updates to future land use policies and regulations to protect sensitive lands, resources, and habitat. Irrigation ditch owners currently speak for their unique standards and requirements for development near ditches. However, additional minimum setbacks may be established in future development regulations to offer additional reinforced protections if ditch owners support such measures.

PROJECTED POPULATION DENSITIES

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

The densities shown consider 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 to be done within the planning horizon of the FLUM.

FLUM Category	Square Miles	Projected Population Density Under County Jurisdiction at Full Build-out.
Urban Growth Areas	1.9	Up to 38,400 people / square mile
Rural Growth Areas	0.6	Up to 22,400 people / square mile
Annexation Holding Areas	5.1	Up to 60 people / square mile
Public Infrastructure Holding Areas	3.2	Up to 67,200 people / square mile
Managed Growth Areas	49.3	Up to 48 people / square mile
Open and Working Lands	682.1	Up to 12 people / square mile
Public Lands, Protected, and Constrained Areas	1732.2	Existing, or as determined by existing easements or other agreements

INTEGRATED SPECIAL TOPICS

The following topics contain specific recommendations that are applicable to each FLUM category as indicated.

AGRICULTURE

Foundation

Farming and ranching are a known, loved, and foundational parts 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 that many generational community members rely on, and an industry that involves stewardship of land and water resources. The agricultural community also shared concerns related to impacts at the interface of growth and the need to be able to adapt to fluctuating environmental and economic conditions.

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

- Ensuring the **right to farm and ranch** is enshrined and protected
- Preventing and **mitigating impacts** from adjacent non-complimentary uses such as dense residential subdivisions, industrial operations, etc.
- Ensuring managing growth **avoids unintended consequences** for Agriculture
- **Exemptions from certain regulatory burdens** where possible, recognizing the important role of agriculture in production of food and fiber
- Encouraging preservation and **sustainable utilization of critical resources** like water and soil

Existing right to farm and ranch: The existing right to farm is embedded in some, but not all, current land use policies. The right to farm is sometimes addressed in covenants placed on new development that clearly state an acceptance of noises, smells, lights, 24-hour operations etc. for new landowners adjacent to existing agricultural land but are not always read or understood.

Ensuring this right is clearly stated in updates to future land use policies and regulations, while removing/preventing barriers to the things agricultural producers need to operate, is critical. Implementing measures to ensure covenants and easements are seen and understood by new residents can reduce unnecessary conflicts.

Agricultural producers in Gallatin County include a diverse range of operations with different products, business models, and scales. Ensuring future land use policies and regulations don't create unnecessary barriers was a key concern.

During public outreach, traditional producers cited the need to ensure future development policies don't restrict the ability of producers to build agricultural buildings, housing for family members and employees, workshops, agricultural processing and distribution facilities and infrastructure, equipment storage, and on-site sales of agricultural products.

Producers adapting within rapidly growing areas have also encountered barriers in existing land use regulations. For example, they may use techniques often associated with urban agriculture (e.g. integrated or vertical production, agri-hoods) or incorporate a mix of uses (cohousing with community gardens, farm to table restaurants, etc.) in order to make use of a smaller footprint in areas adjacent to more moderate to intense development.

However, such uses may be restricted simply because they have not yet been contemplated in many current development regulations, resulting in unnecessary barriers unrelated to any public health or safety 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 or event spaces may include increased traffic (resulting in dangerous interactions between drivers and farmers while moving equipment and livestock) and conflicts when new neighbors see agricultural lands as public open space (introducing noxious weeds, trespassing, or otherwise interfering with farm operations).

Impacts to ditches (homeowners building in ditch setbacks, or in areas otherwise used for ditch management using fire or water blow offs) were a frequently cited source of conflict at the interface of new development and existing agricultural lands. Notification requirements and ditch setbacks are currently incorporated within subdivision review and reinforced prior to construction in zoned areas. Required setbacks resulting from this process may be enforceable via county recorded covenants, setbacks, or easements. However, not all development is subject to development review, specifically in un-zoned areas, unless subdivided.

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 factors is important.

Different considerations would be needed if 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 to define property boundaries and access restrictions was identified as important during outreach and is supported by AGR-1-10 & 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 as a barrier to maintaining flexibility producers 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 viable production. Permitting burdens and use restrictions in some land use policies are seen as a concern.

The ability to carve off smaller, less productive portions of their land for sale is also an important tool. Minimum lot sizes included in some development regulations are seen as a barrier to this. However, providing cluster provisions as an alternative (particularly near developed areas) has been identified as a

contributor to sprawl and often resulting in awkward reserved areas of land that may not be functional or provide the intended public benefit. Therefore, 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 (e.g. exemptions from land use permits for agricultural structures) or use flexibilities (e.g. exemptions from change of use permits for agricultural producers or criteria considered in conditional use permits tied to supporting continued agricultural production) in future development policies or regulations could be an important feature to enable long time producers to adapt their land and business as needed to remain in production.

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 features are included in future development policies, they should include careful guardrails and not allow for bypassing needed consideration of impacts such as traffic, noise, lighting, etc.

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 important soils and maintain them in agricultural production can support utilization of this valuable resource.

Protection of water as a resource is discussed as part of protecting ditches discussed under mitigating impacts to agriculture, as part of the Water Quality & 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 and keeping multiple generations living locally, and a key component of long-term viability of agriculture in Gallatin County.

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 Outreach 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. 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:

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
Remove/avoid creating barriers to various types of agriculture, including urban scale agriculture, agricultural structures, markets and other components that support local food systems.	X	X	X	X	X	X	
Measures to support local food systems, including but not limited to density limitations for fast food/package food establishments, providing additional flexibilities, incentives, or positive consideration (e.g. in cluster/PUD provisions in Managed Growth Areas) for retail/commercial establishments that sell locally grown products, etc.	X	X			X		
Landscaping standards and site stabilization requirements to prevent the spread of noxious weeds.	X	X	X	X	X	X	
Irrigation ditches are not shown on map and are to be field verified and protected from development in development review. Irrigation ditch owners establish unique standards and requirements for development near their ditches. However, incorporation of minimum setbacks in future development standards to offer additional, reinforced protections may be considered if ditch owners support such measures.	X	X	X	X	X	X	All
Ensure development standards include cluster provisions as opposed to minimum lot sizes, to allow for the ability to carve off smaller lots for sale to support agricultural production.					X	X	
Cluster and planned unit development provisions should be crafted to promote functional uses of the reserved, undeveloped space.					X	X	

Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	OL
Ensure future land use regulations do not limit the ability of agricultural producers to diversify income as needed, with measures to mitigate of potential impacts like traffic, light, noise, etc. Some examples may include, but should not be limited to: • you-pick, on-site sale of agricultural products, • farm tours/stays, classes, tastings, workshops, corn mazes, special events, • co-housing, community agriculture, agri-hoods	X	X	X	X	X	X	All
Consider certain procedural or regulatory exemptions for agricultural producers in any future development policies 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: • Exemptions from permitting, reduced fees, and flexibility in design standards and some types of setbacks for structures used for agricultural production, including permanent and temporary structures • Flexibility in terms of uses, while maintaining consideration for impacts like traffic, noise, dust, and the need to address any public health and safety concerns.	X	X	X	X	X	X	
Address mitigation of potential impacts at the interface of new development existing land uses such as agricultural production, conservation easements, or lower intensity development. Best practices may include (but are not limited to): • Operational standards for new development aimed at mitigating potential impacts from light, noise, vibration, dust etc. during and after construction • Design standards such as establishing minimum setbacks, landscaped buffers, cutoff lighting, etc. to ensure light, noise, and other impacts from new development do not extend past property lines onto existing agricultural properties. • Covenants acknowledging the presence and acceptance of considerations associated with existing adjacent uses (e.g.	X	X	X	X	X	X	All

Recommendations	UGA	RGA	AHA	PIHA	MGA	OWL	OL
advising of noise, smells, and 24-hour operations of production agriculture). - 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 - other measures to prevent impacts to the quality of life, business operations, public safety, and welfare of livestock or wildlife resulting from new adjacent development.							

ACCESSIBILITY

Foundation

Ensuring that Gallatin County communities are accessible to everyone, and that future development includes housing options and transportation networks that are inclusive of individuals based on various levels of physical mobility, is critical.

Accessibility barriers in both housing and transportation act as barriers that exclude people with disabilities from fully participating in life in Gallatin County threatens people's ability to age in place, while creating burdens for multi-generational families seeking to continue to live 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 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

Accessibility recommendations are incorporated within the transportation & connectivity and housing topics.

TRANSPORTATION AND 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 also reduce the cost of living for residents and workers and ensure County residents are able to access to needed resources (groceries, employment, medical care, recreational opportunities) regardless of personal vehicle ownership.

Additionally, residents have expressed safety concerns resulting from increased vehicular traffic from growth that has already occurred. Slower moving traffic, animals like livestock and wildlife, and road users not protected by a vehicle (pedestrians, cyclists, equestrians) are particularly vulnerable. Future plans, standards, and infrastructure upgrades should focus on improving safety for these 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 standards and should consider to be incorporated into 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 Outreach Themes informed this category?

- *Fears Related to Growth:* Quality of life and public health and safety (injury, noise, and air quality) concerns from increased vehicular traffic
- *Personal & Community Impacts from Housing Challenges:* Dangerous and long commutes in personal vehicles.
- *Where housing is needed:* Near Existing Population Centers with Services, and Near Existing Employment Centers.
- *Stakeholder Meetings:* Agricultural users facing safety concerns from motorists while moving large equipment and livestock.

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
Include requirements for transit-oriented development standards and right-of-way acquisition (with development) to facilitate future transit service in the “Most Suitable” areas for development in future land use regulations and policies.	X	X	X	X			
Safe, accessible, pedestrian and multimodal transportation networks are needed to connect managed growth areas to rural and urban growth areas, which include transit-oriented design standards and more intense development with a greater mix of uses. Incorporate design standards in updates to transit plans, standards, and roadway infrastructure to: - Require safe, accessible, pedestrian and multi-modal transportation infrastructure (<i>e.g. sidewalks, pathways, trails, separated multi-modal lanes and pathways</i>) throughout, and connecting, community core areas with managed growth areas and residential areas with important resources and amenities (<i>e.g. employment centers, food markets, recreational areas, medical care</i>) - Improve safety for pedestrians, cyclists, and other vulnerable transportation system users.	X	X	X	X	X		
Incorporate design standards in updates to transit plans, standards, and roadway infrastructure to promote safety for slower moving traffic such as large agricultural equipment, livestock, and wildlife crossings.					X	X	Wildlife Overlays
Right of way acquisition/preservation to enable development of multi-modal transportation infrastructure and/or to allow for roadway safety upgrades to allow for safe movement of large vehicles/equipment and livestock.	X	X	X	X	X	X	
Incorporate latest recommendations and requirements of all applicable recommendations, and recent County adopted plans and standards relevant to transportation, including but not limited to the Triangle Trails Plan and the Transportation Design and Construction Standards.	X	X	X	X	X	X	All

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 to the Gallatin County Housing Strategy, highlighted that only 6% 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 (local business unable to find and keep employees), residents (quality of life and safety concerns), and communities (loss of community ties and relationships as family and friends move in response to affordability issues).

There is a lack of housing attainable by those who work in the County and has been identified in the Housing Needs Assessment. This challenge is present through the county and affects a wide range of industries in both rural and urban areas. The need for attainable housing exists county wide, while the specific housing recommendations that are relevant in different FLUM categories vary. For example, greater 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 is not residential development, agricultural, recreational, and industrial operations need options for housing for family and employees. Therefore, the need to remove/avoid barriers to the development of diverse, accessible, and affordable housing applies in different ways across all FLUM categories.

Desired outcomes articulated by the community include an effective increase in the availability of affordable/attainable housing inclusive of a range of options appropriate for a diverse range of ages, accessibility needs, incomes, and family structures, with options for ownership.

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 Outreach Themes informed this special topic?

- *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
- *Where Housing is Needed:* Near existing population centers with services, near employment centers, everywhere
- *Workforce/Economic Impacts from Housing Challenges:* Loss of critical workers and businesses, inability to attract and retain employees, small businesses closing.
- *Personal/Community Impacts from Housing Challenges:* Loss of family and social ties

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
Remove/avoid creating barriers to diverse, accessible, and affordable housing that meets the needs of county's workforce and residents at a variety of life stages, family structures, ages, occupations, and abilities. Examples include, but are not limited to, removing on limitations on building and renting accessory dwelling units, ensuring that zoning encourages and permits a diversity of housing types such as manufactured homes and tiny houses, limiting excessive parking minimums, encouraging standards to promote accessibility and aging in place, etc.	X	X			X	X	
Remove/avoid barriers to affordable, accessible housing appropriate for limited density (such as accessory dwelling units or housing for onsite employees), encouraging standards to promote accessibility and aging in place.			X	X			

WATER QUALITY AND QUANTITY

Foundation

Protecting the quality and availability of water resources was a critical theme identified in the Growth Policy and in outreach for the FLUM. Water is a critical resource necessary to 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. For example, incorporating strategies aimed at mitigating impacts on water quality associated with wastewater systems and impervious surfaces, improving sustainable use and management of water resources, landscaping standards, etc. should be incorporated in future land use policies and regulations.

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; IES-1-2; ST-1-2; ST-1-3.

Which FLUM Outreach Themes informed this topic?

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

Recommendations

Various measures to protect water quality and availability have been incorporated throughout the FLUM. See the following sections in addition to this section, for other measures that address this topic:

- **Limitations (Introduction):** Acknowledges water resources (small streams and agricultural ditches) that are not shown visually in the FLUM, but that require research, field investigation, and additional protections during development review.
- **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. Public Lands, Protected, and Constrained areas 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 recommendations to protect water quality and availability.

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
Include design standards and other measures 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, stormwater management infiltration practices, etc.	X	X	X	X	X	X	
Include design standards and other measures to mitigate water quality impacts and flooding associated with construction and post construction development, including but not limited to erosion and sediment control standards, stormwater management best practices (quality and quantity control), minimization of disturbance and/or impervious surfaces, etc.	X	X	X	X	X	X	
Buffers and setbacks for water courses and riparian areas (See Public Lands, Protected, and Constrained Areas – Watercourse Commons)	X	X	X	X	X	X	
Encourage aquatic organism passage for road crossings (See Public Lands, Protected, and Constrained Areas – Watercourse Commons)	X	X	X	X	X	X	
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	X	X	X	X	X	X	
See relevant overlays for specific recommendations							Ground Water Nitrate Overlay Ground Water Recharge Overlay

SPECIAL TOPIC OVERLAYS

GROUNDWATER RECHARGE OVERLAY

Foundation

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

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 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 irrigation practices associated with agriculture have historically worked to recharge the aquifer contributing to water availability, from in stream 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 presence of the Groundwater Recharge Overlay 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 Areas, and Public Infrastructure Holding Areas).

However, areas viable for groundwater recharge practices are limited within the county. Ensuring these remain available areas less suitable for intense development while making them visible to inform innovative development practices and to guide development decisions is critical to the long-term viability of existing and future water users in the County.

Which GP Policies informed this overlay? ENV-3-1; ENV-2-10; NAT-1-2.

Which FLUM Outreach Themes informed this overlay?

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

Subcategories

- **High Storage Opportunity:** Areas with high storage potential
- **Secondary Storage Opportunity:** Areas with storage potential around cones of depression from existing wells when depleted.

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
Establishing minimum setbacks in development regulations for existing irrigation ditches, in addition to any requirements set by ditch owners (and if supported by ditch owners).					X	X	
Clearly identify review criteria in development regulations zoning with a higher threshold for approval for any requests to decrease required setbacks for ditches and waterways.					X	X	
Identify areas with opportunities for groundwater recharge for those looking for areas for mitigation sites.	X	X	X	X	X	X	
Incentivize the preservation of functional open space for groundwater recharge in exchange for higher density allowances during the cluster development process.					X		
Highlight opportunities for preserving functional open space for groundwater recharge for property owners (no density bonuses).						X	

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 groundwater⁴. Recent updates were performed by WGM Group, supported by the 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.

⁴ 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.

GROUNDWATER NITRATE OVERLAY

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 is to inform those considering purchasing, developing, or building on land of 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 the purview of the Gallatin City County Health Department.

RATIONALE:

Elevated Nitrates in groundwater are persistent and can accumulate over time, contributing to impaired surface waters and human health impacts in drinking water for well users at some levels⁵.

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.

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 system⁶.

LIMITATIONS

This overlay is informative and is not used to create specific recommendations due to some important limitations. It indicates where high nitrate levels are likely based on available data, and highlights areas where special measures are likely to be required to install or operate well and septic.

It does not differentiate between septic systems and other source of elevated nitrate, nor does it determine specific areas that may be contributing to high levels of nitrate. Due to complex factors

⁵: [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](#)

⁶ <https://m-m.net/projects/bozeman-water-reclamation-facility>

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 considered is limited to areas of the County with sufficient data to estimate nitrate levels based on well testing results within the Gallatin Valley Aquifer. Areas without sufficient data to estimate nitrate levels were excluded and may have elevated nitrate levels not shown on this map.

Future analyses may be able to provide more specific guidance on septic risk and may be considered to inform additional recommendations in future updates to the FLUM updates.

Which GP Policies informed this overlay? ENV-3-1

Which FLUM Outreach Themes informed this overlay?

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

Future Land Use Guidelines

- 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.
- Public/community well and septic systems in these areas may be more valuable, as they reduce Nitrate levels in drinking water, along with increased monitoring, oversight, and maintenance of both well and septic systems.

Data Sources

Sigler, W. A., N. Kiekover (2024). Gallatin County Groundwater Nitrate and Water Levels, HydroShare, <http://www.hydroshare.org/resource/7346a1e37bb04090bf8d8c1f5a4e2a4b>

WILDLIFE OVERLAYS

Two wildlife overlays were developed in partnership with Montana Fish, Wildlife, and Parks (FWP) to directly address Growth Policy goals and feedback received during outreach for the FLUM stating the importance of minimizing negative human-wildlife interaction.

Foundation

PURPOSE: These overlays indicate areas where measures to protect wildlife or wildlife habitat should be included in the development of future land use policies or regulations and considered in development review.

- The Wildlife Friendly Fencing Overlay serves to indicate areas where the use of wildlife friendly or safe exclusionary fencing styles are necessary wherever fences are used, to protect wildlife from entanglement injury and death
- The Bear Conflict Mitigation Overlay serves to indicate areas where specific measures to reduce prevent dangerous encounters between humans are necessary to protect public health and safety, protect critical wildlife, and reduce unnecessary public expenditures.

Additionally, overlays and associated recommendations may be used to inform property owners considering improvements to their property, by realtors when communicating considerations for 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 by reducing the risk of preventable injury, property damage, and avoidable public expenditures resulting from responding to such conflicts.

These overlays represent areas where wildlife is present and conflict is likely if development occurs, regardless of the underlying development suitability category. Therefore, the recommendations apply anywhere the overlays occur, county-wide.

Wildlife Friendly Fencing Overlay: Substantial evidence has identified specific types of fencing that increase risk for entanglement and stranding incidents, resulting in injury and death of wildlife⁷ Use of wildlife friendly fencing prevents injury and death to various forms of wildlife, reduce damage to property as entanglement often results in damaged fencing⁸, and prevent the carcasses of wildlife killed by entanglement or stranding from attracting predators.

Bear Conflict Mitigation Zones 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

⁷ 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.

⁸ Montana Fish Wildlife and Parks. *A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind*. 2012. [Available online](#).

measures that prevent access to human food sources and attractants^{9,10}. Enforceable regulations that require measures such as bear resistant containers are necessary to effectively reduce risk, as bear education alone is not enough^{11,12}.

Which GP Policies informed these overlays?

- HAB-1-7; HAB – 2-1.

Which FLUM Outreach Themes informed these overlays?

- *Fears associated with Growth*: Permanent impacts to wildlife and wildlife habitat.
- *Recommended Future Development Standards*: to address Wildlife Conflict.

Future Land Use Guidelines

Bear Conflict Mitigation Overlay: In these areas, securing attractants and preventing access to anthropogenic food sources should be incorporated into future land use tools, policies, and decisions like future planning documents, zoning, covenants, and may be used to inform decisions in development review.

Examples of best practices 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.

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.

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.

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.

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).

- 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 Friendly Fencing Overlay: In these areas, specific measures to reduce the risk of death or injury of wildlife due to fencing are necessary to protect critical wildlife and reduce unnecessary public expenditures.

Examples of best practices that may be addressed in measures such as future land use plans, policy tools like zoning, or in development review measures like subdivision covenants, include but are not limited to:

- Design requirements for wildlife-friendly fencing to be used in future development that allows relatively free passage for animals to jump over and crawl under and be highly visible for both ungulates and birds. Property Owners should consult with 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.

Data Sources

Bear Conflict Mitigation: Overlay created by Montana Fish, Wildlife, and Parks (FWP), using sources including records of human-bear conflict incidents, bear sightings, areas known to be occupied by bears, and expert opinion.

Wildlife Friendly Fencing: Overlay created by Montana Fish, Wildlife, and Parks (FWP), using data sources including 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).

SOILS OF AGRICULTURAL IMPORTANCE OVERLAY

Foundation

PURPOSE:

This overlay is informational and identifies areas with important agricultural soils which may be preserved or utilized for agricultural production as part of the Cluster Development or Planned Unit Development incentives in the Managed Growth Areas.

RATIONALE:

Agricultural soils represent a critical natural resource 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 such soils visible in the FLUM.

Which GP Policies informed this overlay?

- AGR-1-6.

Which FLUM Outreach 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

- Identifies areas with agricultural soils, for use in the optional incentives based on provision of community benefits for cluster development provisions and planned unit development in the Managed Growth Areas.

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.

CONSERVATION EASEMENT OVERLAY

Foundation

PURPOSE:

This overlay is informational and identifies areas of private conserved open space, which can be referenced to encourage development that maintains contiguous areas of conserved lands as part of the Cluster Development or Planned Unit Development incentives in the Managed Growth Areas.

RATIONALE:

Conservation easements are private conserved open space with use agreements specific to the landowner's vision. As development occurs, the opportunity exists to preserve contiguous areas of conserved land and open space to support agriculture, wildlife, and natural systems. 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 Outreach Themes informed this overlay?

- *Recommended future development standards:* Open space/community agriculture.
- *Community features most important to you:* Scenic resources and views.

Future Land Use Guidelines

- Identifies conservation easements, for use in the optional incentives based on provision of community benefits related to preservation of contiguous open lands referenced for cluster development provisions and planned unit development in the Managed Growth Areas.

Data Source

Gallatin County Planning Department

OPEN SPACE AND PARKLAND OVERLAY

Foundation

PURPOSE:

This overlay is informational and identifies areas of dedicated public or private open space and can be referenced to encourage development that maintains contiguous and connected areas of open space and parkland as part of the Cluster Development or Planned Unit Development incentives in the Managed Growth Areas.

RATIONALE:

Open Space and Parkland are conserved lands, may be either private or public, and may have easements or other use restrictions not shown here. 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 such 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 Outreach Themes informed this overlay?

- *Recommended future development standards:* Open space/community agriculture.
- *Community features most important to you:* Scenic resources and views.

Future Land Use Guidelines

- Identifies open spaces and parkland, for use in the optional incentives based on provision of community benefits related to preservation of contiguous open space and parklands referenced for cluster development provisions and planned unit development in the Managed Growth Areas.

Data Source

Gallatin County Planning Department