



Envision Gallatin

LAND USE & HOUSING STRATEGY

1

Executive Summary

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

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

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

Main Points and Next Steps:

- The public shared various **concerns relative to both the process of creating the FLUM/HS and to unmanaged growth.**
 - Concerns will be considered and addressed in both the strategies proposed and communications going forward.
- Public consensus on where future development should occur centers on a need to **focus development in existing populated areas with infrastructure and near employment centers to avoid sprawl.** This was consistent across those who focused their comments on both the housing and growth aspects of this engagement process, and across all public engagement tools.
- While some respondents are opposed to any restrictions on property rights, most are **concerned with the speed of growth** and want **effective, balanced solutions** to limit development to **protect the quality of life for existing residents** of the county and the resources people value and depend on. **These results were consistent with what was shared during the 2021 Growth Policy update.**
 - Next steps for the FLUM include a “suitability analysis”. Based on public feedback, the suitability analysis will consider future growth to be most suitable:
 - Within or near existing population centers
 - In areas served (or servable) by public water and sewer systems
 - Outside of areas of high value for wildlife, or on steep slopes
 - Outside of the floodplain, riparian areas, or stream buffers
 - The suitability analysis will be followed by a series of “overlays” to shape what “suitable” would mean in different areas of the county, considering diverse local conditions, to protect natural resources, wildlife, and agriculture.



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LAND USE & HOUSING STRATEGY

2

- The format and future land use designations of the FLUM, to be shared in Round 2 of outreach in late summer/early fall, is yet to be determined. The FLUM developed will be unique to Gallatin County, and will be informed by the suitability analysis, overlays, and public comment
- Limited availability of housing attainable to the workforce, has **impacts on the local economy, residents, and communities**. Desired outcomes include an increase in general availability of attainable housing, inclusive of housing appropriate for a **diverse range of ages and incomes with options for ownership**.
 - Potential strategies for the County to adopt are currently being identified, and will be evaluated based on the barriers, impacts, policy sentiments, and desired outcomes shared.

Contents

Executive Summary	1
Main Points and Next Steps:.....	1
Public Engagement Overview	3
What has been done:.....	3
Who we have heard from:.....	3
How Public Feedback received will be used to inform decisions	4
Quantitative Analysis (Numbers).....	4
Qualitative Analysis (Free Form Responses).....	4
Transparency.....	7
Results	7
Perspectives	7
Fears or Concerns about the Process	8
Fears or Concerns related to Growth.....	9
Housing Themes Discussed.....	10
Experiences Related to Housing.....	11
How the County Should Manage Growth	15
How the County should Address Housing.....	20
Summary of Main Points.....	23
Detailed Next Steps	23



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LAND USE & HOUSING STRATEGY

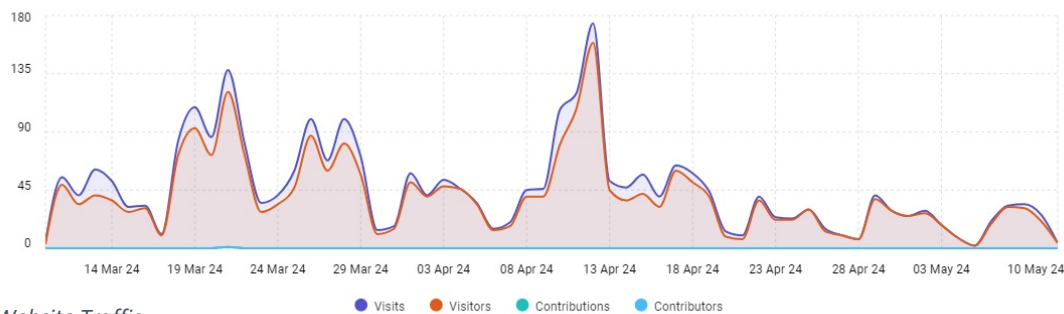
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Public Engagement Overview

What has been done:

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

Activity over time

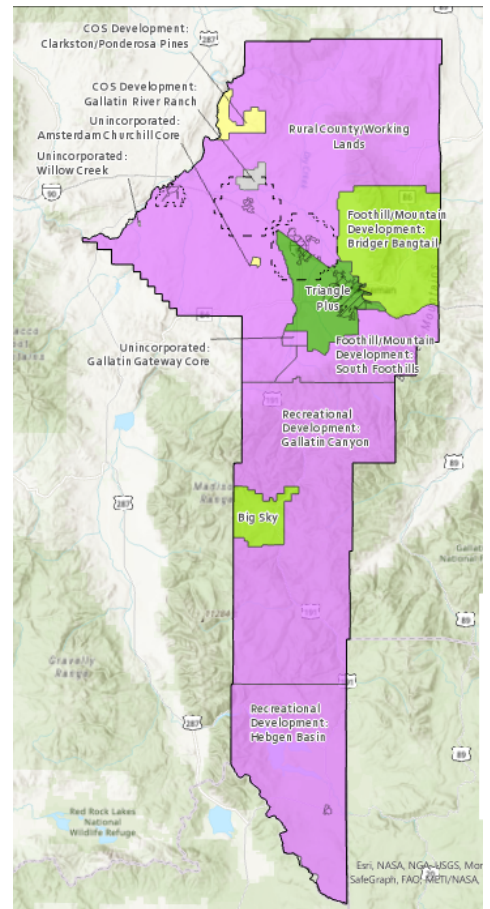
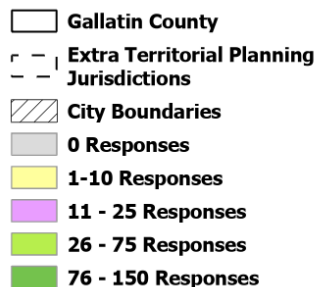


1 Website Traffic

Who we have heard from:

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

Legend





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4

How Public Feedback received will be used to inform decisions

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

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

Quantitative Analysis (Numbers)

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

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

Qualitative Analysis (Free Form Responses)

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

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



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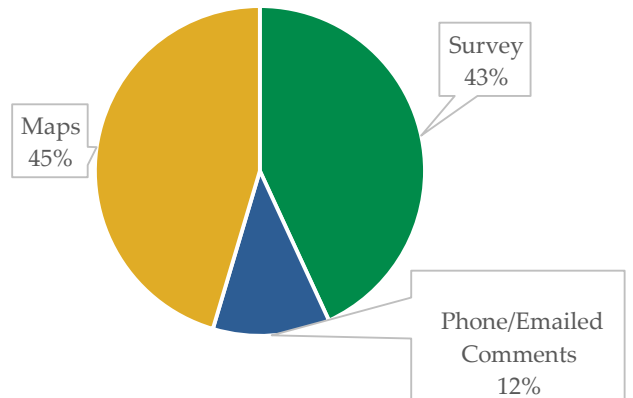
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This method allows for all thoughts and ideas that people felt were important enough to share to be captured, regardless of whether it was specifically asked.

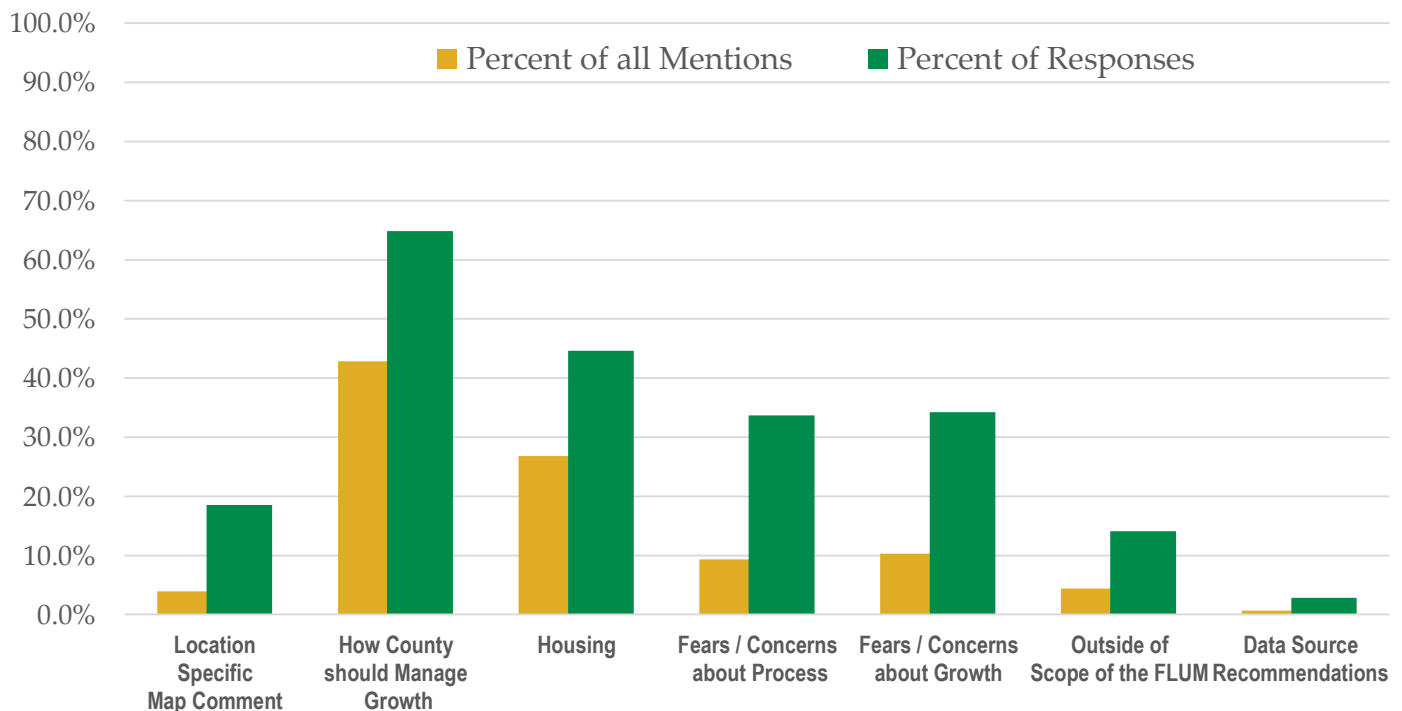
The results yield both quantitative data (a count of how often a certain theme or perspective was mentioned), and qualitative data (a list of quotes representing each statement and how it was coded).

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

Source of Free Form Comments



Major Themes Discussed in Free Form Responses





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6

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

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



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7

Transparency

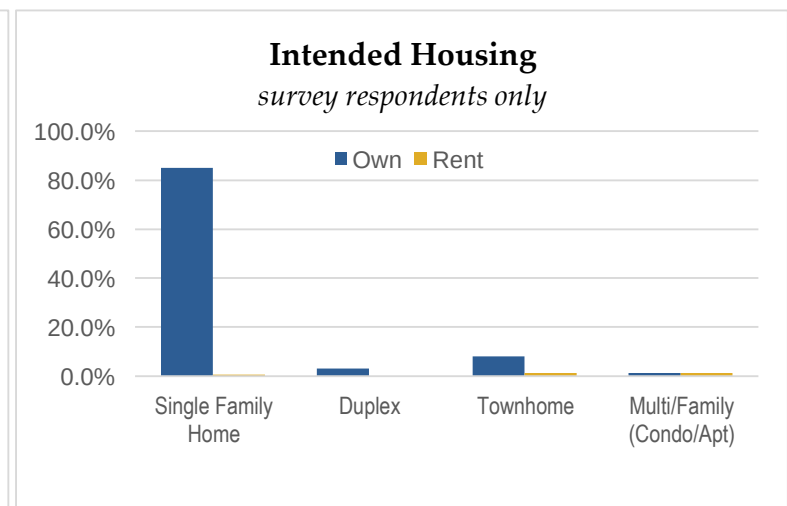
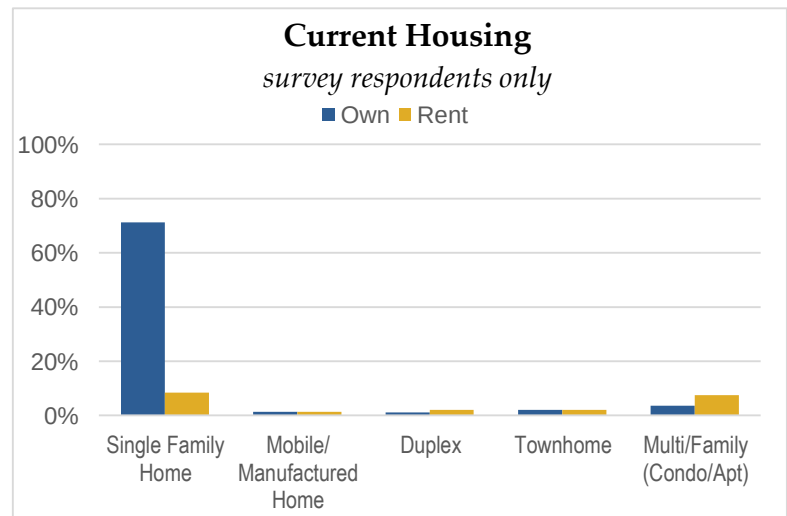
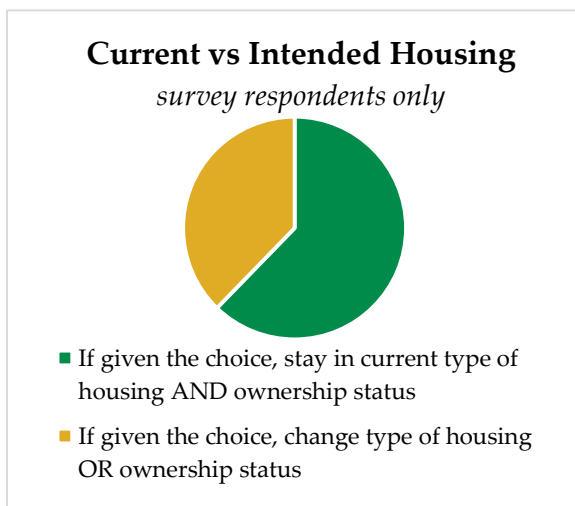
Review of public comment revealed many questions and concerns about the process, including concerns about the loss of public comments. Questions or concerns repeatedly expressed were used to inform an FAQ list on the website. Additionally, responses to comments received, a summary of the survey results,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

Results¹

Perspectives

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

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



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



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8

Fears or Concerns about the Process

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

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

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

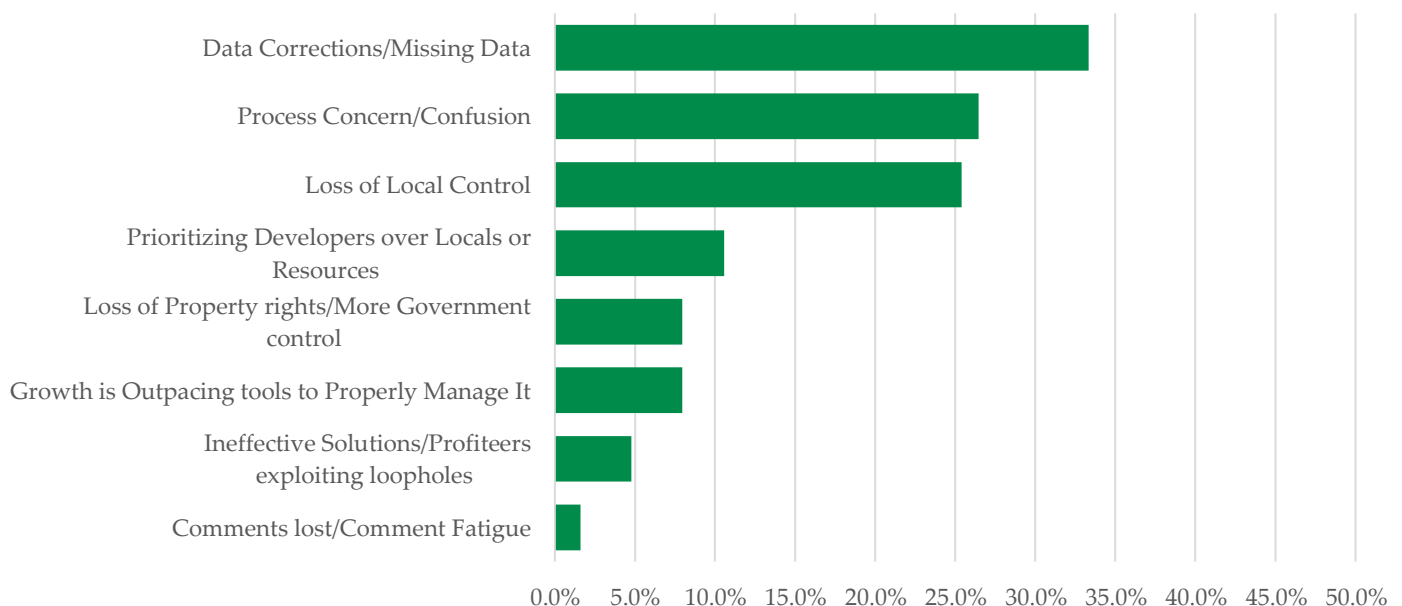
Some voiced concerns about a loss of property rights.

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

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

Fears or Concerns - Process

33.7 % of free form responses discussed this topic





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9

Fears or Concerns related to Growth

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

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

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

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

Quality of life concerns tied to growth included:

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

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

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

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

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



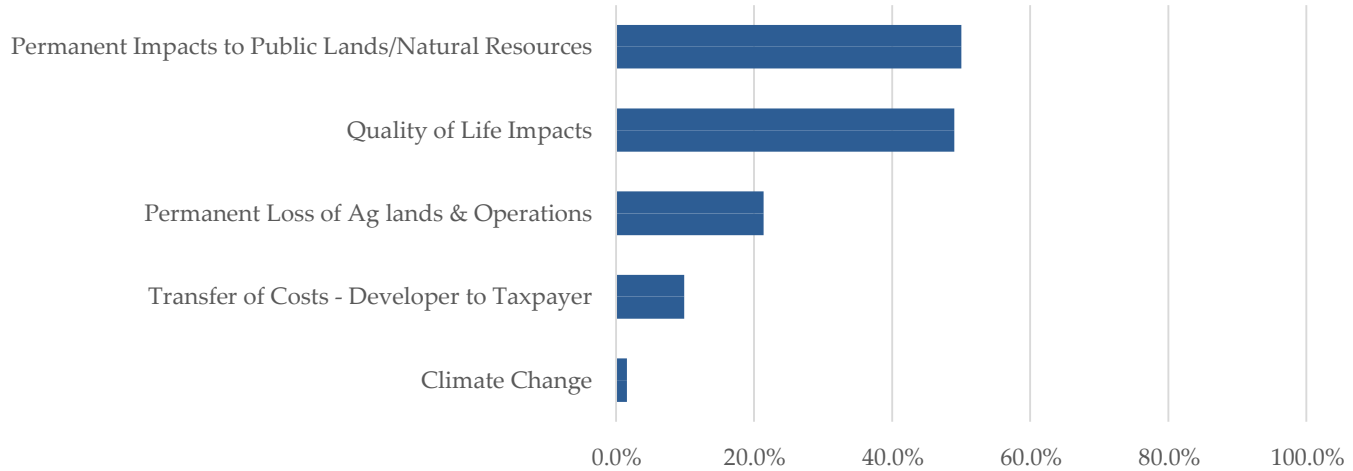
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10

Fears or Concerns - Growth

34.4 % of all free form responses discussed this topic



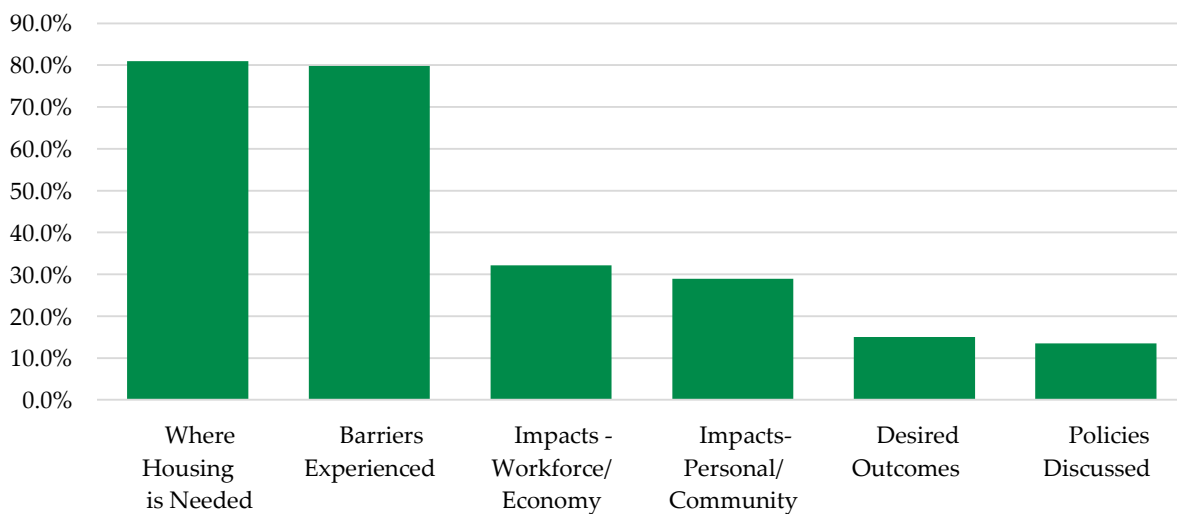
Housing Themes Discussed

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

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

Housing Topics Discussed

(44.9% of all free form responses discussed this topic)





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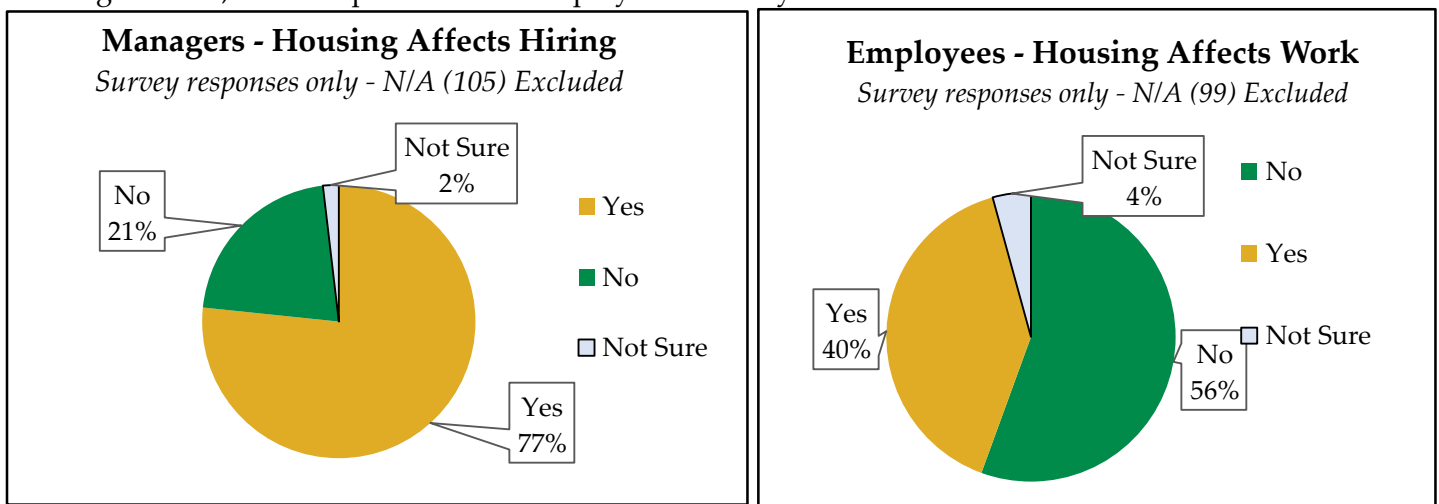
11

Experiences Related to Housing²

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

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

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



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

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

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

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

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



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12

Other Workforce and Economic Impacts from Housing

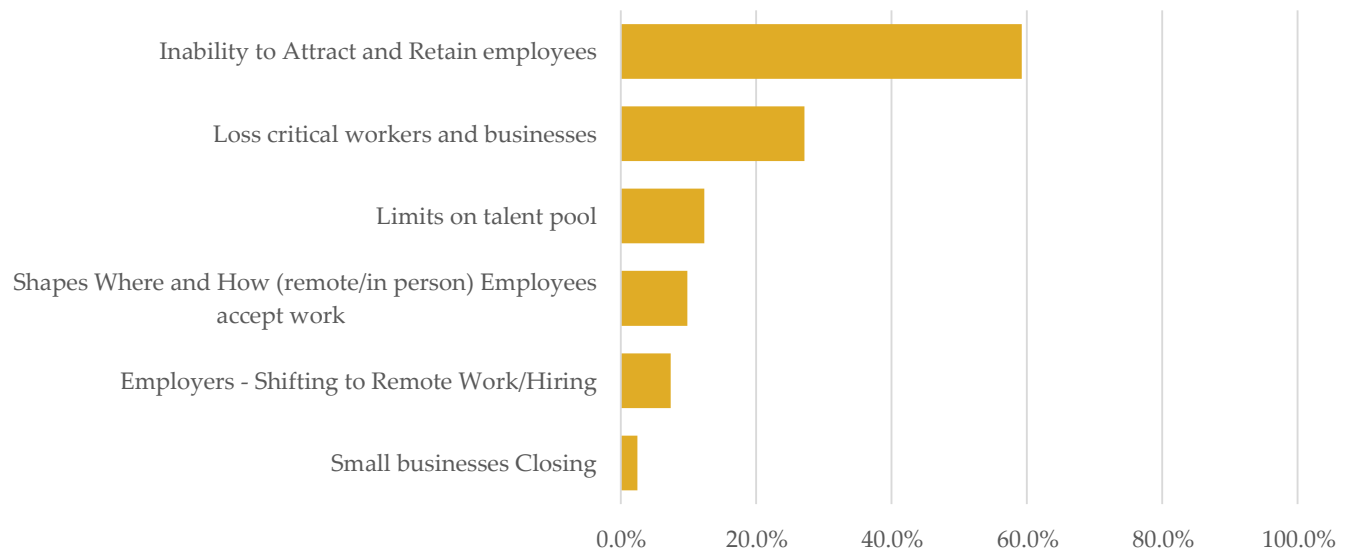
In addition to impacts described by employers and employees, economic impacts were described across many free form responses even when not asked directly.

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

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

Workforce/Economic Impacts from Housing Challenges

14.4% of all free form responses discussed this topic



Personal and Community Impacts from Housing

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

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



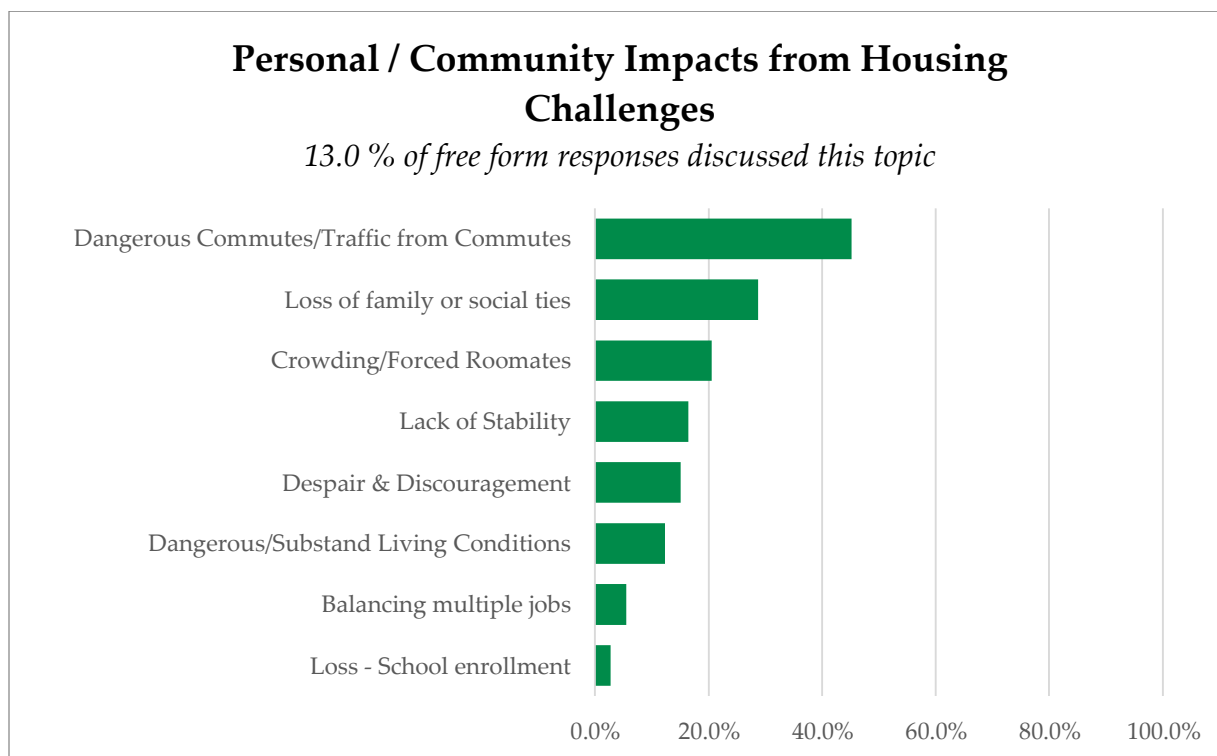
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13

Notably, **lack of social connection and chronic stress are both known risk** factors for poor mental and physical health³, and the latest (2019) Montana State Health Improvement Plan and the Healthy Gallatin Community Health Assessment both document **mental health as the top priority area** based on 2017 Community Health Needs Assessment.⁴

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



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

⁴ Montana State Health Improvement Plan: 2019-2023. Montana Department of Health and Human Services. Updated February 2021.

Gallatin County Community Health Improvement Plan 2019-2021. Gallatin City-County Health Department. Published October 2019. [PLN-CHIP-2019-2021.pdf \(healthygallatin.org\)](#)



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14

Barriers to Housing

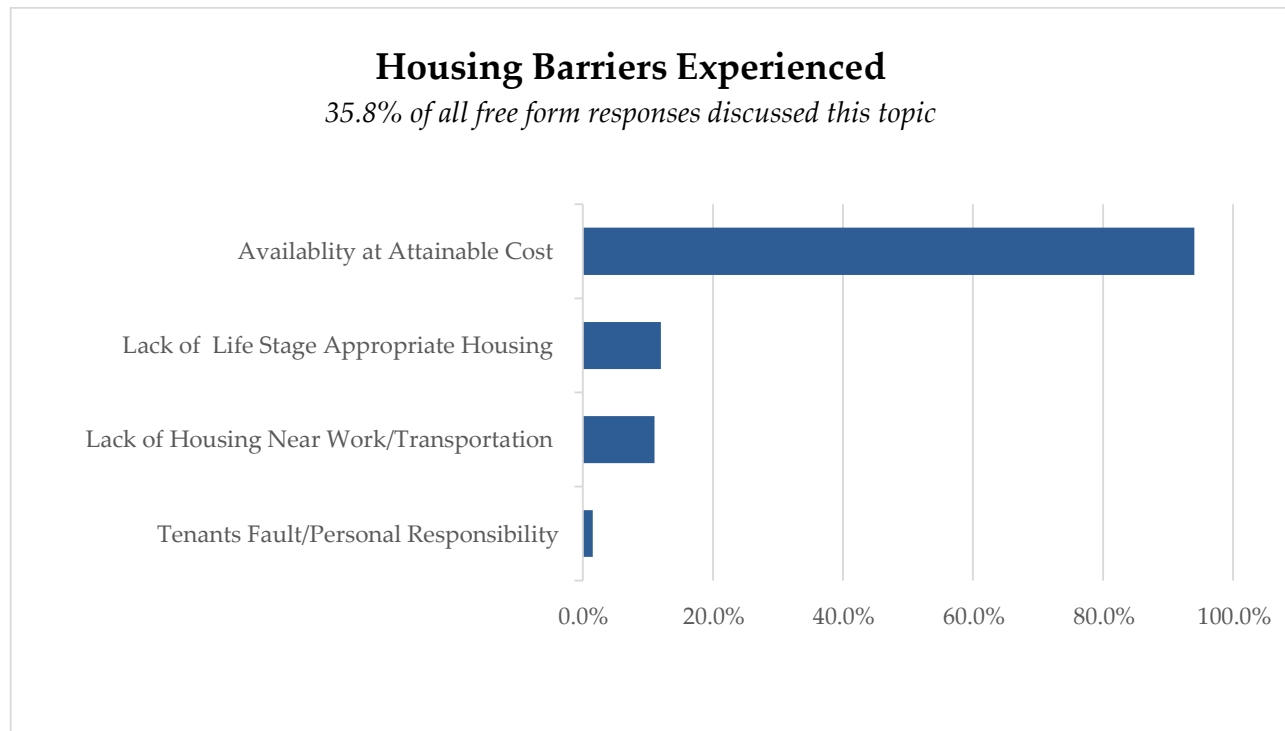
The survey asked the public to share the barriers to finding housing that they have experienced.

Overwhelmingly, most (188) responded that there simply weren't units available at a cost they could afford.

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

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

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



Drivers of High Cost and Low Availability of Housing

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

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



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15

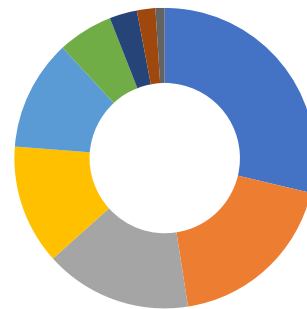
Next most common were responses reporting increased restrictions and rising fees charged by property management companies, followed by concerns about taxes and development costs.

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

Drivers of Cost/Availability Barriers - Reported Experiences

18.0% of all free form responses discussed this topic

- Due to Wage/Cost Mismatch (28.7%)
- Due to General Competition/Market Demand (18.8%)
- Due to Competition w/Investors and STR (18.8%)
- Due to Exploitative Property Management (12.9%)
- Pet Fees/Restrictions (11.9%)
- Due to Rising taxes (5.9%)
- Due to 2nd Home market (3.0%)
- Due to Cost of development/Regulatory burden (2.0%)
- Due to Competition w Employee Housing (1.0%)



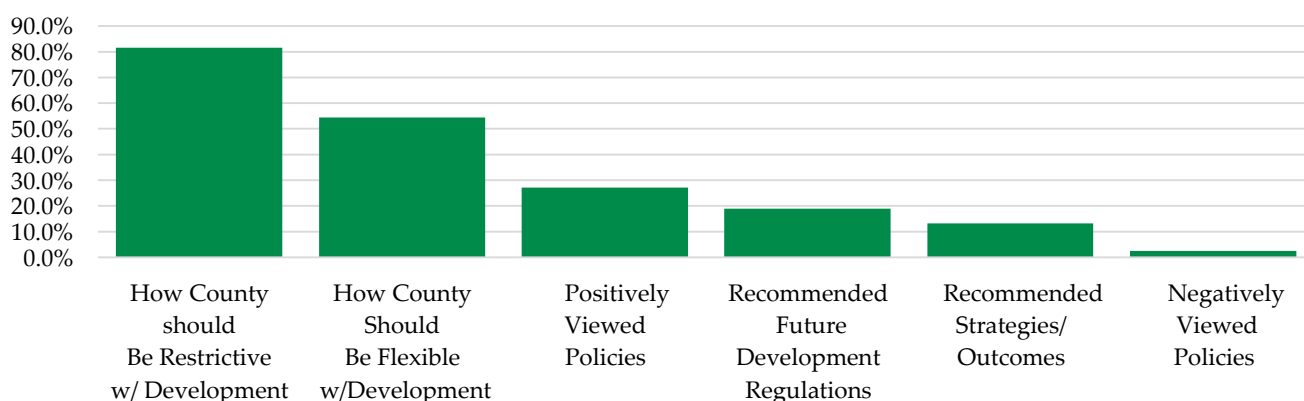
How the County Should Manage Growth

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

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

How County should Manage Growth

(64.8% of all free form responses discussed this topic)





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16

Where The County should be Flexible with or Restrict Development

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

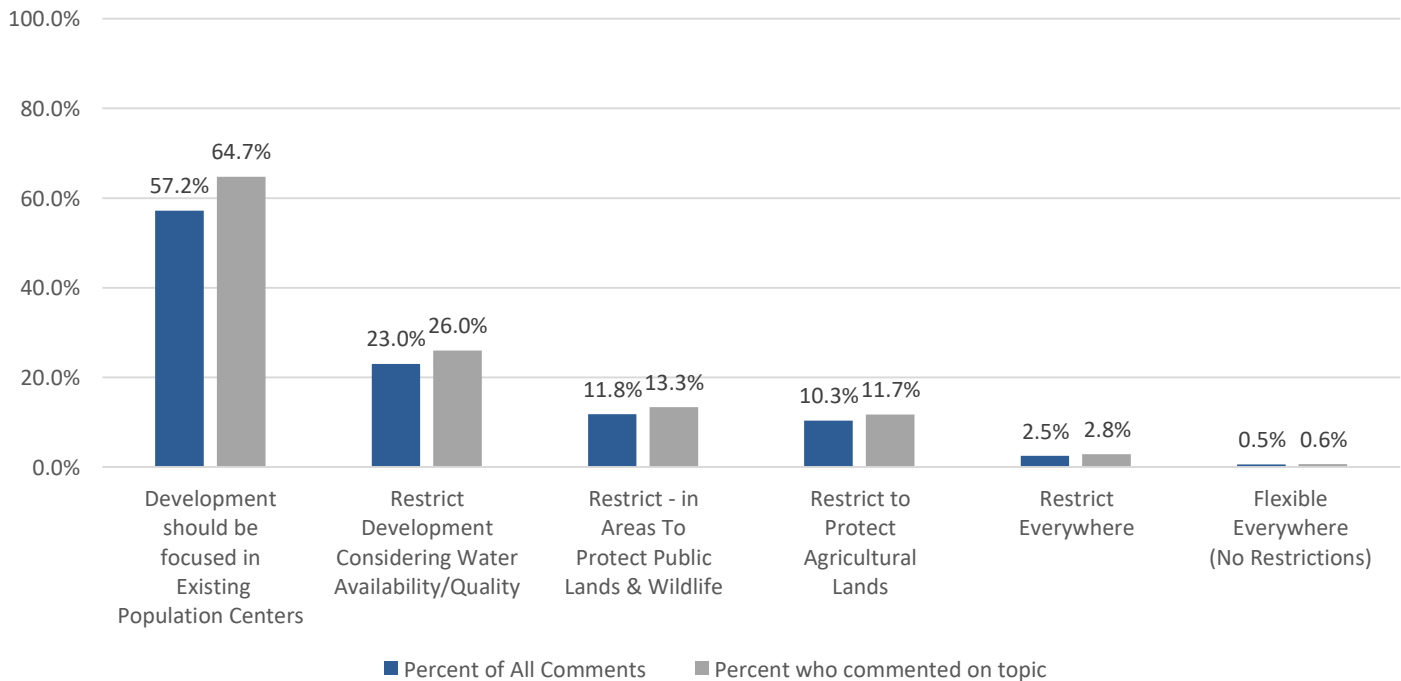
A few responses called for either restricting development everywhere, and even fewer called for no restrictions whatsoever on development.

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

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

How County should Manage Growth - Main Themes

64.7% of all free form responses discussed this topic





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17

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

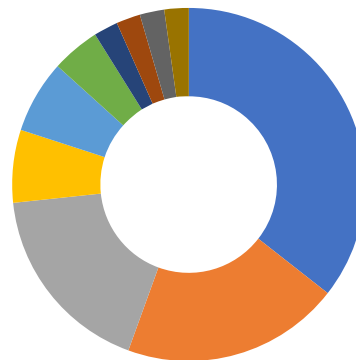
The survey asked people about the types of development they would support in addition to the locations where they would support development. Fewer people commented on the types of development. While some differences of opinion on density of housing and short-term rentals were shared, responses clearly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

Preferred types of future development included:

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

County should be Flexible with Type of Development

7.7% of all free form responses discussed this topic



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

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



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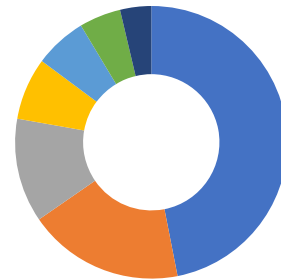
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18

County should Restrict Type of Development

13.4% of all free form responses discussed this topic

- Avoid Sprawl (50.0%)
- Limit Short term rentals (STR) (19.7%)
- Luxury Homes (13.2%)
- 2nd homes/Out of state developers (7.9%)
- Exceptions (Variances/CUPs) (6.6%)
- Dense development (5.3%)
- Tall buildings (3.9%)



Specific policies and Future Development Standards

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

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

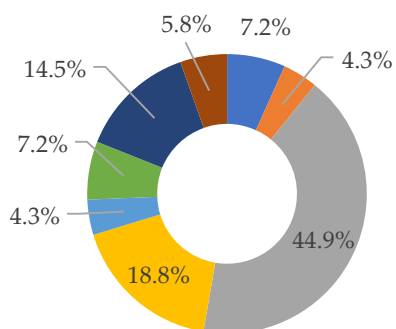
Most frequently mentioned were development standards that relate to multi-modal transportation or transit-oriented development, followed by standards for open space and community agriculture, and finally a variety of standards aimed at protecting natural resources. Strict limits placed on development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

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

Recommended Future Development Standards

12.2% of all free form responses discussed this topic

- Building standards
- Landscaping Standards
- Multi-Modal / Transportation Standards
- Open Space/Community Ag
- Viewsheds or Dark Skies
- Water Quality Standards (Stormwater, wastewater)
- Watercourse/wetland Setbacks
- Wildlife Conflict





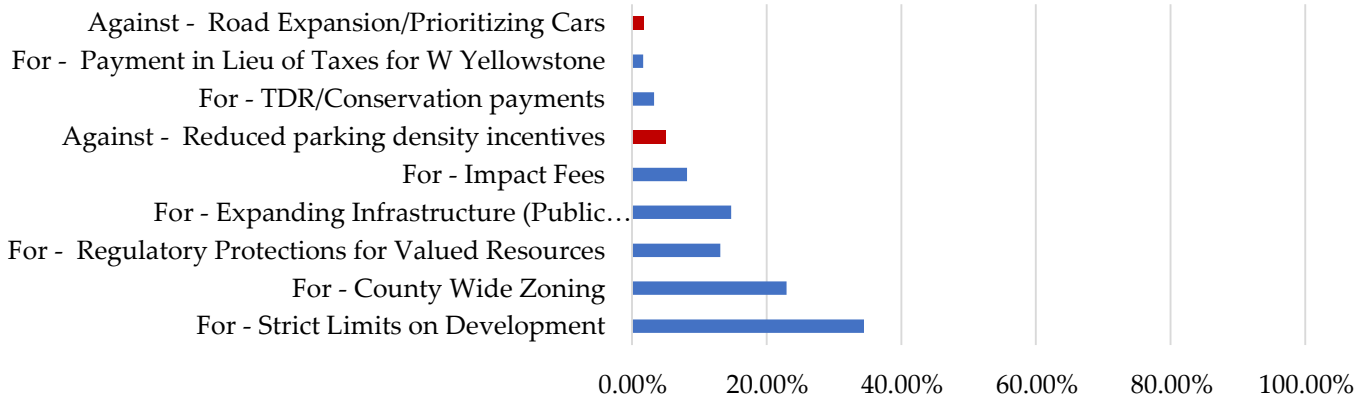
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19

Specific Policies Discussed Related to Growth

(11.5% of free form responses discussed this topic)



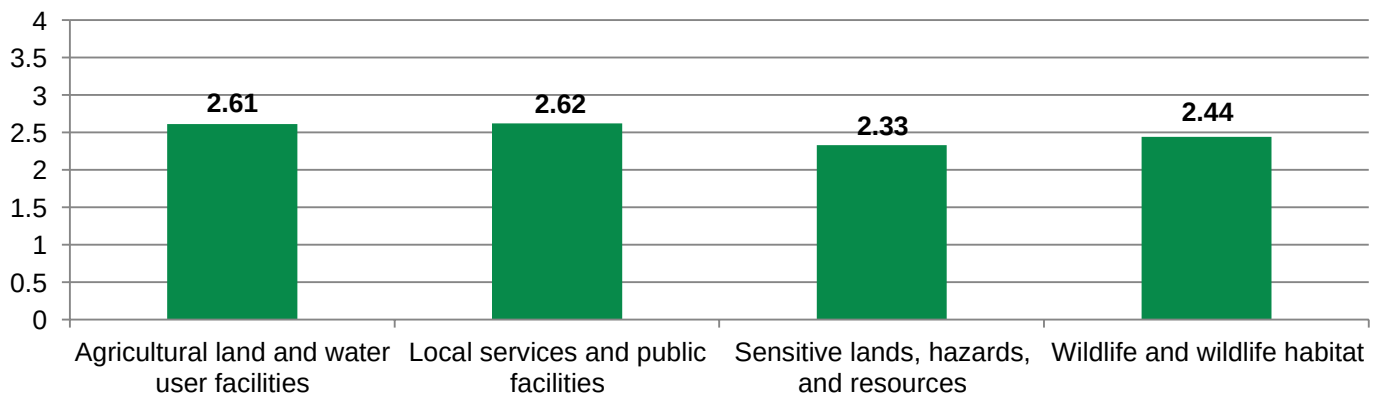
Suitability Criteria

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

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

Which preliminary suitability criteria do you feel is most important for determining where future development should go?

(survey responses only)





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20

How the County should Address Housing

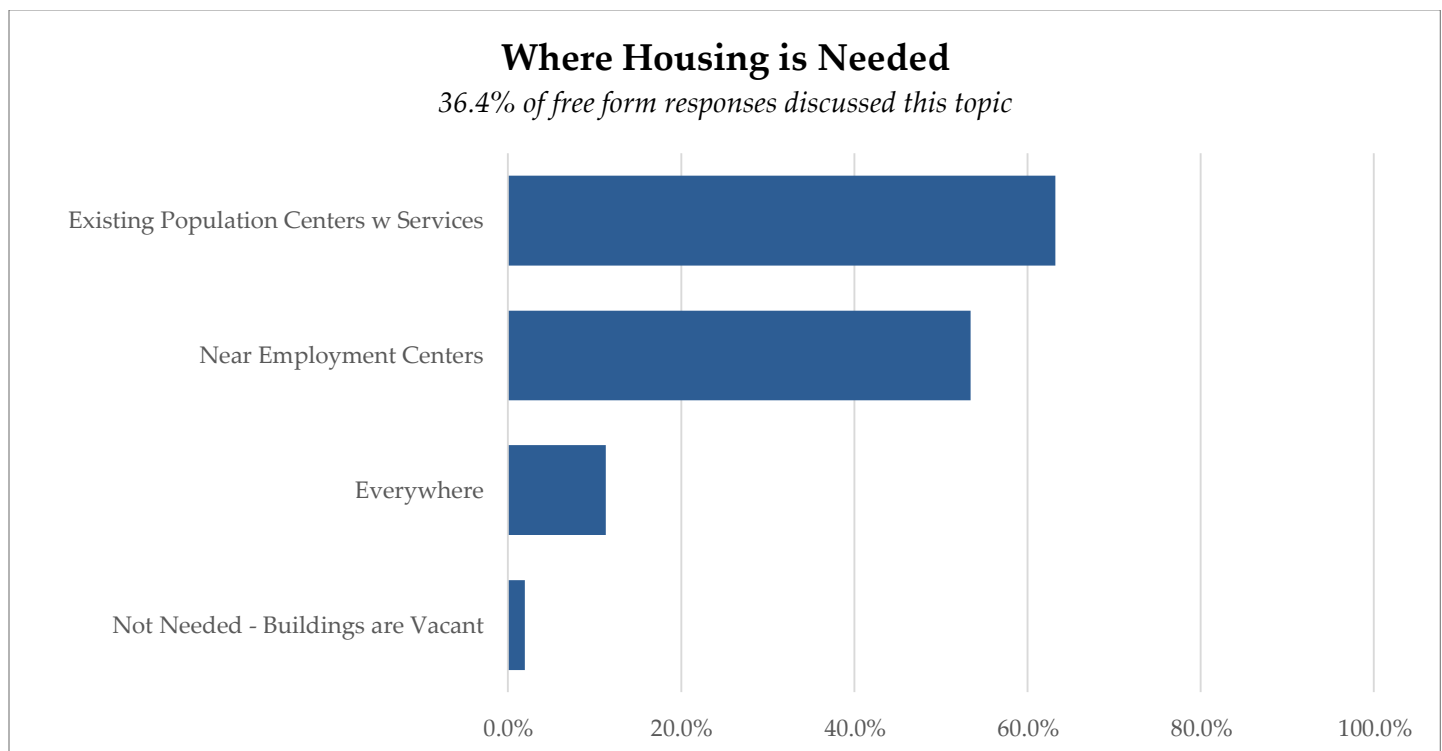
Two major themes emerged related to where housing is needed, which both indicate an overwhelming preference the same outcome, which is consistent with the guiding principles which emerged from free form responses describing where growth should occur.

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

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

Some additionally voiced:

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



Amenities valued in determining a place to live



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21

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

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

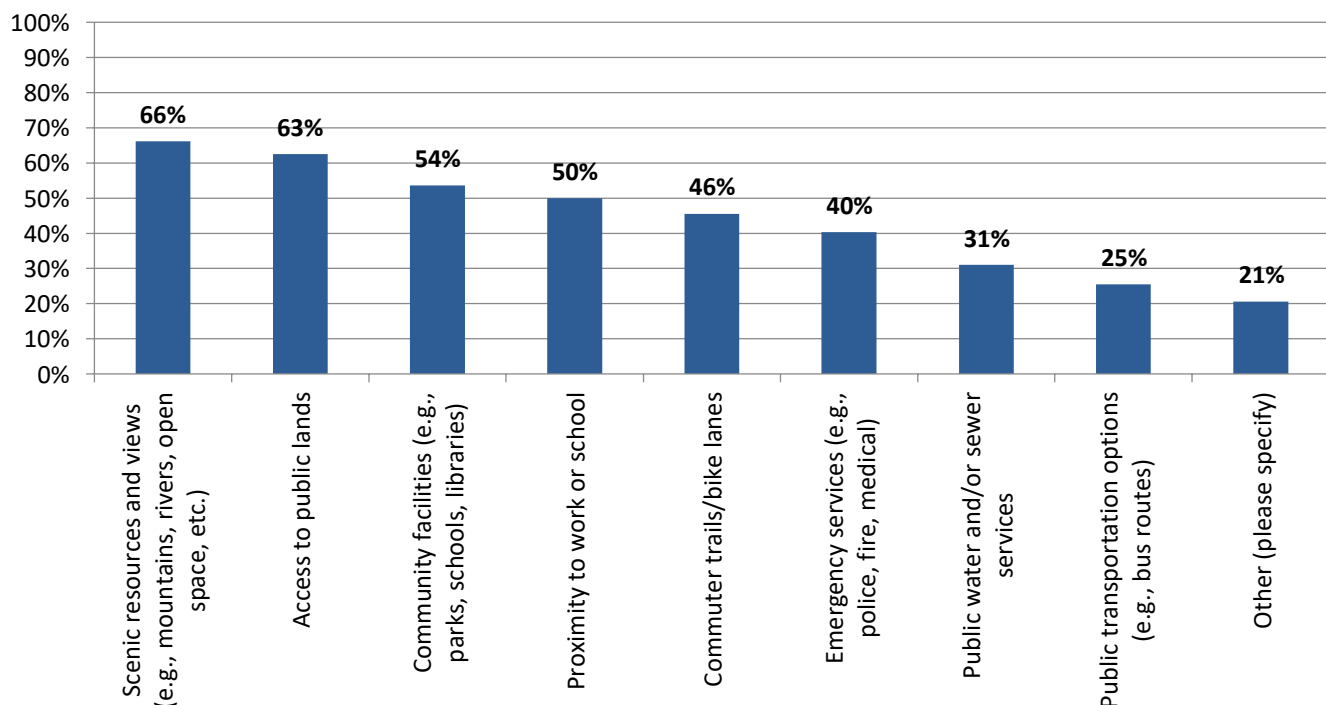
Proximity to work, school, and commuter trails/bike lanes were next highest in importance, followed by public services (emergency, water, and sewer) and public transportation.

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

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

What types of services or community features are most important to you when considering where to live?

(survey responses only)



Specific Policies related to housing



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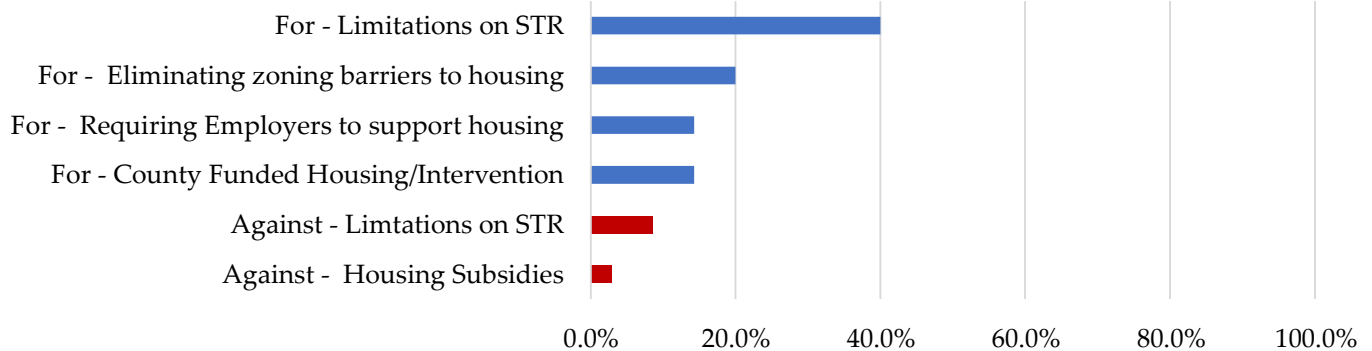
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22

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

Specific Policies Discussed - Housing

(6.2 % of free form responses discussed this topic)



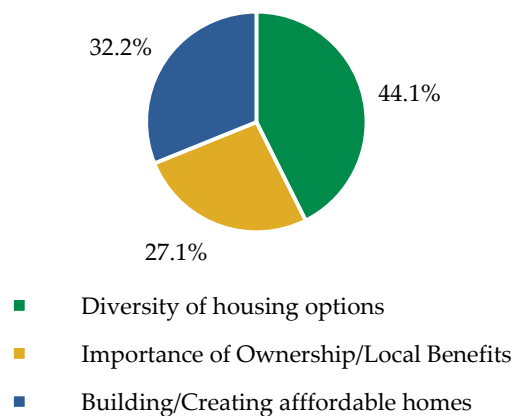
Desired Outcomes of Housing Strategy

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

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

Housing Outcomes Discussed

(7.1% of free form responses discussed this topic)





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23

Summary of Main Points

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

Detailed Next Steps

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

Future growth is most suitable:

- o Within or near existing population centers⁵
- o In areas served (or servable) by public water and sewer systems
- o Outside of areas of high value for wildlife, or on steep slopes
- o Outside of the floodplain, riparian areas, or stream buffers

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

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



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24

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

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

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

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

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

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