Envision Gallatin

LAND USE & HOUSING STRATEGY

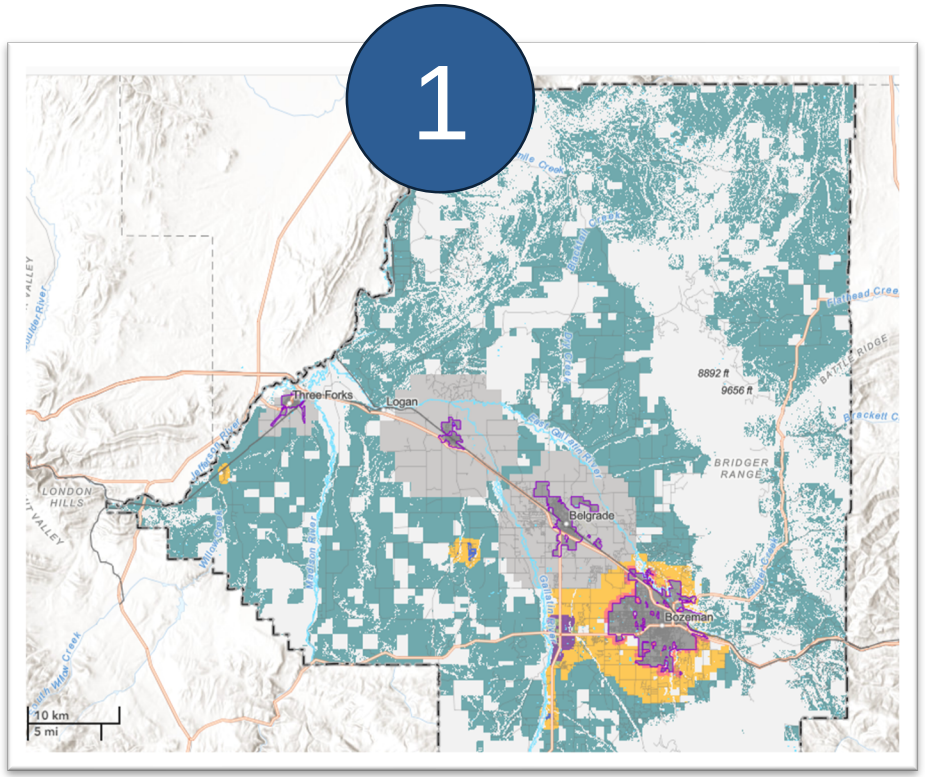
Round Two Community Meetings

September 2024



PROJECT OVERVIEW

Two Component Project



Future Land Use Map (FLUM)



Gallatin County Housing Strategy (HS)

Project Timeline

We are here!



Builds on What We've Done & Heard

County Adopted Planning Documents
(and associated public input)



8 practitioner meetings with **66** participants

5 public meetings with **145** participants

61 e-mailed comments

316 survey responses

216 comments on existing conditions maps



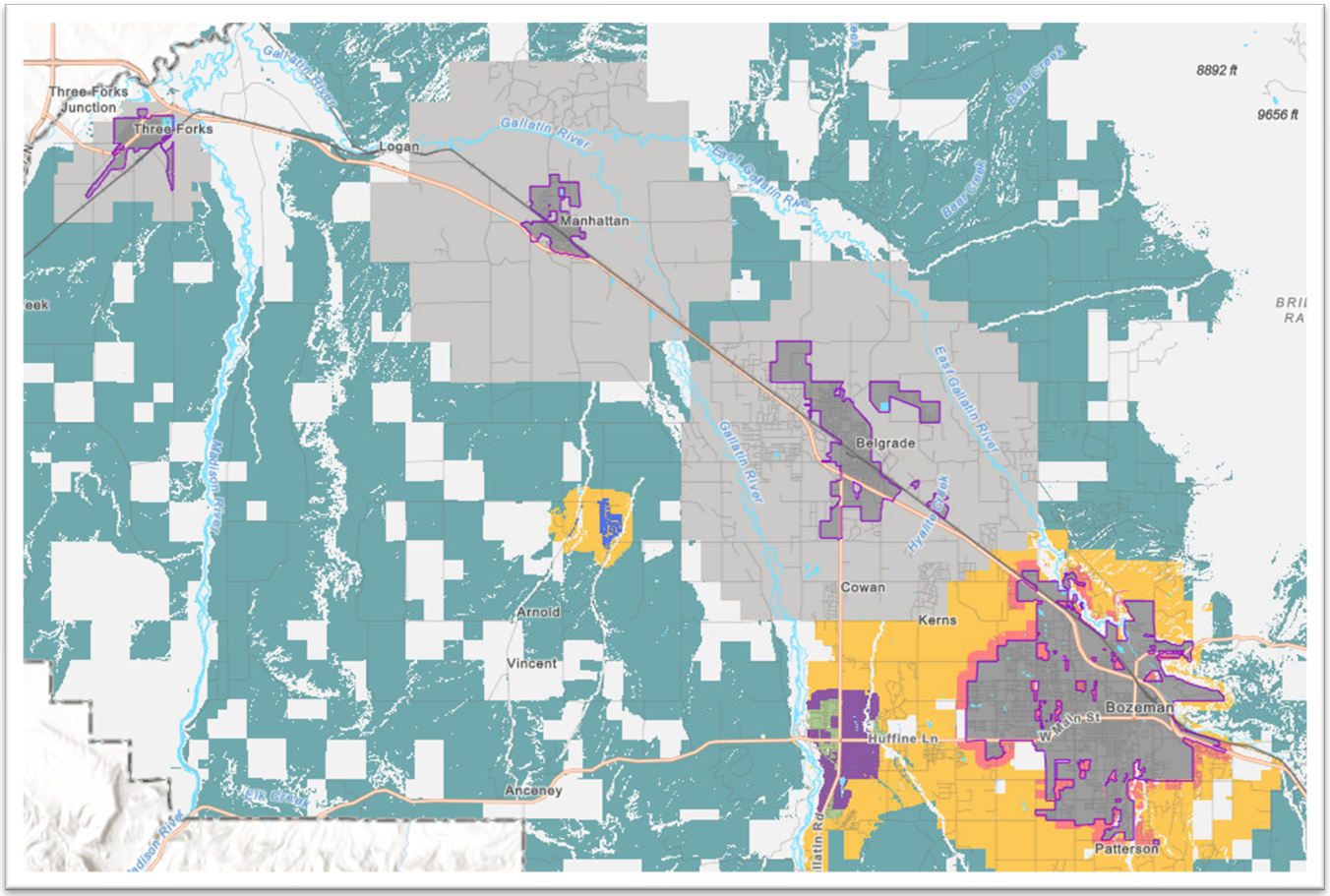
Who We've Heard From

- Agricultural producers
- Businesses
- Builders & Developers
- Elected and appointed officials
- Environmentalists
- Federal and state land managers
- Owner's associations
- Housing advocates
- Major employers and employees
- Municipal partners
- Non-profits
- Peer counties
- Property owners
- Recreation advocates
- Residents
- Realtors
- Service providers
- Water and groundwater experts
- Wildlife experts
- And many others!

Scope and Jurisdiction

Outside of the Scope of the FLUM & HS:

- Municipalities & their planning jurisdictions
- State & Federal Lands
- Conservation Easements





FUTURE LAND USE MAP AND LAND USE CATEGORIES

What the FLUM is and is not

The FLUM <u>is</u>:	The FLUM <u>is not</u>:
☑ A tool illustrating the **community's vision for growth**	☒ **Regulatory** (it's a guiding document)
☑ **Guidance** for decision making	☒ **Zoning** (although it helps inform zoning)
☑ Formed by the **public, existing plans, experts**	☒ A **development plan**
☑ **Amendable**	☒ Going to **impact existing approvals**

How was the FLUM Developed?

Growth Policy
Public Outreach
Stakeholder Collaboration
County Adopted Plans

Round 1 Outreach
Public Outreach
Stakeholder Collaboration

Development Suitability Analysis

Special Topics

Foundation

What We've Consistently Heard:

Growth is most suitable:

- Within/near existing population centers
- Areas served/serviceable by public water & sewer
- Outside of areas with:
  - High wildlife value
  - High fire risk
  - Steep slopes
  - Floodplain, riparian areas, stream buffers
- Where impacts to agriculture and irrigation infrastructure are minimal

Foundation

Development Suitability Analysis

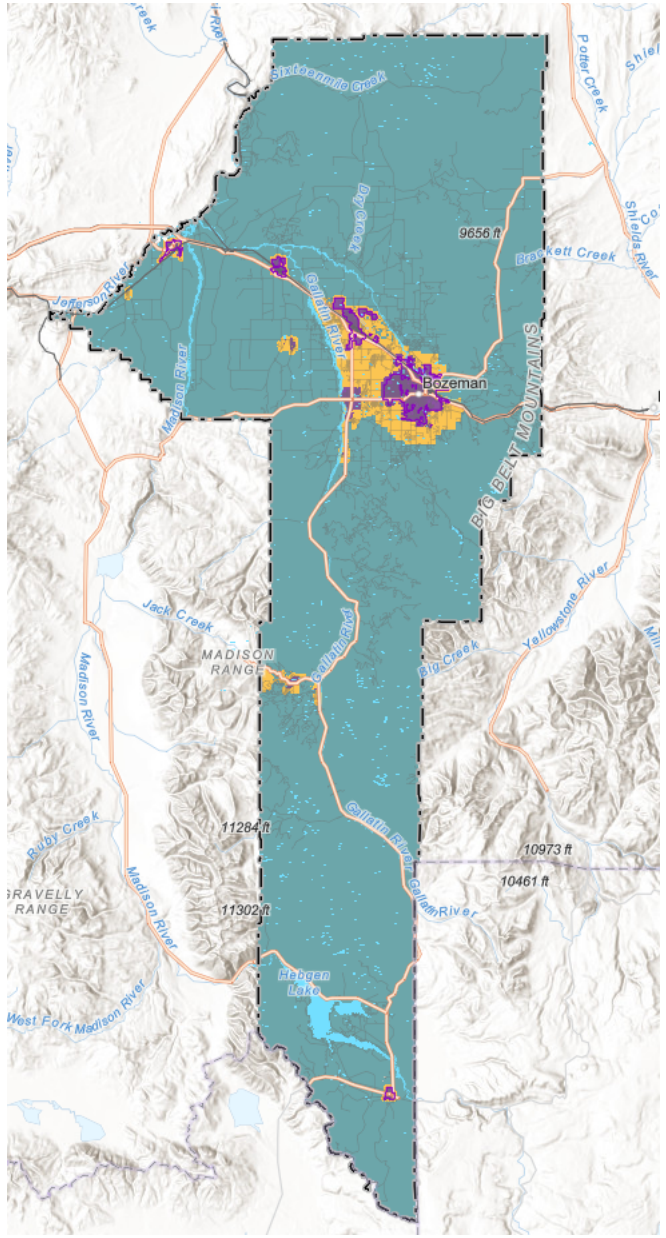
Special Topics

Development Suitability Analysis

Suitability Model Criteria Table				
Category/Criterion - with weight %		Suitable	Moderately Suitable	Less 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 Commons[1], Conservation Easements, Public Lands
- Municipal Jurisdictions: Municipalities and Municipal Planning Areas



How was the FLUM Developed?

SUITABILITY

INCLUDES:
DEVELOPMENT SUITABILITY ANALYSIS

- EXCLUDED
- LEAST SUITABLE
- MODERATELY SUITABLE
- MOST SUITABLE

+

SPECIAL TOPICS

INCLUDES: RECOMMENDED STANDARDS, IMPACT MITIGATIONS, INCENTIVES, CONSIDERATIONS

INTEGRATED

- Housing
- Agriculture
- Accessibility
- Water Quality & Quantity
- Transit / Connectivity

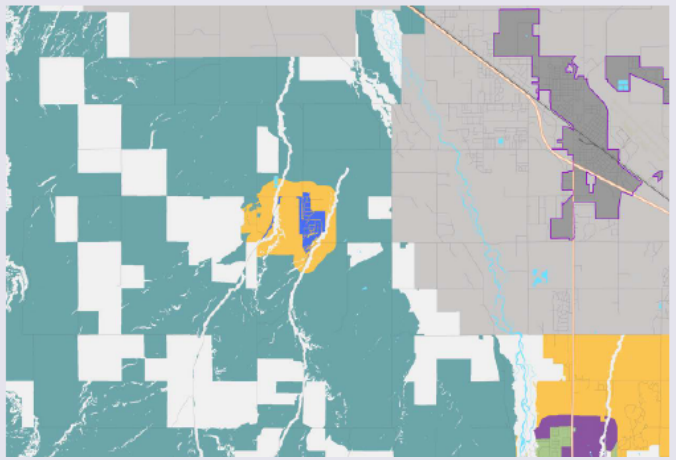
OVERLAY

- Future Public Infrastructure Areas
- Ag. Soils
- Groundwater Recharge
- Groundwater Nitrate
- Open Spaces
- Wildlife Conflict

=

COUNTY-WIDE FLUM CATEGORIES

INCLUDES: PURPOSE, RATIONALE, METHOD, GENERAL LOCATIONS, DEFINING CHARACTERISTICS, AND GUIDELINES



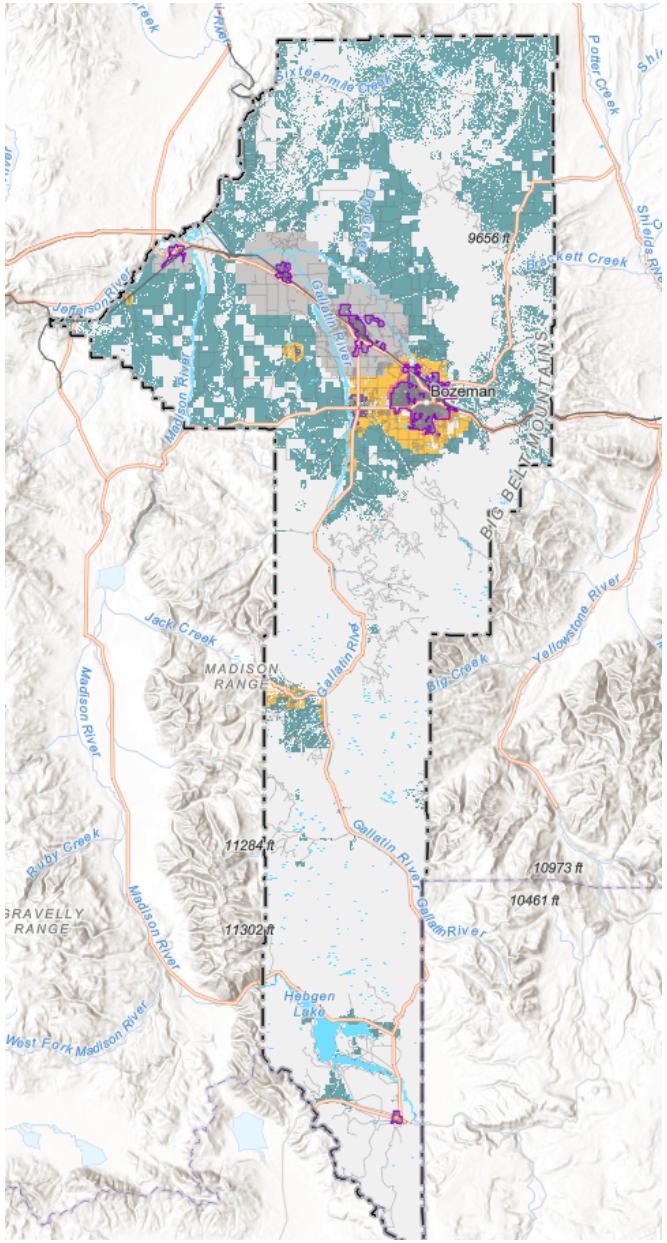
Where the FLUM Encourages Growth:

As Is:

- Urban Growth Areas
- Rural Growth Areas

Contingent on Infrastructure:

- Annexation Holding Areas
- Public Infrastructure Holding Areas

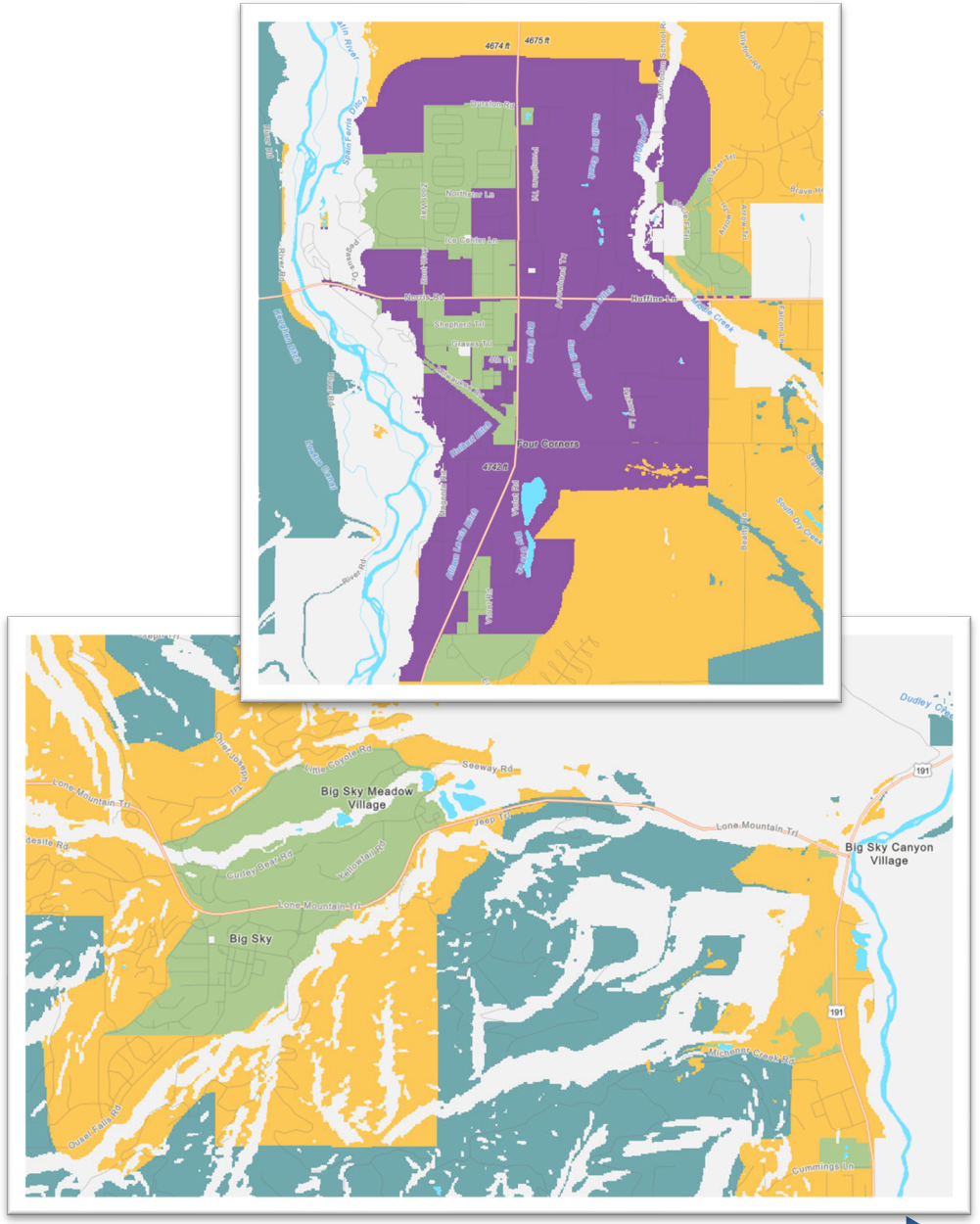


Urban Growth Areas

- ***Purpose:*** Support urban development in community cores, with existing water and sewer, multi-modal transportation infrastructure

- ***Typical uses:*** Full spectrum of housing options, mixed-use, urban agriculture, and supporting services

- ***Characteristics:*** No min. lot size, density only limited by capacity of water/sewer utilities, transit-oriented design, multi-modal networks

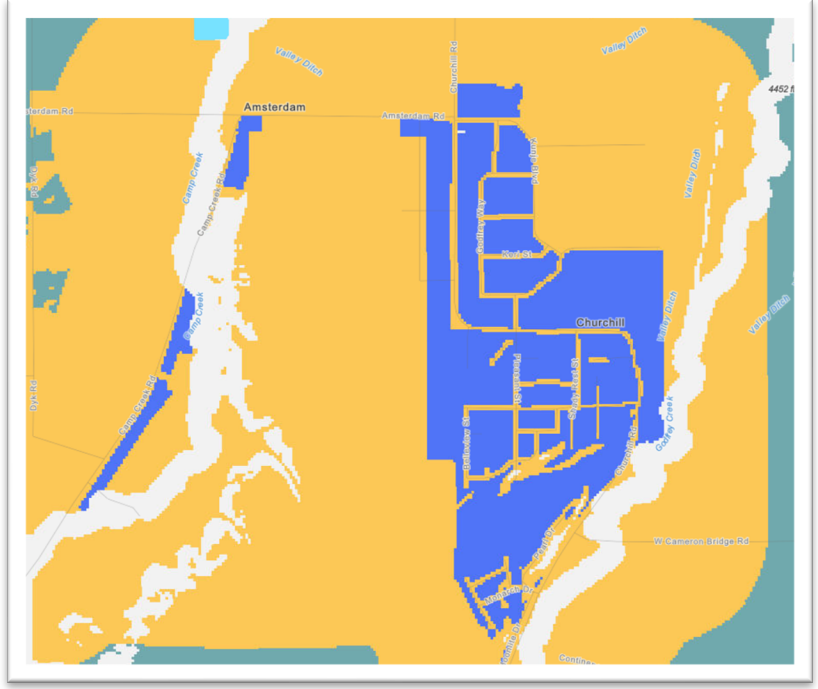


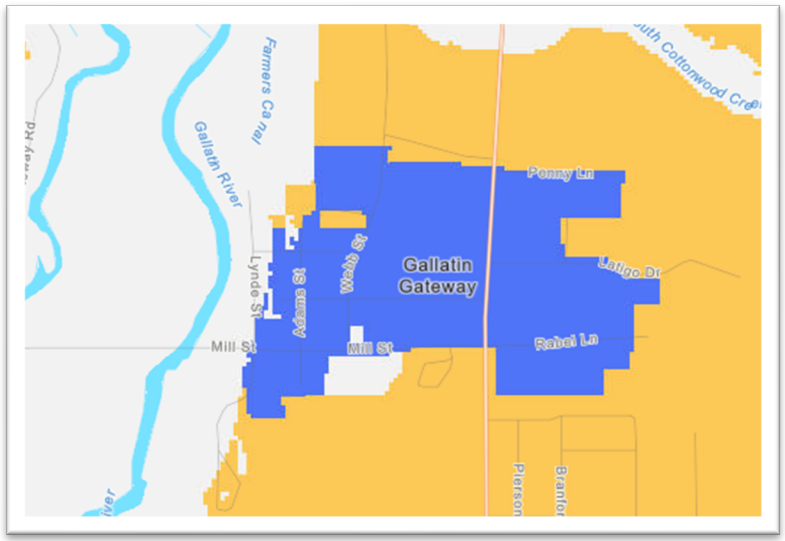
Rural Growth Areas

- ***Purpose:*** Support rural development where public water or sewer service is available

- ***Typical uses:*** Mixed-use rural scale community development, single family homes, some multifamily, agriculture, supporting services

- ***Characteristics:*** Small lots as determined by infrastructure capacity, transit-oriented design w/ multi-modal networks



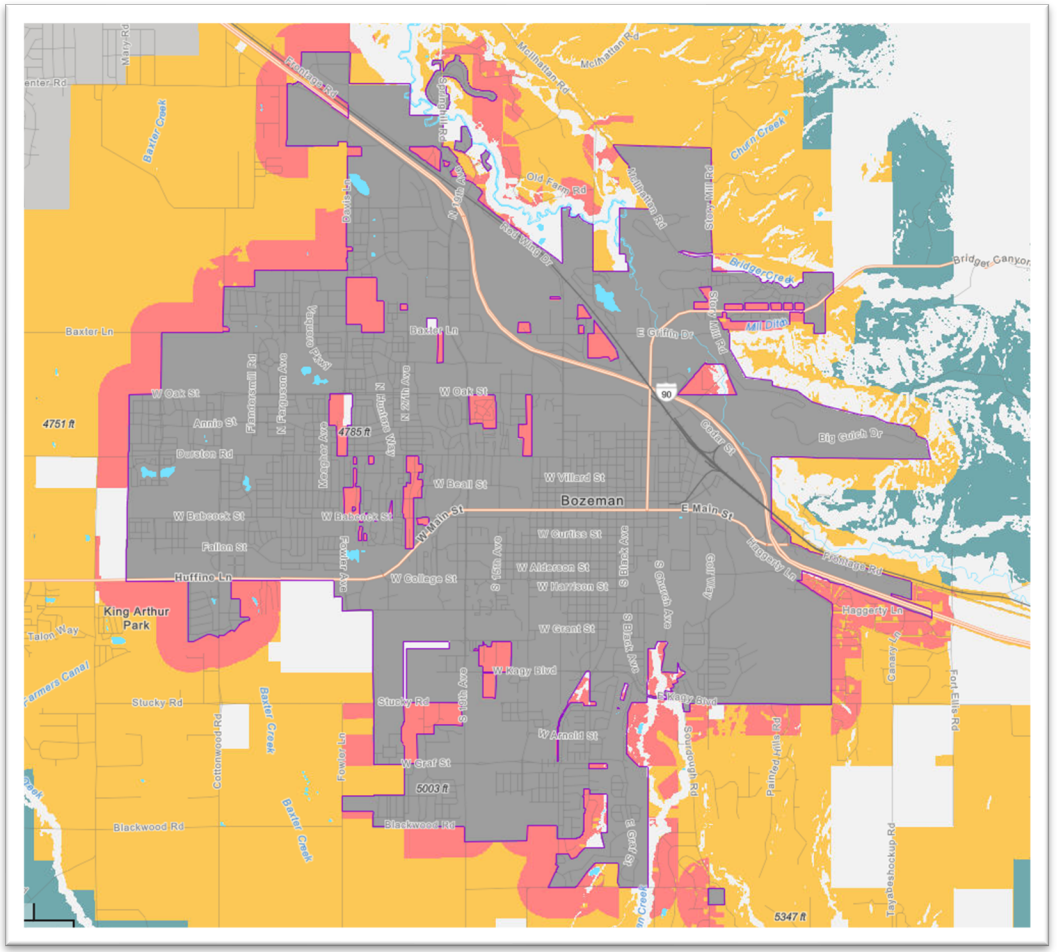


Annexation Holding Areas

- ***Purpose:*** Discourage new development on individual well and septic in areas with high potential to be served by water and sewer infrastructure if annexed

- ***Typical uses:*** Residential, agriculture, and other limited uses until connection to services occurs via annexation

- ***Characteristics:*** Low density and limited uses under County jurisdiction

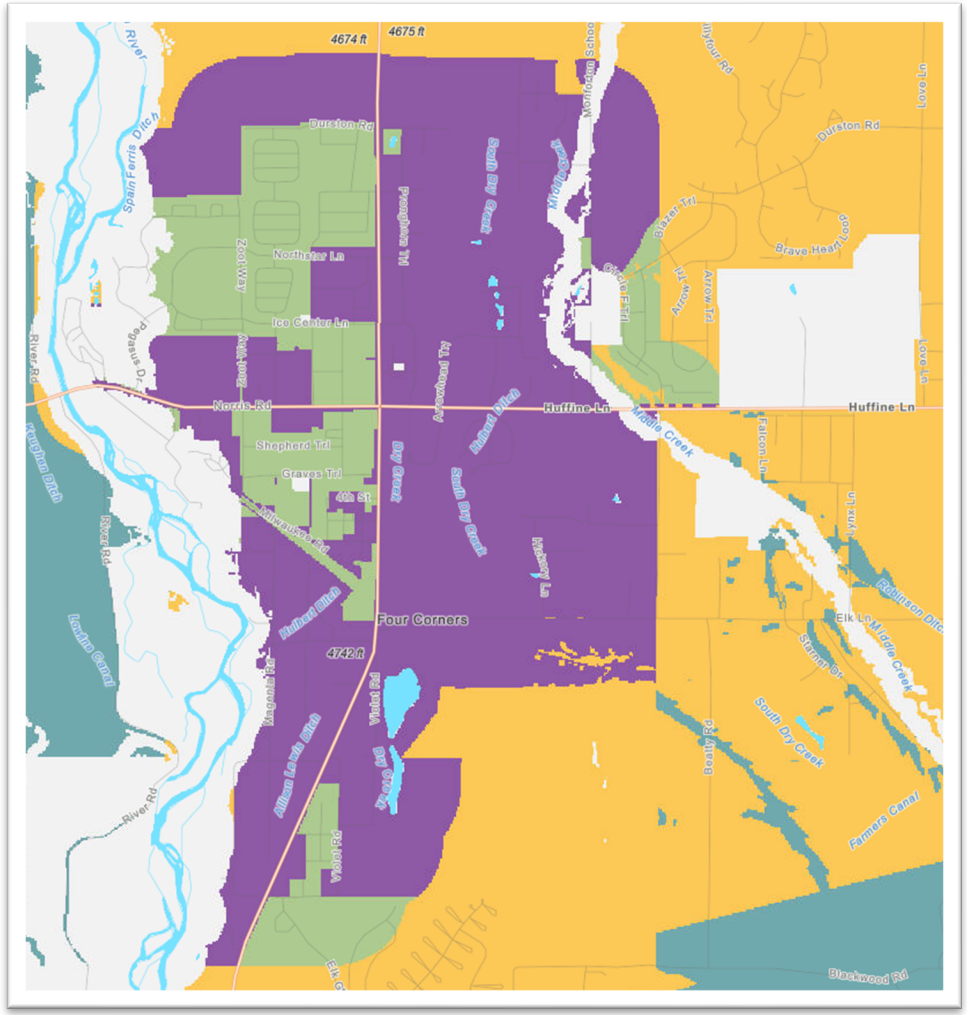


Public Infrastructure Holding Areas

- ***Purpose:*** Discourage development on individual well and septic in areas with high potential to be served by water & sewer infrastructure, under County jurisdiction

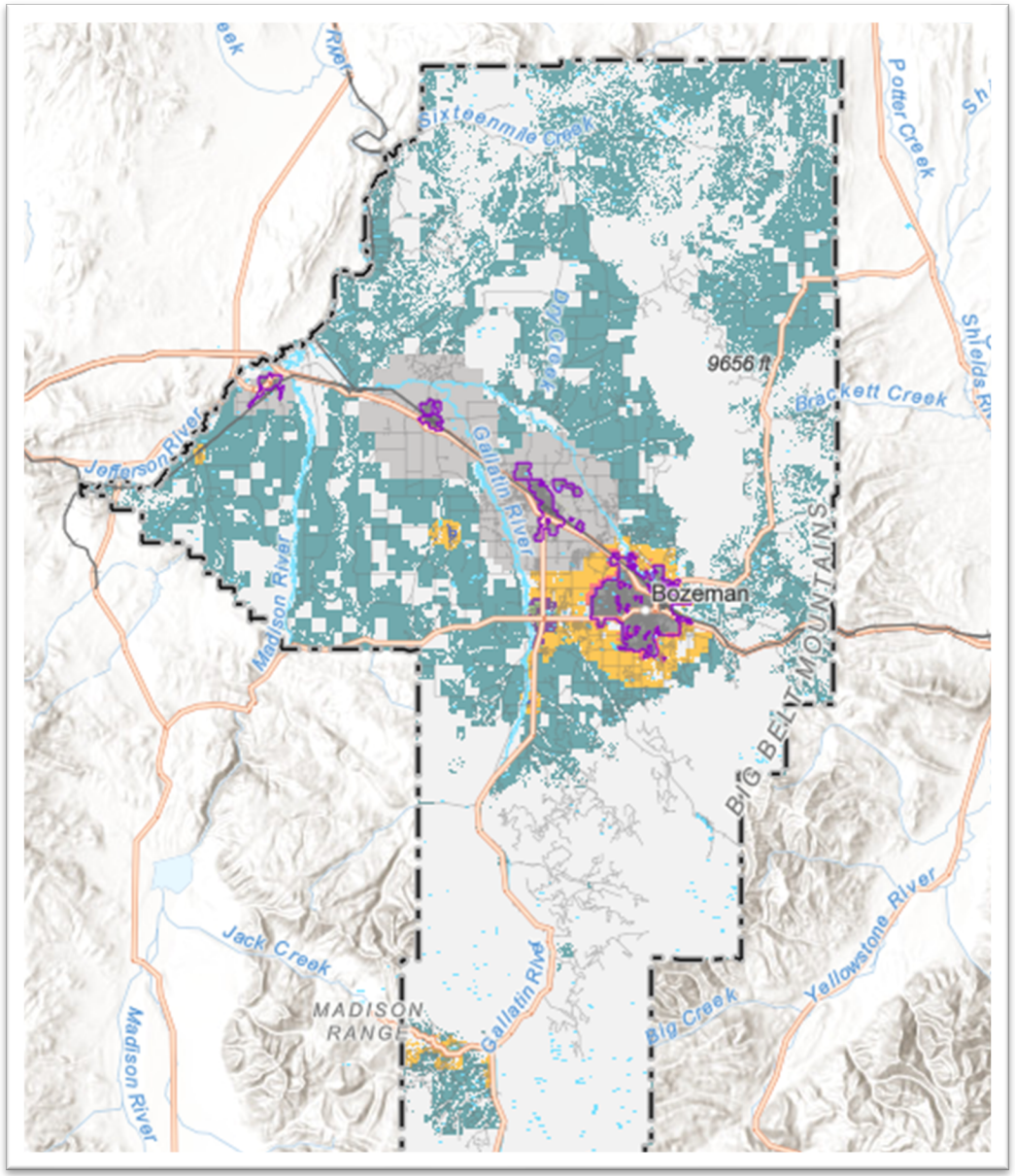
- ***Typical uses:*** Residential and other limited uses until connection to services occurs

- ***Characteristics:*** Existing uses and lot configurations remain, unless property…
  - Connects to a water & sewer district, then treated as Urban Growth Areas; or
  - Provides public/community water & sewer system capable of future connection to district, then treated as Rural Growth Areas



Where Will Growth be Moderated or Limited?

- Managed Growth Areas
- Open and Working Lands
- Public Lands, Protected, and Constrained Areas

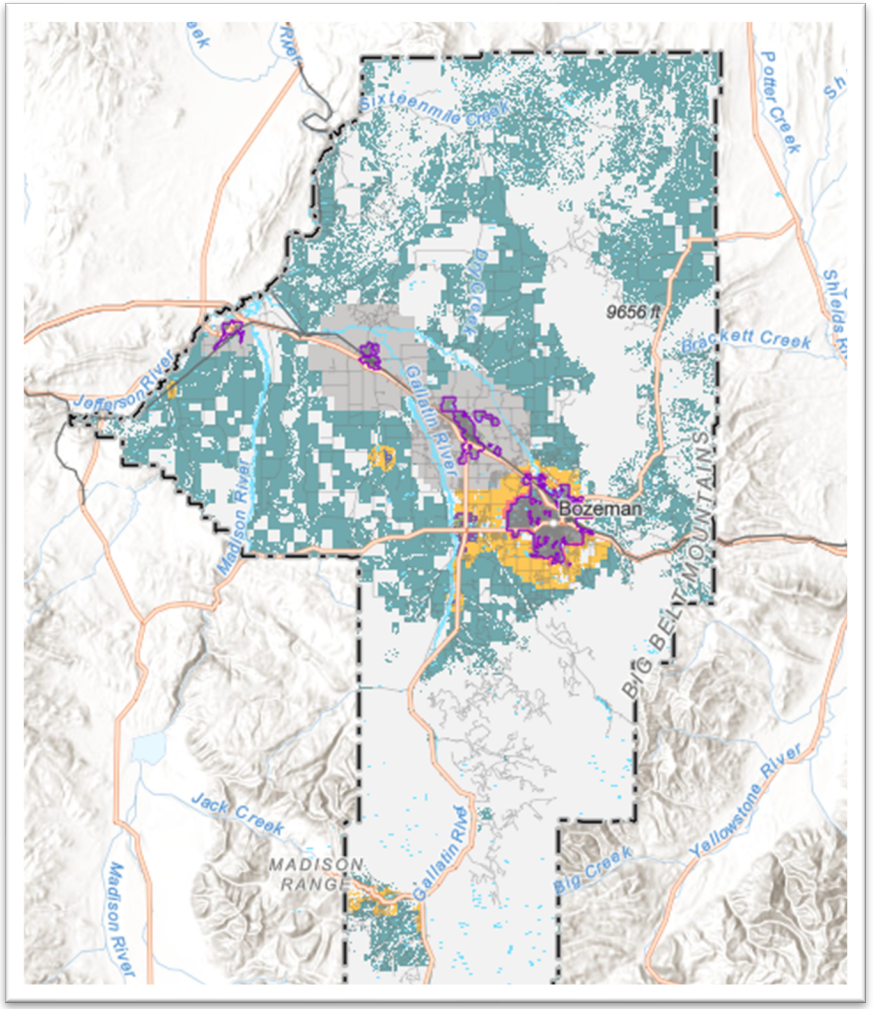


Managed Growth Areas

- ***Purpose:*** To allow moderate growth in areas with some physical limitations and encourage carefully planned use of space providing benefits for growing communities

- ***Typical uses:*** Residential, agricultural, and supporting services

- ***Optional Incentives :***
  - Some limited increase in density and uses possible via Cluster/PUD
  - Use of Cluster/PUD tied to a list of potential public benefits *(local food systems, ag soils, contiguous open space, trails, public water & sewer system, groundwater recharge, and others)*

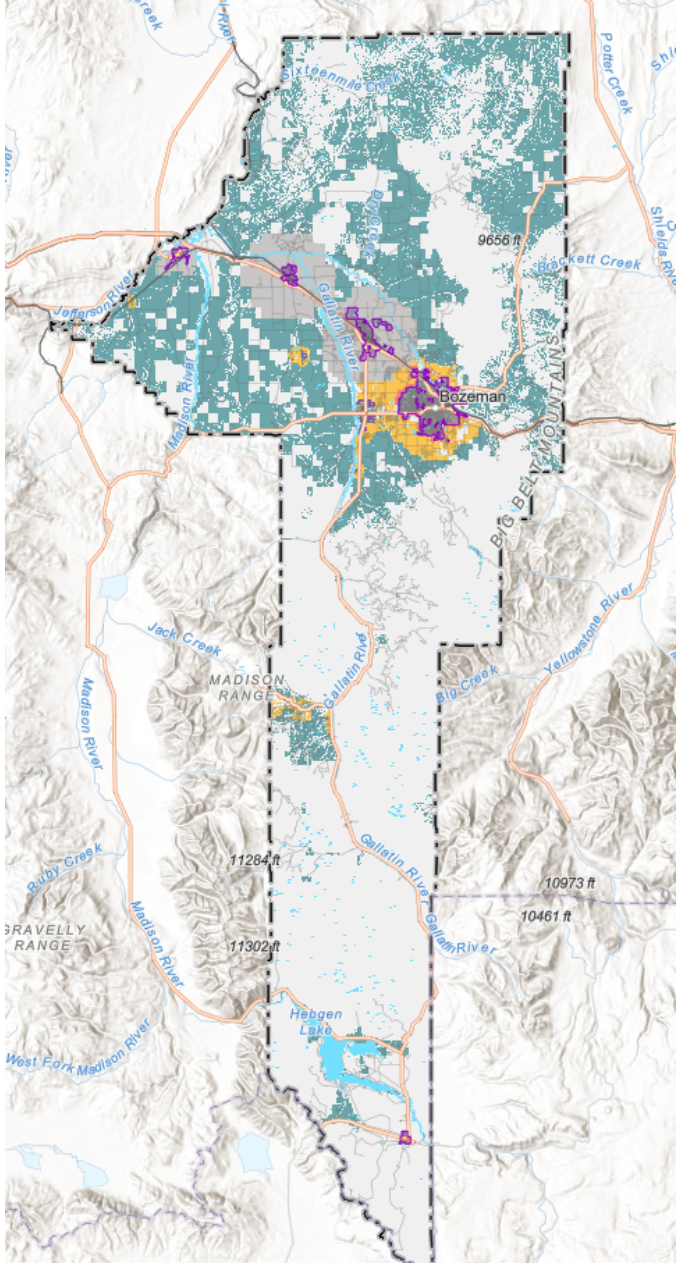


Open and Working Lands

- ***Purpose:*** Limit development in areas with extensive physical constraints, while supporting contiguous areas of working, agricultural, and environmentally sensitive lands.

- ***Typical uses:*** Agricultural and supporting uses, limited residential, appropriately sited and mitigated industrial/resource extraction, and open lands.

- ***Characteristics:*** Mix of open, natural areas and productive, working lands. Future land use policies and regulations focused on mitigating impacts from adjacent uses

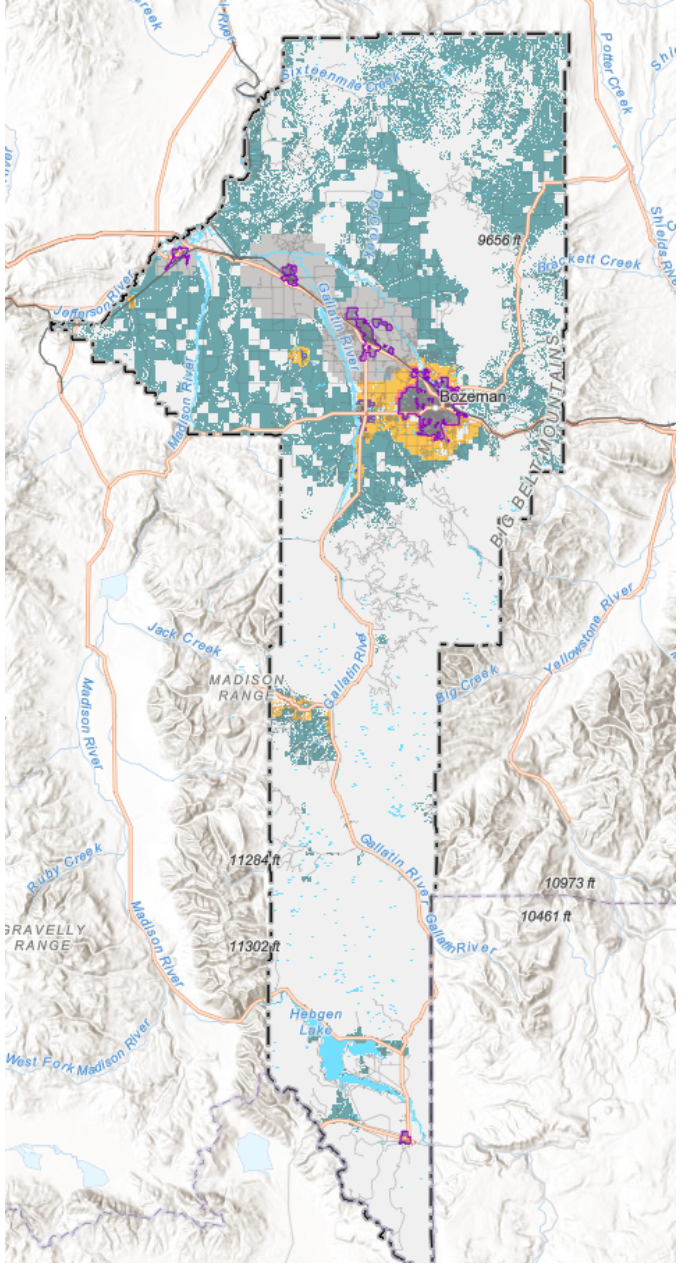


Public, Protected, and Constrained Lands

- ***Purpose:*** Acknowledge limitations on development in areas that cannot accommodate growth due to limiting factors outside the County's control

- ***Typical uses:*** New development is restricted, or as determined by private land use agreements, regulatory protections, and managing agencies.

- ***Includes:*** Watercourse buffers, floodplains, and channel migration zones; publicly-owned land, conservation easements, and areas with slopes over 25%



How are Special Topics Addressed?

Integrated within FLUM Categories:

- Agriculture
- Accessibility
- Housing
- Transportation and Connectivity
- Water Quality and Quantity

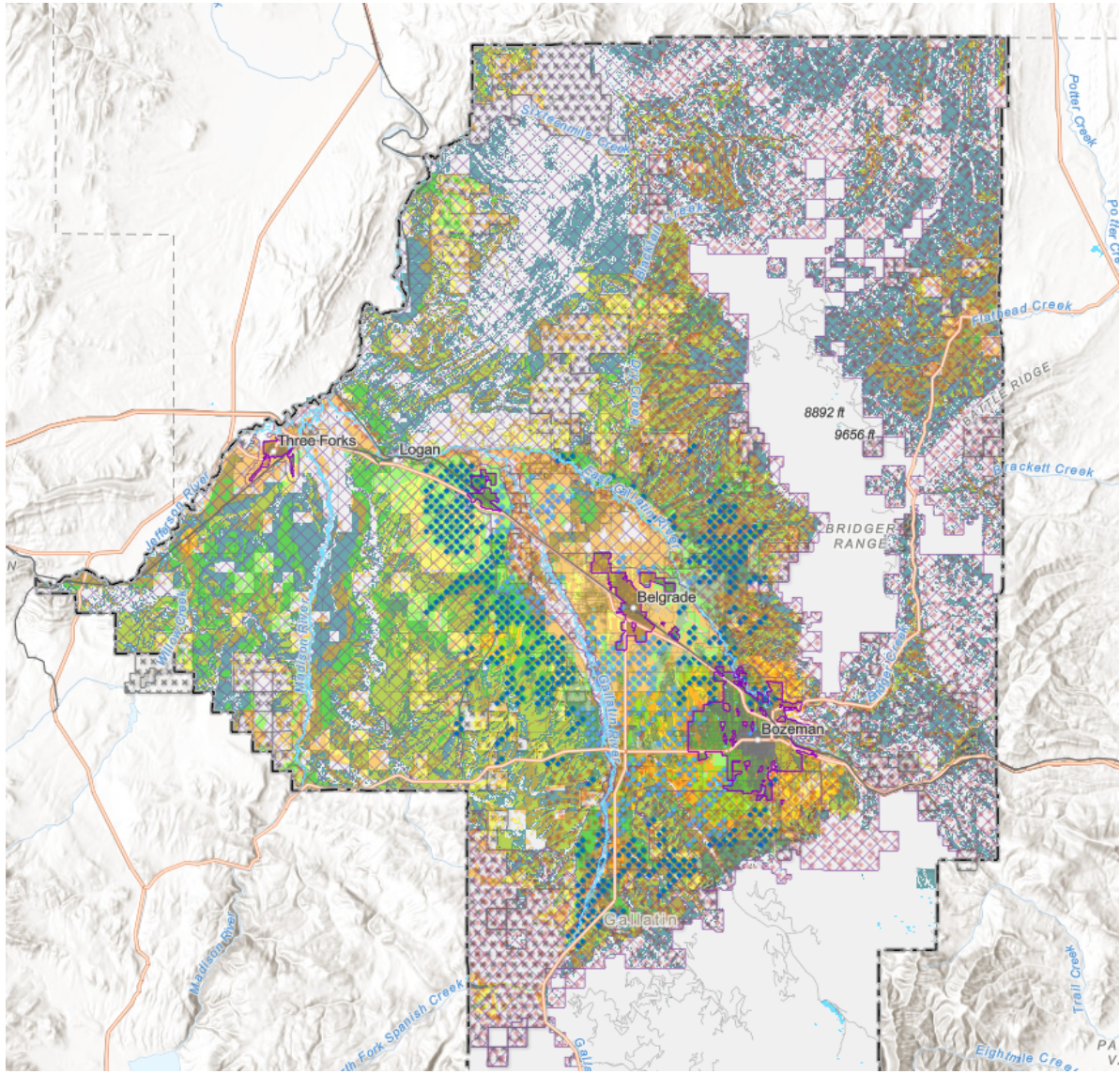
Sample Policy Recommendations

	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/packaged 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	

How are Special Topics Addressed?

Overlays:

- Wildlife Conflict Mitigation
- Groundwater Nitrate
- Groundwater Recharge
- Soils of Agricultural Importance
- Conservation Easements
- Open Space and Parkland





DRAFT HOUSING STRATEGY

Housing Strategy

What is the Housing Strategy? Policy document outlining the role of the County in housing, programs/policies the County can pursue to maintain and increase affordable housing.



Framework:

1. Supply and Land Use Policy Strategies.
2. Preservation and Stabilization Strategies.
3. Demand Strategies.
4. Funding and Implementation.

Housing Strategy Recommendations

Tier 1 Top Priorities

1. Incentivize development through zoning and land use
2. Create voluntary inclusionary housing ordinance
3. Create dedicated Housing Fund
4. Begin a land banking strategy
5. Create ADU incentive program

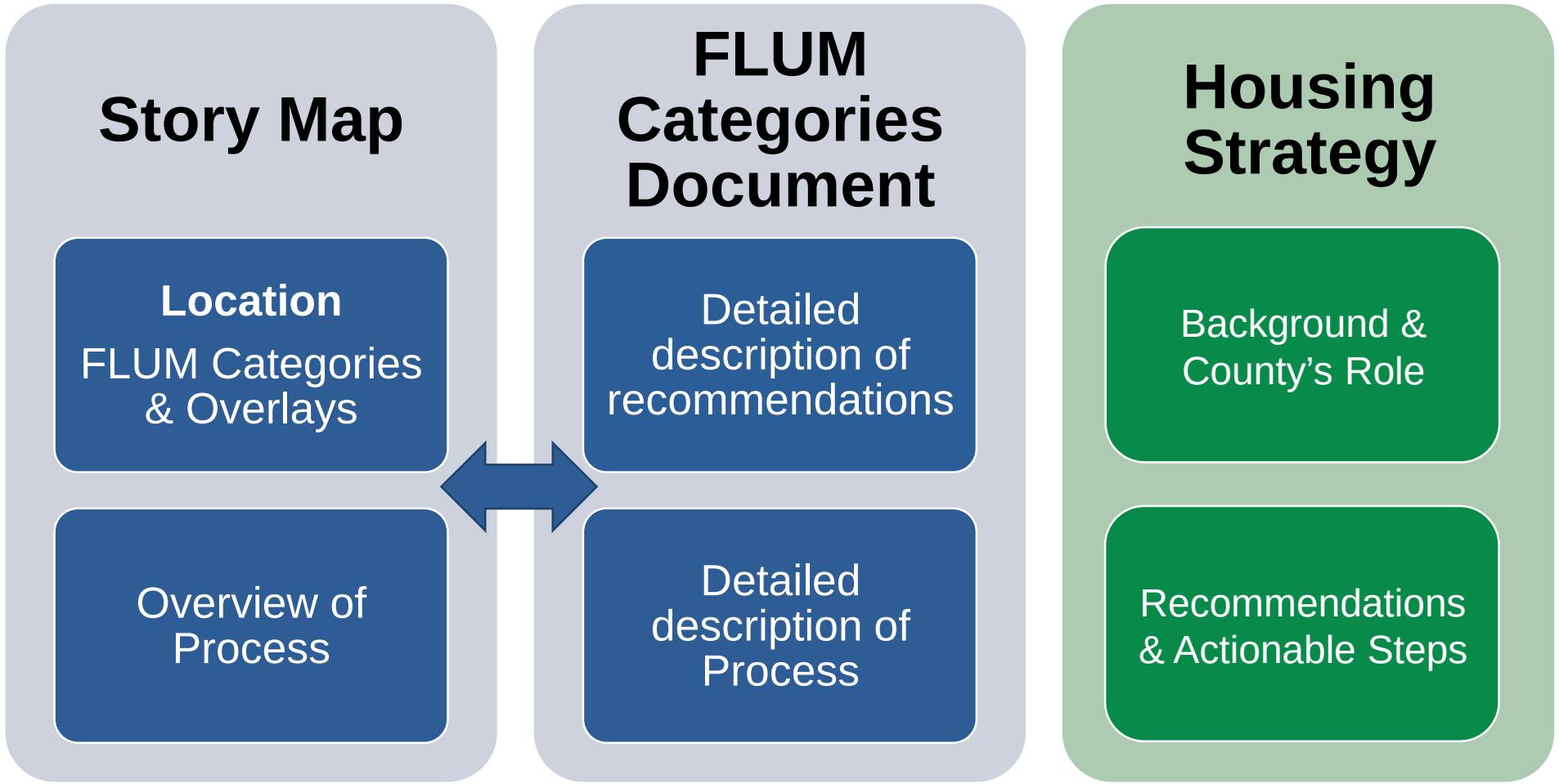
Tier 2 Other Priorities

1. Explore the feasibility of a Targeted Economic Development District
2. Small-scale deed restriction or “buy-down” program
3. Employee housing assistance program
4. Increase support for vulnerable people
5. Advocate for changes in state legislation



OPPORTUNITIES FOR REVIEW AND INPUT

Draft Materials Posted for Review: envisiongallatin.com



Where to Find Materials & Share Feedback



Gallatin County is entering the second phase of Envision Gallatin with the objective of creating a Future Land Use Map (FLUM), which is identified as a short-term action item in the Gallatin County Growth Policy and is required by Montana State law. Additionally, the County is consolidating this effort with a Housing Strategy (HS), which will serve as a Housing element in the Growth Policy. The Project will establish land use designations that are reflective of the goals and policies in the Growth Policy and a comprehensive, balanced, and equitable housing strategy that identifies opportunities for Gallatin County to address growing housing challenges. The project will be completed over a 12-month period and will include multiple opportunities for community input. Adoption by the County Commission is anticipated in the fall of 2024.

The Draft of the Future Land Use Map (FLUM) and Housing Strategy (HS) are now available for comment!

Click the below links to review materials:

→ **Draft Future Land Use Map (FLUM):** Map showing the FLUM Categories and how the draft FLUM was created

→ **Draft FLUM Category Descriptions:** Details on the purpose and recommendations including typical uses, densities, and special considerations for each FLUM category

→ **Draft Housing Strategy (HS):** Various recommended strategies to address the housing challenges facing the County.

Share Your Feedback

→ **Click Here to Take the Survey**

Other Questions or Comments?

Check out our **F.A.Q. page** addressing some of the most common questions received to date.

General feedback, questions, or comments can be submitted at any time by sending us an email at Envision@gallatin.mt.gov or by calling the Planning Department at 406-582-3130

1) Review Materials

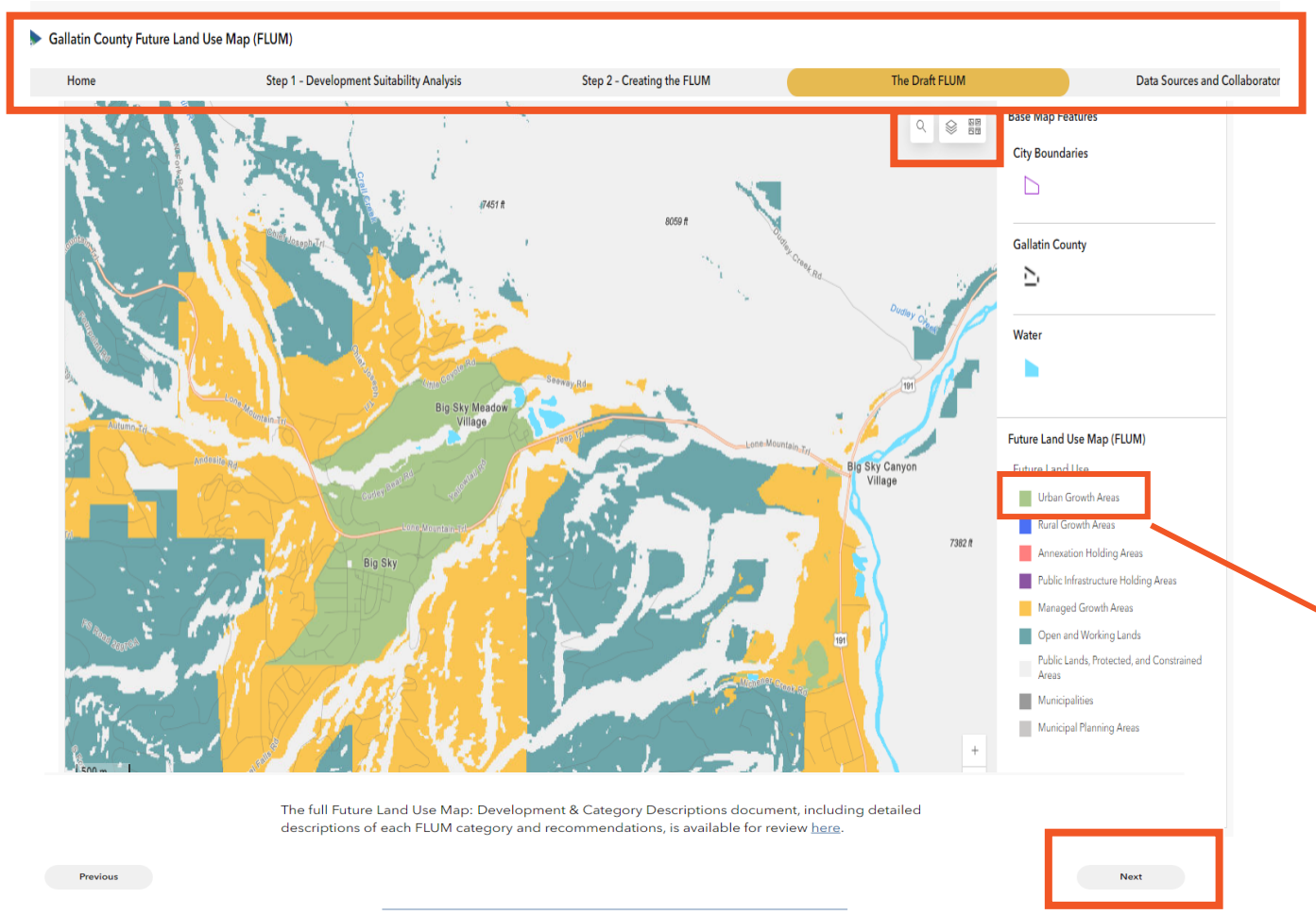


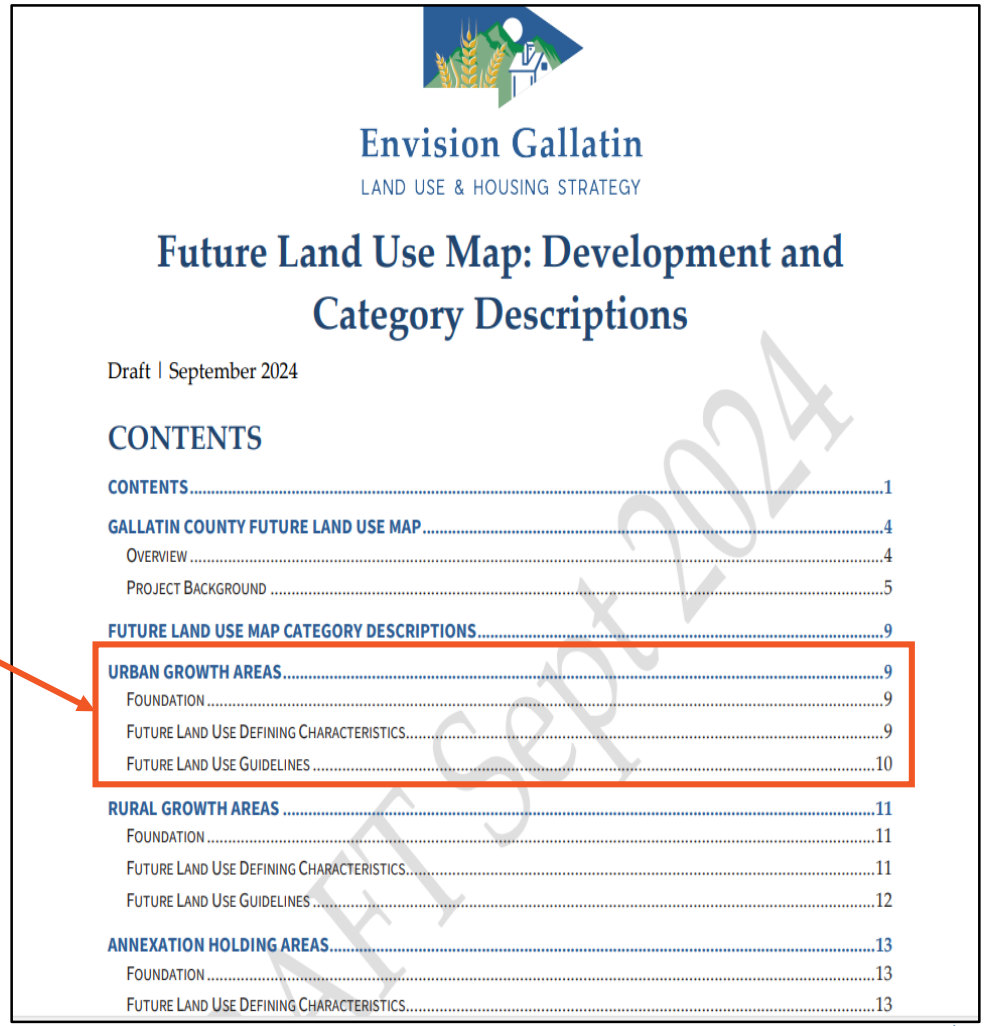
2) Take the survey!

Open now through **September 30th**

envisiongallatin.com

How to Engage with Review Materials





Envision Gallatin

LAND USE & HOUSING STRATEGY

Future Land Use Map: Development and Category Descriptions

Draft | September 2024

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

DRAFT Sept 2024



NEXT STEPS



THANK YOU!