



Envision Gallatin

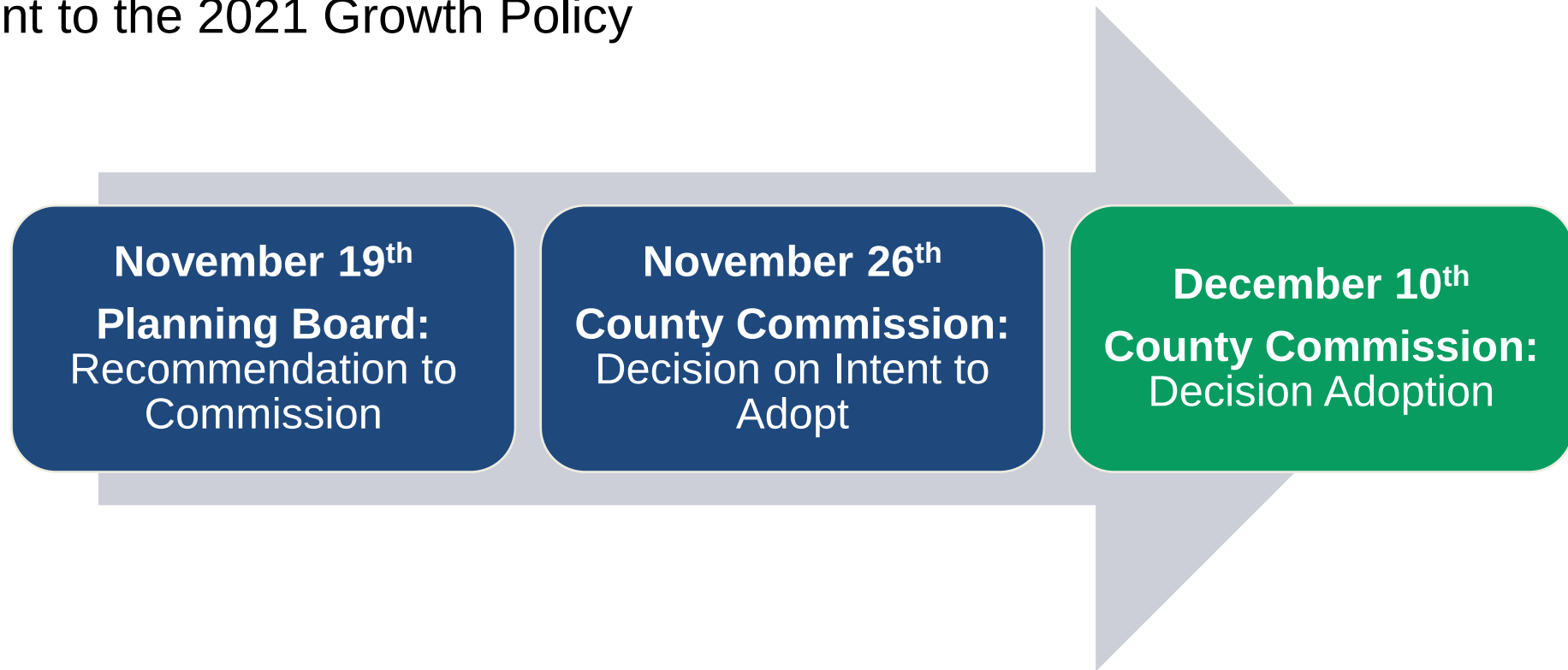
LAND USE & HOUSING STRATEGY

Gallatin County Future Land Use Map *Amendment to the Growth Policy*

December 10th, 2024

Purpose of Hearing

County Commission decision on resolution to adopt the Future Land Use Map as an Amendment to the 2021 Growth Policy





Project Overview

Project Timeline

We are here!



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LAND USE & HOUSING STRATEGY



Why Create the FLUM?

- The **FLUM** is a short-term action item in the **Gallatin County 2021 Growth Policy Implementation Table**, required by Montana law
- The **FLUM** will serve as the community's visual, spatial guide to manage future growth consistent with their goals
- Builds on the goals, policies identified in the 2021 Growth Policy and has been **continuously informed by public engagement**.

IMPLEMENTATION TABLE

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
Specific Zoning Updates	AGR-3.1, AGR-3.2, PR-1.1, PR-1.4, SCN-1.3, SCN-1.7, LU-1.3, LU-2.9, LU-3.2, HS-1.3	LS, PH	Code	County Planning Department	Ongoing
Land Planning Map Updates	LU Goal 1, LU Goal 2, LU Goal 3, LU Goal 4, LU-1.1, LU-1.5, LU-1.9, LU-2.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Ongoing (as Neighborhood Plans, Zoning Districts, etc. are adopted)
Develop Future Land Use Map	LU Goal 1, LU Goal 2, LU Goal 3, LU Goal 4, LU-1.1, LU-1.5, LU-1.9, LU-2.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Short-term



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)
☒ Appropriate to establish intent, purpose, ranges, and guidelines	☐ Appropriate for specific, detailed standards
☒ Informed by the public, existing plans, and experts	☐ A development plan
☒ Amendable	☐ Going to impact existing approvals



Use of Growth Policy

76-1-605. Use of adopted growth policy. (1) Subject to subsection (2), after adoption of a growth policy, the governing body within the area covered by the growth policy pursuant to [76-1-601](#) **must be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the:**

- (a) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;
- (b) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and
- (c) adoption of zoning ordinances or resolutions.

(2) (a) A growth policy is **not a regulatory document** and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law.

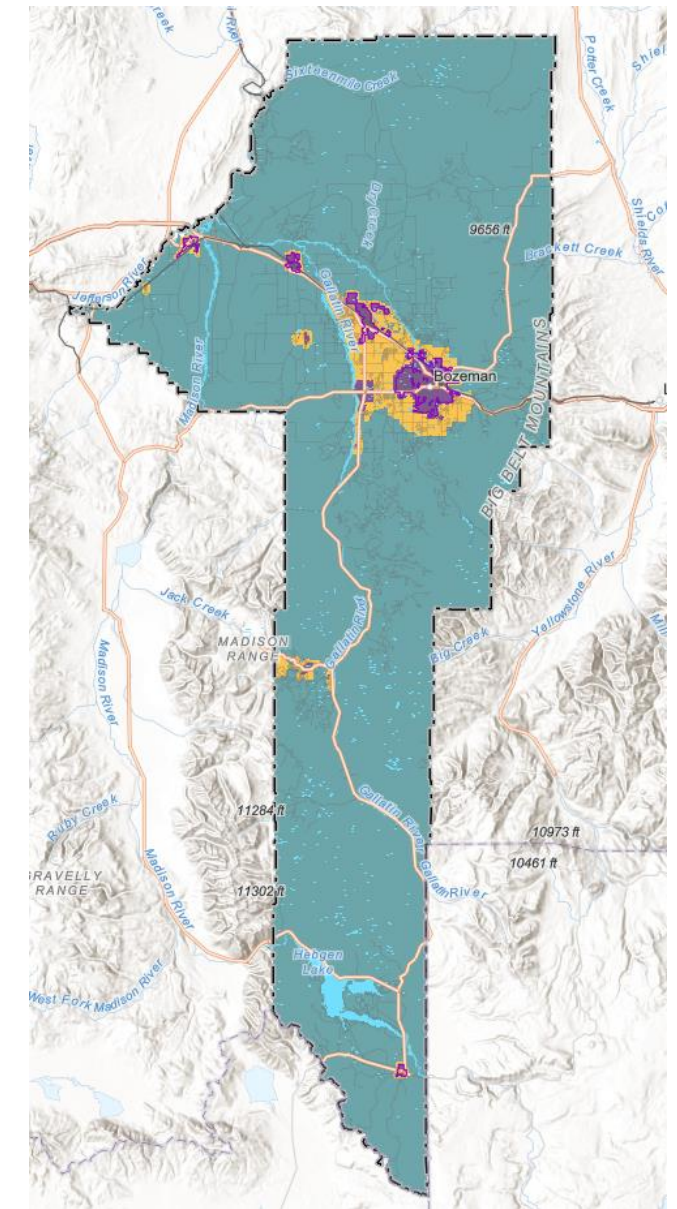
(b) A governing body **may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with a growth policy** adopted pursuant to this chapter



How was the FLUM Developed?

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 Commons¹, Conservation Easements, Public Lands - Municipal Jurisdictions: Municipalities and Municipal Planning Areas				



How was the FLUM Developed?



Growth Policy Amendment Overview

Contents

1. **INTRODUCTION**
includes foundation of and context for the plan. → New Preface & Acknowledgements
2. **VISION, THEMES, AND VALUES**
sets the stage with overarching guidance.
3. **OUTREACH PROCESS AND COMMUNITY PARTICIPATION**
includes a description of outreach by phase. → FLUM Outreach Overview and Themes
4. **EXISTING CONDITIONS AND FUTURE PROJECTIONS**
illustrate the current conditions in the County and identify trends. → Sidebars for Land Use Profile and Housing Needs Assessment
5. **GROWTH POLICY INFLUENCE MAP AND MATRIX**
describes category designations and includes the Growth Policy Influence Map and matrix. → Re-named Land Planning Map
6. **PRIMARY CRITERIA AND SUBDIVISION REVIEW**
gives an overview of the topics and review and evaluation process.
7. **GOALS AND POLICIES**
lists goals and policies, organized by vision and theme
8. **FUTURE LAND USE MAP**
includes the Future Land Use Map, associated category descriptions, and policy recommendations. → FLUM (New)
9. **IMPLEMENTATION AND ACTION PLAN**
identifies actions that support Growth Policy goals and policies and specifies the responsible parties and timeframe for completion. → Re-numbered Chapter Marked FLUM and other items as “Completed” FLUM Amendment Process
- GLOSSARY** → FLUM definitions added

Chapter 1 | Introduction iii

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What is in the FLUM?

Interactive Map

Map

- FLUM Categories & Overlays
- Suitability Model
- All Underlying Data

Chapter 8 – Amended Growth Policy

Overview

- Guiding Concepts
- Project Background
- Methods
- Use of the FLUM
- Limitations

FLUM Categories:

- Foundation:
 - Purpose, Rationale, Methods, Data Sources
 - Growth Policies & Outreach themes addressed
- Characteristics:
 - Typical uses
 - Density & Lot sizes
 - Optional Incentives
- Guidelines:
 - Framing, Development Constraints, Water and Sewer, Design Standards

Special Topics:

- Foundation:
 - Purpose, Rationale, Methods, Data Sources
 - Growth Policies & Outreach themes addressed
- Guidelines and Recommendations
 - FLUM Category tables
 - Text

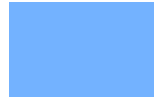


Where the FLUM Directs Growth: 5 yr planning horizon

As Is:



Urban Growth Areas



Rural Growth Areas

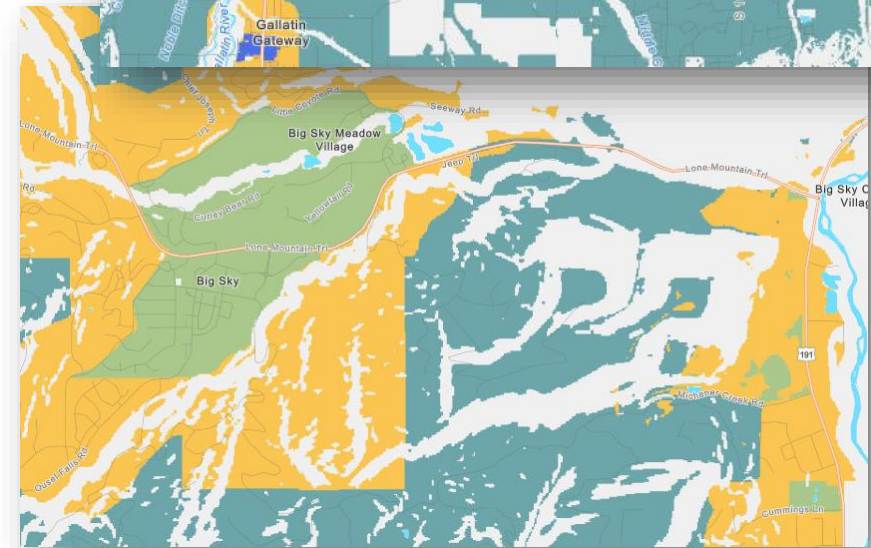
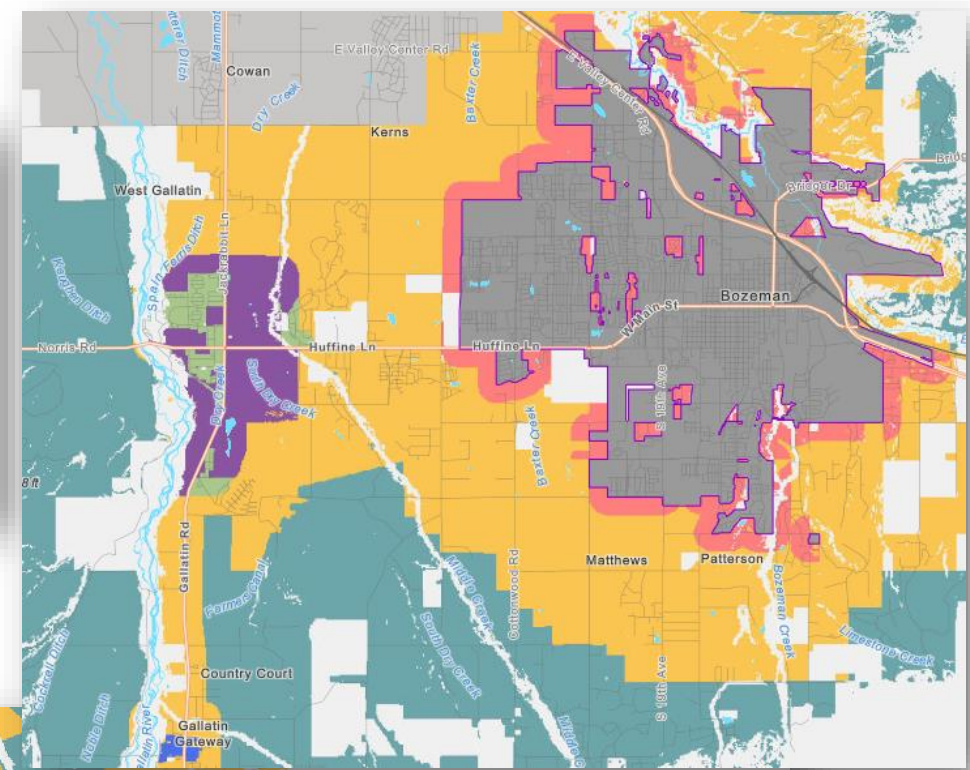
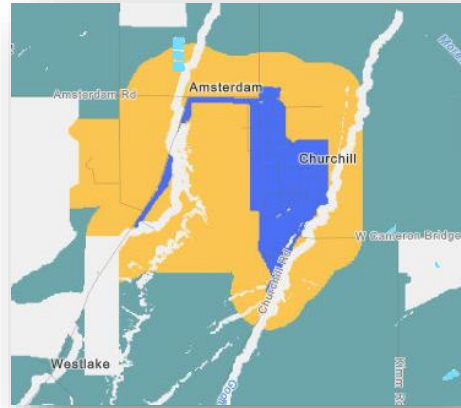
Contingent on Infrastructure:



Annexation Holding Areas



Public Infrastructure Holding Areas



Where the FLUM acknowledges limiting factors

5 yr planning horizon

Some:



Managed Growth Areas

More:

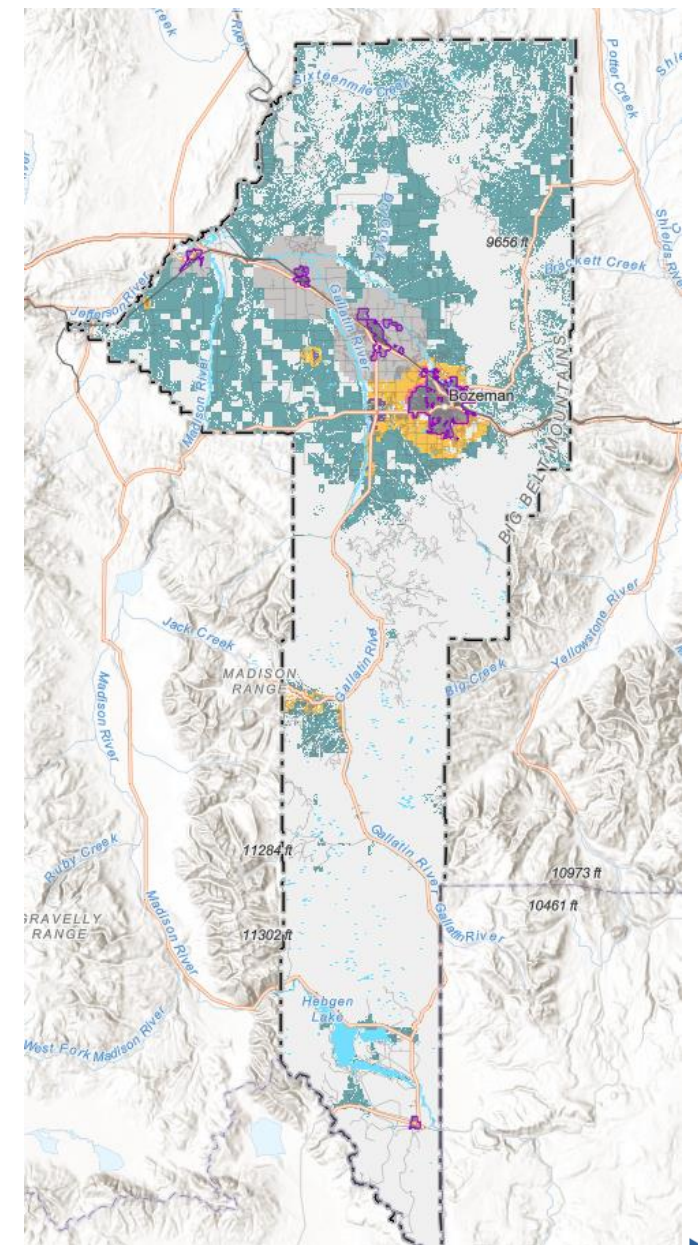


Open and Working Lands

Most:



Public Lands, Protected, or Constrained Areas



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How are Special Topics Addressed?

Integrated within FLUM Categories:

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

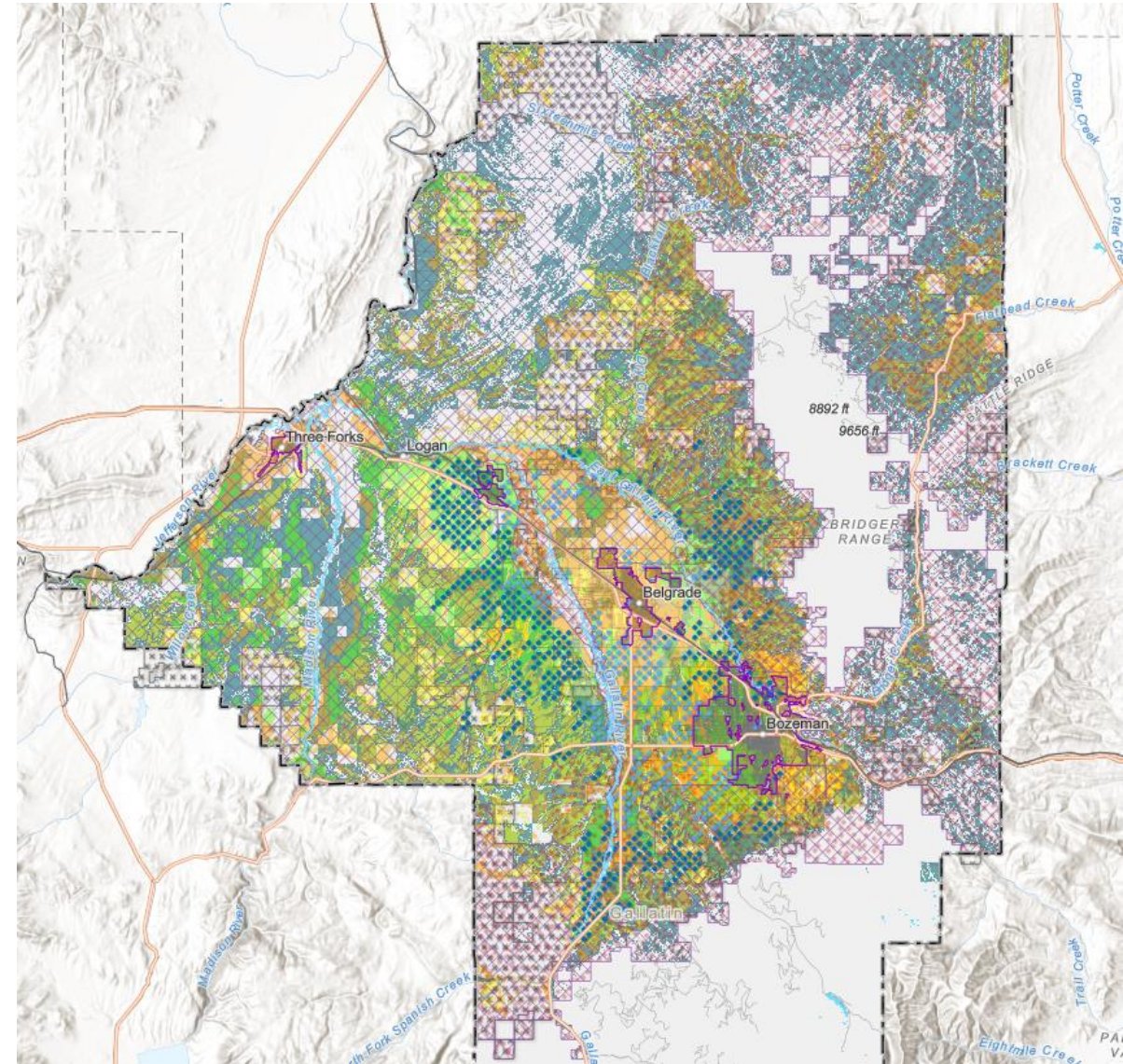
Recommendations		UGA	RGA	AHA	PIHA	MGA	OWL
7	In land use policies and regulations, include protections for ditches, enforceable during the development review process, including but not limited to: a. Acknowledgement of existing ditch access easements established by state law, b. Prohibition on building,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



How are Special Topics Addressed?

Overlays:

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



What is in the FLUM?



URBAN GROWTH AREAS (UGA)

Foundation

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

Rationale: There are limited areas within the County's jurisdiction that

WHICH GROWTH POLICY (GP) POLICIES INFORMED THIS CATEGORY?

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

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

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

Future Land Use Defining Characteristics

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

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

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

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

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

Amendment Process

FLUM Amendments: Integration of new/updated data following the **methods, criteria, and processes** used in FLUM

When: **5-year planning horizon**, or more frequently **as needed**

Who: Public or Planning Department

How:

Administrative updates: Official boundary, public property ownership, or property agreement updates

Other updates:

- Require public hearing
- Must meet Growth Policy amendment criteria
- Must meet new data criteria





Adoption Process Updates

Adoption Process



Questions/Concerns:

- Density recommendations
- Public outreach

Detailed response to:

- Planning Board
- Public comment

Finalization:

- Opportunity for public comment
- Minor corrections



Concerns Addressed November 26th

- “FLUM is *de facto* Zoning”
- “FLUM density recommendations don’t align with all existing zoning”
- “FLUM does not replicate existing development patterns”
- “FLUM not consistent with some approvals since 2021 Growth Policy”
- “FLUM didn’t consider transportation network”
- “Public Outreach Not Sufficient”
- “Basis for Density Recommendations”
- “Water & Sewer Not Considered”
- “Water and Sewer Not Considered, Rae Water & Sewer”
- “Amendment Criteria Unclear”
- “Moratorium/Permanent Limitations”
- “Spot Zoning Criteria for Amendments unreasonable standard for developers to meet”



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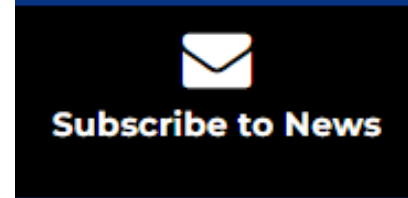
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envision@gallatin.mt.gov



Planning: 406-582-3130





Thank You