



Envision Gallatin

LAND USE & HOUSING STRATEGY

Steering Committee Meeting #5

August 14, 2024 | 1:00-3:00pm

<https://us02web.zoom.us/j/84974718919>

Agenda

Welcome and Roll Call

The following Steering Committee members were in attendance:

- Lori Christenson
- Lila Fleishman
- Zach Brown
- Wylie Philips
- Ted Guis
- Garrett McAllister

Approval of February meeting notes

- SC: Remembering more discussion around the needs section and the need for lower-income housing. It would be nice to see housing targets reflected in the notes (and subsequent policies) discussed by the Steering Committee.
- Project team will update notes to reflect discussion around housing targets and re-distribute with the Steering Committee before posting to the project website.

Public Comment

No public comment was provided.

Discussion: Future Land Use Map and Land Use Categories

- Future Land Use Map General Discussion
 - o SC Member: when we say “discourage growth”, what does that mean?
 - Staff: The FLUM is a policy document, rather than a regulatory document. So the FLUM and associated policies are designed to incentivize (and in some cases, disincentivize) certain types of development based on underlying conditions.
 - SC member: Just trying to think about the tools the County would use to disincentivize development on individual well and septic in

some areas, particularly well the law says an individual can develop using individual well and septic.

- Staff: County staff members have been weighing those types of considerations as part of this process
- SC Member: one potential example is a parcel that has entitlements dating back to 1913 – curious to know how that type of development fits into the proposed FLUM layers.
- Staff: The important take away here is that it will be necessary to update zoning in the future. As for existing entitlements, the FLUM wouldn't apply; it would only apply to new development/entitlement requests.
- SC Member: Might be helpful to include guiding statements that clarify the intent of the FLUM as a whole.
- Staff: Further discussion is needed with local experts to establish water and sewer connection requirements (and the impact that connecting to water and sewer services has on development density and intensity).

- Future Land Use Map Clean Up

- o Staff: We are looking for guidance on whether or not we should “clean up” the
- o SC Member: is there any benefit to “cleaning up” the map in terms of making informed land use decisions down the road?
- o Clarion: Staff and the Steering Committee have been clear to this point about wanting to maintain a data-driven process. The FLUM doesn't currently include parcel boundaries, but we can establish rules for how to interpret dual-categorized properties.
- o SC Member: there may be a benefit for doing some “clean up”; however, I don't know how to provide useful input regarding “where to start and where to stop”.
- o Clarion: Big picture – does the over-all framework of the FLUM make sense and track with what you were expecting? And do you think it would be digestible to the public?
- o SC Member: in terms of cleaning up the map, although the FLUM isn't zoning, it looks like “spot zoning”, and so it would make Planning Commission's life easier when making decisions down the line.
 - Also, is the FLUM going to address land uses allowances and buffering requirements in addition to density?

- Staff: The intensity of development will be addressed in each land use category description. Your point is a good one, and we recognize that this is not a traditional Land Use Map. Staff chose to focus less on the specific types of development that may occur and instead focus on where development should and should not be occurring. In terms of the specificity of uses going forward, staff anticipates that becoming more clear during the zoning process.
 - SC Member: I agree with what's been done to date, but I feel like there would be a benefit to providing as much specificity as possible.
 - Clarion: There is room to refine the Land Use Category designations as we go forward and provide a bit more of a "base" for translating the FLUM into zoning.
- Incorporating the FLUM into the Growth Policy
 - o SC Member: Can you explain how the FLUM fits into the Growth Policy?
 - o Staff: The FLUM will be adopted into the Growth Policy as Chapter 5. The FLUM is heavily informed by information already contained in the Growth Policy, so the FLUM will serve as the foundation for zoning updates; so future zoning changes will need to be in line with the FLUM. In the interim, I still think the FLUM can be used in development review, not as a regulatory document, but as a helpful tool to review requests for projects with no defined zoning district.

Update: Draft Housing Strategy and Policy Recommendations

- Priority Recommendations
 - o SC Member: I think the dedicated housing fund and land banking are good strategies. I would like more background on how these tools were selected as recommendations (because there are other tools out there that haven't been discussed by the Steering Committee).
 - EPS: The recommendations are informed by what is currently happening in the region and what County staff has capacity for. However, if there are other suggestions, we would love to hear them.
 - o SC Member: How do the recommendations included in this presentation align with the goals and strategies of the County Commission?
 - o SC Member: I don't think the Council has a very robust priority list for housing. We've taken advantage of opportunistic opportunities and also advanced the manufactured housing preservation project strategically, but nothing is written in stone, so to speak. To EPS' point, if there are other

things that the Commission should be considering that are not included on this list, we would like to hear them.

- o EPS: Funding is the biggest challenge. If the Commission were to support any of these it would be a pretty large step forward in taking an active role on housing than what has been taken previously.
- o SC Member: We should be deliberate in defining what we mean when we say “incentivize development” because that will be a political flash point moving forward. The government doesn’t want to come off as overreaching; so it would be appropriate to clarify that we want to incentivize attainable and affordable housing (not just “incentivize development”).
- o EPS: In the priority growth areas, it may be appropriate to incentivize attainable and affordable housing through a density bonus program. Similar programs are currently provided in Bozeman and White Fish. These types of programs are most successful in multi-family (e.g., apartment) developments.
- o SC Member: The framing the County Commission has been pushing to use in this process is that which is actually achievable for the county in terms of putting resources towards. (e.g., It this actually something we can reasonably expect a County government to participate in). The things that end up on the list—I would like the list to be short enough that implementation actions could also be provided.
 - EPS: Agreed.
- o SC Member: What other counties are being looked at as good examples for this work?
 - EPS: There are really only three counties in Montana, and the tools in Montana are so limited, that we’ve had to look elsewhere. We’re pulling a lot from what we’ve seen around the county and what’s working in Colorado; but things like land banking are pretty universal in terms of where they’re used. To your point, Gallatin County could become a leader in the housing space among Montana counties.
 - SC Member: Missoula County has a dedicated housing staff.
- o Staff: This may be a bit of a reach, but we also have to take into account the state of political realities in Montana. We should be bold, but remember that we run the risk of hitting blow-back if we attempt to adopt anything too “crazy”.

- EPS: That sound like a recommendation to put in here if people are comfortable with that (Recommendation: support statewide housing legislation).
- o EPS: Our next step is to look into Missoula, touch base with Lila, and wrap up the recommendations into a final report.

Next Steps (10-min)

- Finalize draft Future Land Use Map and Categories
- Round 2 Outreach – September 2024
 - o Various dates and locations; also includes both in-person and virtual meetings.
 - o Also includes an online survey that will be open Sept. 2-27th.
- Final Review and Adoption
 - o Aiming for December 2024 adoption.

Public Comment

No public comment.

Adjourn

Meeting adjourned at 2:39 p.m.