

Resource Document

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MAY 15, 2001

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4 CITIZEN INVOLVEMENT.

The Gallatin County Planning Board has been actively involving citizens in the planning process for the Gallatin County Growth Policy for over two years. Literally hundreds of people - citizens, staff, elected and appointed officials and specialists - have worked thousands of hours together over that time period to form a shared vision of the future, identify important issues and develop policy statements of how we can best achieve those desired future conditions.

We have achieved something equally important. **We have a process of community involvement that surpasses what we have known before.** The task forces, workshop, outreach meetings, alternative futures meetings, open houses, speaker groups, work groups, committees and staff time that it took to develop the Growth Policy required a new level of participatory democracy. In a time when special interest and skepticism can easily divide us, taking the time to listen carefully and with respect to one another for so many months about complex and potentially inflammatory issues represents an important accomplishment.

This is an investment in the future toward creating a sense of ownership and fairness, and makes it much more likely that the Growth Policy is connected to the people of Gallatin County. This partnership approach to planning has also helped countless numbers of citizens become more knowledgeable participants in implementation of the Growth Policy.

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Gallatin County Growth Policy “A Shared Vision for a New Century”

4.1 CHRONOLOGY.

- June, 1993:** Gallatin County Commission adopted the Gallatin County Plan describing current conditions within the County and setting forth policies to guide future change and development.
- November, 1997:** *Gallatin County Planning Board determined to review the Gallatin County Plan.*
- January, 1998:** *Gallatin County Planning Board initiated the “Gallatin Plan” Program to update and critique the Gallatin County Plan.*
- September, 1998:** Gallatin County Planning Department announced the NSDI Community Demonstration Project supporting the “Gallatin Plan” Program.
- September, 1998:** *Gallatin County Planning Board recommended adoption of a revised County Plan.*
- October, 1998:** Gallatin County Commission adopted the revised County Plan.
- October, 1998:** *The Planning Board accepted Four Corners Vision Statement, Policies and Strategies after a series of community forums and outreach meetings.*
- October, 1998:** Two day Community Demonstration Workshop about the “Gallatin Plan” Program and GIS.
- December, 1998:** *The Planning Board initiated the Gallatin Plan Community Participation Program.*
- Jan. – Feb., 1999:** A Community “Focus Group” met to review proposed plans for a series of community outreach meetings.
- February, 1999:** A special Planning Roundtable meeting was hosted by the Gallatin County Planning Board. A series of GIS “Gallatin Today” maps and the community participation program were presented.
- March, 1999:** *The Planning Board clarified the purpose of the Community Participation Program to “facilitate consensus on planning for Gallatin County”.*
- May, 1999:** *The Planning Board recommended the incorporation of the 1990 Bozeman Area Master Pldn Update as a revision to the Gallatin*

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County Plan in response to city-county jurisdictional rearrangements.

- May – Aug., 1999: Twelve community outreach meetings were held throughout the County.
- July, 1999:** The Gallatin County Commission adopted the 1990 Bozeman Area Master Plan Update as a revision to the Gallatin County Plan.
- August, 1999: The Gallatin County Commission’s citizen survey completed.
- November, 1999: The Gallatin County Planning Board and Planning Department publicly presented a “Trend Growth” scenario demonstrating projected growth and development in Gallatin County.
- November, 1999: Three community “Focus Groups” proposed alternative variables and assumptions to be incorporated into agricultural, conservation and development growth scenarios.
- February, 2000: Community presentation of “Alternative Growth” scenarios at the Museum of the Rockies.
- June, 2000: Gallatin Plan Program, NSDI Community Demonstration Project, “Gallatin Today Maps”, and interactive mapping are available on-line at www.co.gallatin.mt.us/planning/index.htm.
- June 26, 2000: Gallatin County Community Demonstration Project was awarded the Hammer Award.
- March, 2001: Three community open houses to discuss potential growth policies.
- June, 2001: Public hearings on proposed **Growth Policy**.



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Gallatin County Growth Policy “A Shared Vision for a New Century”

4.2 TECHNICAL ADVISORS WORKSHOP (October 1998).

**NSDI/Community Mapping Demonstration Project
 Workshop October 29, 1998, 8:30 A.M.**

<u>NAME</u>	<u>AGENCY</u>
Dressler, Paul	DOI, Federal Co-Champion
Harwood, Peggy	DOI, Federal Co-Champion
Brown, Jarvis	Gallatin Co. Commissioner
Moldroski, Denise	Gallatin Co. Environ. Health
Watson, Larry	Gallatin Co. Grants Admin.
Shepard, John	Gallatin Co. Planner
Windemaker, Lanette	Gallatin Co. Planner
Beland, R. Dale	Gallatin Co. Planning Dept.
Salmon, Nick	Gallatin Co. Planning Board
Rudberg, Joan	Local Gov., Bozeman
Vincent, Mike	Local Gov., Bozeman
Kraska, Matthew	MSU, Biology Dept.
Custer, Steve	MSU, Dept. of Earth Sciences
Burton, Gretchen	MSU, GIAC
Kohley, Tom	NGO, Beartooth Mapping
Toohill, Kevin	NGO, Beartooth Mapping
Mascolo, Patrice	NGO, Commission Candidate
Marshall, David	NGO, GIS Consultant, DTM
Deagen, Debbie	NGO, GVLT
Glick, Dennis	NGO, GYC
Wright, Bill	USDA, Co. Conserv. District

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Workshop October 29, 1998, 1:00 P.M.

<u>NAME</u>	<u>AGENCY</u>
Peek, Paul	DOI, Butte District, BLM
Snyder, Jan	DOI, Butte District, BLM
Dressler, Paul	DOI, Federal Co-Champion
Harwood, Peggy	DOI, Federal Co-Champion
Aggers, Lee	DOI, USGS, Denver
Briar, Dave	DOI, USGS, Helena
Davis, Bob	DOI, USGS, Helena
Rodman, Ann	DOI, Yellowstone Nat. Park
Armstrong, Allen	Gallatin Co. GIS Coordinator
Shepard, John	Gallatin Co. Planner
Windemaker, Lanette	Gallatin Co. Planner
Van Noy, Howard	Gallatin Co. Planning Board
Beland, R. Dale	Gallatin Co. Planning Dept.
Bradley, Dorothy	MSU, Director, Water Center

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Burton, Gretchen	MSU, GIAC
Maxwell, Bruce	MSU, Plant & Soils Dept.
Johnson, Jerry	MSU, Political Science Dept.
Kohley, Tom	NGO, Beartooth Mapping
Toohill, Kevin	NGO, Beartooth Mapping
Thatcher, Tony	NGO, GIS Analyst, DTM
Marshall, David	NGO, GIS Consultant, DTM
Compton, Scott	State of Montana, DNRC
Wright, Bill	USDA, Co. Conserv. District
Beaulieu, Sally	USDA, District NRCS
Williams, Wendy	USDA, District NRCS
Gibson, Gene	USDA, Ranger Dist., USFS
Alvin, Katie	USDA, Specialist, NRCS
Devitt, Jim	USDA, USFS

Workshop October 30, 1998, 8:30 A.M.

<u>NAME</u>	<u>AGENCY</u>
Peek, Paul	DOI, Butte District, BLM
Snyder, Jan	DOI, Butte District, BLM
Dressler, Paul	DOI, Federal Co-Champion
Harwood, Peggy	DOI, Federal Co-Champion
Aggers, Lee	DOI, USGS
Rodman, Ann	DOI, Yellowstone Nat. Park
Murdock, Bill	Gallatin Co. Commissioner
Moldroski, Denise	Gallatin Co. Environ. Health
Armstrong, Allen	Gallatin Co. GIS Coordinator
Watson, Larry	Gallatin Co. Grants Admin.
Shepard, John	Gallatin Co. Planner
Windemaker, Lanette	Gallatin Co. Planner
Flikkema, Dick	Gallatin Co. Planning Board
Forrest, Steve	Gallatin Co. Planning Board
Van Noy, Howard	Gallatin Co. Planning Board
Beland, R. Dale	Gallatin Co. Planning Dept.
Whitson, Dave	Gallatin Co. LWQD
Vincent, Mike	Local Gov., Bozeman
Youngman, Marcia	Local Gov., Bozeman
Sitton, Jim	Local Gov., Three Forks
Kraska, Matthew	MSU, Biology Department
Burton, Gretchen	MSU, GIAC
Weaver, Ken	MSU, Local Govmnt. Center
Maxwell, Bruce	MSU, Plant & Soils Dept.
Johnson, Jerry	MSU, Political Science Dept.
Kohley, Tom	NGO, Beartooth Mapping
Toohill, Kevin	NGO, Beartooth Mapping
Mascolo, Patrice	NGO, Commission Candidate

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Thatcher, Tony
Marshall, David
Deagen, Debbie
Glick, Dennis
Rasker, Ray
Compton, Scott
Alt, Kurt
Wright, Bill
Williams, Wendy
Devitt, Jim
Swain, Steve
Heilig, David
Alvin, Katie

NGO, GIS Analyst, DTM
NGO, GIS Consultant, DTM
NGO, GVL
NGO, GYC
NGO, Sonoran Institute
State of Montana, DNRC
State of Montana, FWP
USDA, Co. Conserv. District
USDA, District NRCS
USDA, Gallatin Forest, USFS
USDA, Gallatin Forest, USFS
USDA, NRCS
USDA, Specialist, NRCS

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NSDI/COMMUNITY MAPPING DEMONSTRATION PROJECT

MEETING NOTES October 29 & 30, 1998

Community Participation Program Session: 8:30 to 12:00

Introduction to Gallatin Plan

Gallatin Plan is the new label for Valley Plan. Tremendous amount of change in five years. Gallatin Plan Goals: inform citizens about current & potential impacts of growth; illustrate reasonable choices about ways to guide growth; support a public consensus which defines our common agreement to “grow smart.” There are three jurisdictional areas in the valley of Gallatin County and 15 zoning districts. The County Planning Board is given all other area responsibilities. Now, need to look beyond the boundaries to work out a collaborative land use policy so the pieces fit together.

Overview of GIS

Dr. Richard Aspinall, MSU/GYADC, reviewed mapping technology already available: Using visual presentation, illustrated the potential of GIS mapping, a tool for planning for development with various aspects in relationship. Clearinghouses and databases across the state can provide neutral information. Projected a digitized topography of the valley; a socioeconomic representation of population density and distributions; satellite image of land use classified into 10 categories.

Objective of Community Participation Session

Define appropriate process for community direction of the Plan update. Draft update to Gallatin Plan by July 1, 1999. Partners here today are the most valuable resource we have.

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Gallatin County Growth Policy “A Shared Vision for a New Century”

Discussion of Community Participation Program

How do we communicate to the people the value and potential of using tools such as GIS in formulating plans for our future?

Ray Rasker spoke on how to get the public involved in embracing the Gallatin Plan. If use GIS, this has to be something that the public can easily understand. Get broad based public support.

Who is the community we want to participate?

People who own the land: farmers, ranchers, developers

People who will be directly affected by the Plan

All the municipalities (local government officials)

Non-land owning taxpayers

Planning boards

University folks

Federal land representative

Special interest groups

Business community

Special interest groups of concerned citizens

Planners outside the county who have been through this process

Environmental professionals

Recreational planners and providers

Agricultural organizations

Law enforcement, fire officials

Commonalties: focused on land; Gallatin County residents

There's the public in general and the leadership of that public. Jerry Johnson, MSU, suggested the “snowball sampling” method for identifying leadership: go to knowledgeable people for a list of 5 names and eventually you have people who have power and influence.

Concern expressed not to send a message of exclusivity. Outreach and give-and-take needs to be out there for the public throughout the process. Support expressed for “snowballing” as an efficient way to get the ball rolling.

Identify five issues, analyze using GIS tools, make maps, present to the public, take flack, modify feedback, redo maps, present again.

Four Corners Community Plan—formed a process committee.

Formulating Community Participation Program

Number one goal of meeting is to support the Gallatin Plan. Focus efforts on actually drafting the design of community participation program.

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Use “snowballing” to identify leaders. Develop themes. Present to community. Ask clusters to spatially represent their theme, i.e. draft a map where areas of conflict will likely emerge. After mapping, can go to the larger public. The spatial representation of the issue is a focus on the geography of the issue. Take a look from above as to what’s happening below.

Critical to get citizen input. Use snowball process...let the people decide what’s do be done. Once maps are completed, need to identify ways to deal with conflict—define policies that can be used to resolve problems.

Did the public agree with the reality of themes established by the leaders? Do reality testing to get some public trust.

Brief the cluster leaders on trends, initially.

Include the media intimately in snowball groups.

Focus on areas of consensus.

Beland proposes begin the snowball process tomorrow morning.

Finding a way to effectively communicate the Plan:

1. Establish leader cluster groups.
2. Define themes and spatially represent them.
3. Bring cluster maps together.
4. Identify areas of conflict and consensus.
5. Take results to the public by varying methods.
6. Develop revised plan.

Fly over Gallatin County. Have some fun!

Information Program Session:

1:00 to 4:30

Welcome. Self-Introductions.

Beland introduced the afternoon session, summarizing the Gallatin Plan Program. The focus is on GIS and how to make information useful to the community participation process.

Overview of Community Participation

The draft program of the morning was summarized.

Objective of Information Program Session

Make the GIS technology most useful for the Community Participation Program.

Introduction of Information Program proposal

Richard Aspinall presented computerized GIS visual relating technology to the needs of the Gallatin Plan.

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Discussion of Information Program

Draft proposal from 10/1—ways to organize and define information atlas. Goal to reach consensus.

Henry Shovic, Gallatin National Forest, presentation: “Greater Yellowstone Soils and Landscapes,” a visual example of GIS stuff.

How would you present information to focus group of leaders to begin the process?

- existing digital data
- reality standards—credible data
- two years only for simplicity
- reasonably similar scales

“Gallatin County 101”—discuss meaning and relationship as well as present images.

Formulating the Information Program

Animation helps to show change. Lots of information in variety of agencies all related to our common concerns about land use.

Small Group Reports:

- Use Maxwell’s photographs
- Present a “Book:” Something’s Changing in Gallatin County
Chapters: Quality of Life/Open Agricultural Land/Land Forms
- Aerial photography as prime presentation. Groups need simple map of the valley to relate to and build on themselves.
- Maps, diagrams, pictures, graphs...all have their place and effect. What’s causing change? Can we manage and direct it? To over interpret before presentation would get in the way of cluster group’s thinking and work toward solutions.
- Opportunity: Though there’s limited support for information building, there could be funding for one person to gather data for GC 101.

Final Thoughts

Use posters to broadcast our efforts.

What’s the best way to market our ideas?

Individual resource person for each “chapter” of the book.

What are the consequences of change?

Add meaning to change.

Change can be positive.

Build on idea of the book.

Technical...information to deliver to the public and the product will come from them.

How promote beyond July 1?

Interact with spatial representations in leadership groups right away.

Avoid defining what’s “right.” Stay neutral with the public.

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Gallatin County Growth Policy “A Shared Vision for a New Century”

Community Participation/Information Program Combined Session: October 30, 1998

Welcome.

Beland gave overview. Target is to complete work on the two programs: Community Participation and GIS...

Slide show presented by Dale Beland, Gallatin County Planning Dept.

Jerry Johnson presented his ideas on “**snowballing**,” from yesterday.

“Gallatin Co. 101” would provide basic information to generate thoughts on themes.

Handout on Gallatin Plan Community Participation Process was discussed. (Yesterday’s work.)

Richard Aspinall gave his 10 minute presentation regarding the tool of GIS for the task of the Plan, using ArcView software.

Handout on Gallatin Plan Information Program was discussed. (Yesterday’s work.)

Bruce Maxwell has work done with county areas using aerial photos periodically since 1950s with land classifications for prediction. Layers, specific areas, visually effective.

Identify 10 leaders: each participant was asked to think about people in Gallatin Valley who could contribute to the county planning process. List 10 with specific planning related knowledge or experience or maybe influential in a neighborhood...and why. Names will be compiled. Each named person will be asked to expand the list.

Questions and Comments: Community Participation Process

Identify process to the community at onset. Get leadership rolling and emphasize openness to the public. Any Chronicle names? Will add Rick Weaver, Chronicle publisher. Reality check to represent major, known interest groups. Public announcement at onset from the County Planning Board? Assure geographic representation throughout the county. Design process as glass house, doors open, nonlinear. Diversify release of information methods. Put process in diagram form. Don’t lose sight of goal. Chronicle web-site. “Plan-it 2000.” Look at stimulating economics for the county.

Jan. 1, give leaders GV 101 and announce to public what is in process. Community policy with community support with protection against variances. Depends on how strong community consensus is. Never have had a clearly visioned county plan.

Questions and Comments: Information Program

Book idea to describe change and themes. What should first five chapters be?

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Small Group Reports:

1. Critical Lands, Growth Patterns, Infrastructure, Demographics, Critical Resources
2. Geographics, Infrastructure, Economics, Quality of Life Indicators, State of the Environment
3. Introduction, Sense of Place, Quality of Life, People, Resources, Graphics, More Information
4. Past Change, Future Change, Consequences of No Change, Evaluation, Implementation
5. Land Usage, Basic Hydrology, Transportation, Socioeconomic, Environmental
6. Introduction, Transportation, Social, Economic, Wildlife Habitat, Agriculture, Water, Conclusion
7. Natural Resources, Transportation, Infrastructure, Demographics, Economics
8. Introduction, Demographics, Natural Resources, Transportation, Economics

Just give them three maps! Information source or a workbook. No predetermined choices. Give them a picture of change. Design of information packet is for staff and will be mailed to all participants.

Final Comments

Federal Reinvention Laboratory, with the six demonstration projects; County Commission will choose whether or not to participate. This is a partnership in continuing support and information.

County Planning Board: Joe Skinner, will check that agenda doesn't drive the process. Dick Flikkema agrees, keep local foundation.

Commissioner Bill Murdock: Concern we not get too far ahead on policy. Wonderful technology team. Here's our vision. Phase II deadline relaxed.

Exciting opportunity. Thank you. Workshop adjourned at 12:30 p.m.

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Gallatin County Growth Policy “A Shared Vision for a New Century”

4.3 COMMUNITY PARTICIPATION PROGRAM (December 1998).

Gallatin Plan
Community Participation Program
(Adopted by County Planning Board 12/8/98; revised 3/10/99)

GALLATIN PLAN PROGRAM: The County Planning Board and the County Commission have endorsed the Planning Department Work Task for update of the County Plan during FY 99. This update will include review or revisions to the current Plan to define land use policy based upon community input. This update task is described as “Gallatin Plan” and will consist of the Phase II Plan revision process.

The goals of the Community Participation Program are:

- to inform citizens about growth impacts and opportunities,
- to illustrate growth management options, and
- to facilitate consensus on planning for Gallatin County.

The Program will begin with a two-pronged approach; a **planning focus group** and **community outreach**.

- The **planning focus group** would consist of seven committed “grassroots” community representatives, and would exist for approximately one month. This group would be utilized to provide feedback on “Gallatin Today”, offer suggestions on outreach to the community, and discuss a process for community participation.

The intent of using a planning focus group is to give the Gallatin Plan a “grassroots” beginning. The presentation of draft alternatives, tools, and policies developed by the Planning Board or the Planning Department could be perceived by the general community as “top down”. A liaison from the Planning Board may observe the planning focus group. The planning focus group would be disbanded after completion of the mission, the members asked to continue supporting the process as active leaders, and possibly asked to reconvene at a later date to discuss alternatives or other issues.

As suggested by the October NSDI workshop, the planning focus group will be selected through a “snowball process”. Lists of people will be asked to provide additional lists of people who would be influential to the Gallatin Plan. After this has been done several times, the group of the seven appropriate people listed the most number of times would be invited to participate as the planning focus group.

The selection will include four rural (Gallatin County Planning Board jurisdiction) members and three urban (other planning board jurisdictions) members, selected with a variety of occupations and from different geographic areas. The community-at-large would be invited to participate in all aspects of the planning focus group’s process.

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- **Community outreach** will be utilized as a means to publicize the Gallatin Plan process, inform the community, and invite participation.

The Gallatin Plan process would be publicized through a combination of press releases, public service announcements and advertisements. Other media contacts may include such things as newspaper inserts, guest editorials and TV news spots.

“Gallatin Today” will be used to inform the community about growth issues-- the present situation, and changes from the past. It will be utilized in various different methods for the media contacts, to invite participation and pique interest.

A special Planning Roundtable meeting will be held in late February to announce the Gallatin Plan process. The Planning Board will invite the members from all of the other planning boards, and host the meal.

The Planning Board will designate 30 minutes on each agenda to discuss Gallatin Plan.

Upon completion of “Gallatin Today” and the focus group’s mission, the Program will have a single major emphasis on extensive **community participation**.

- **Community participation** will begin with a series outreach meetings in numerous areas of the county. The first set of outreach meetings will include an overview on the basics of planning, subdivision, and zoning; presentation of “Gallatin Today”; and a request for feedback about planning together. The second set of outreach meetings will delve into issues and alternatives of land use policy.

Active leaders, consisting of Planning Board members and members of the planning focus group, will be asked to help facilitate this outreach.

- As the community participation area meetings begin to narrow down the selection of proposed land use policy; presentations to groups, feedback forms, the web page and possibly a survey could be used to further define policy.

Upon receipt of adequate community participation in the definition of the policy, the Planning Board will determine if there is a need to proceed with an amendment to the “Gallatin County Plan”. If the Planning Board determines that there is a need to proceed with an amendment to the Plan, the Program will gear down significantly while staff is drafting the Gallatin Plan documents (“Gallatin Tomorrow” or “Gallatin 2020”). The proposed timeframe for development of the documents is dependent on Board determination.

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4.3 PUBLIC PARTICIPATION FOCUS GROUP (February 1999).

INTRODUCTION: The planning focus group is one aspect of the Gallatin Plan Community Participation Program that was adopted by the Gallatin County Planning Board on 12/8/98. The planning focus group is to consist of seven committed “grassroots” community representatives, and would exist for approximately one month. This group would be utilized to provide feedback on “Gallatin Today”, clarify and develop issues, visualize and map issues, define apparent areas of conflict and consensus, and draft alternatives, tools, and policies.

The intent of using the planning focus group is to give the Gallatin Plan a “grassroots” beginning. The presentation of draft alternatives, tools, and policies developed by the Planning Board or the Planning Department could be perceived by the general community as “top down”. All aspects of the planning focus group’s process will be open to the community-at-large. The planning focus group will be disbanded after completion of the mission, with the members asked to continue actively supporting the Gallatin Plan.

BACKGROUND: Following the initial development of the planning focus group list at the Community Demonstration Project workshop in October, the planning department sent out 462 additional requests for suggestions of names. Approximately one-third of the requests focused on agricultural producers. With a fourteen-percent response rate, the suggested planning focus group list almost tripled to 532 names. Of these, a group of only 65 names were suggested by three or more people. This process for identification of a group clearly shows that community members recognize a concentration of a small number of potentially interested people.

STAFF RECOMMENDATION: The following nine people (and Joe Skinner) were suggested seven or more times by members of the community.

16	Tom Milesnick	(rural, agriculture, Dry Creek)
10	Dick Morgan	(rural, agriculture, Maudlow)
9	Jerry Cashman	(suburban, landscaping, Bozeman)
9	Bill Wright	(rural, agriculture, Springhill)
8	Jane Jelinski	(urban, government relations, Bozeman)
8	Gene Townsend	(small town, local government, Three Forks)
7	Gene Cook	(urban, land development, Bozemen)
7	Mike Lane	(rural, agriculture, Three Forks)
7	Dorothy Bradley	(urban, MSU Water Center, Bozeman)

A group of seven appropriate people should be invited to participate as the planning focus group. The selection is to include four rural members and three urban members, selected with a variety of occupations and from different geographic areas.

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“Gallatin Plan” Focus Group Mission Statement (Draft 1/19/99)

The “Gallatin Plan” Focus Group is intended to give the Gallatin Plan a “grassroots” beginning. This small group of representatives of the community have committed, in a series of quick and intensive meetings, to:

- Review and evaluate “Gallatin Today” information, maps, and charts;
- Suggest additional necessary information;
- Provide initial definition and clarification on issues of concern;
- Try to identify apparent areas of conflict and consensus; and
- Preliminarily identify potential alternatives, tools and policies.

Following completion of the mission, the Focus Group will be disbanded. The members of the Focus Group will be asked to continue supporting the Gallatin Plan Program throughout the process.

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On February 19, 1999, the Focus Group held their third and final meeting as assigned. Members present included Gene Cook, Mike Lane, Dick Morgan, and Bill Wright. The meeting agenda was intended to discuss possible “community planning districts”. Some members said that it might be premature to try to define districts, and that this should be done at the local level by interested landowners.

Accordingly, the Focus Group decided to concentrate on the identification of feasible meeting places around the county that would be perceived as appropriate by community residents. Their recommended list of 12 sites includes the following:

Dry Creek Church, Menard Community Center, Sedan Community Center, Willow Creek Fire Hall, Three Forks School, Buffalo Jump School (?), Belgrade Fire Station #2, Churchill Bank Community Room, Four Corners Kountry Café, Gallatin Gateway School, Big Sky Fire Station, and West Yellowstone Fire Station.

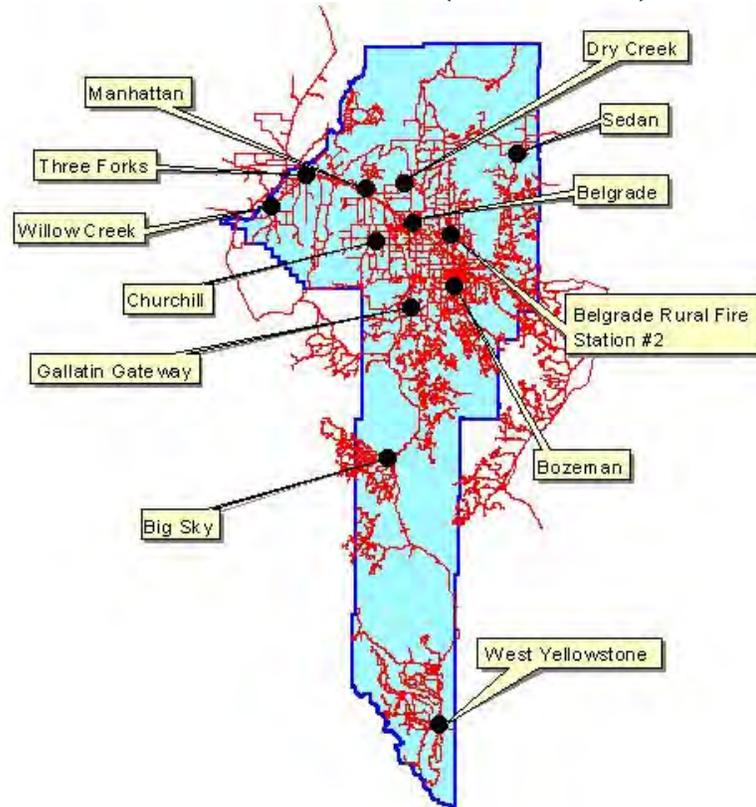
The Group urged that initial community meetings concentrate on the presentation of information about the purpose of Gallatin Plan and current trends/developments. Future meetings should respond to questions and local concerns.

Other recommendations include asking a County Commissioner to attend each meeting along with Planning Board leadership, and making an effort to contact absentee landowners.

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4.5 COMMUNITY OUTREACH MEETINGS (Summer 1999).



Dry Creek Church (5/13/99)

1. Skinner welcomed 33 citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Beland presented overview of planning in Gallatin County and NSDI project.
3. Salmon presented *Gallatin Today* maps and information.
4. Burton demonstrated GIS technology. Questions asked about availability of data, workstations for public: Website, Gallatin Today Atlas/CD-ROM, wells & septic data.

Discussion:

- How are “communities” defined? People define their own neighborhoods. (Community is the County, all county residents are members of the “community”.)
- What methods do we have to put the Plan into effect? Currently, Planning Board and County Commission use Plan for subdivision review.
- Visually demonstrate existing County Plan. (Have Plan available for viewing and purchase, have a summary handout of Plan – 1 page.)
- How will new County Plan help remaining “donut” residents? Need cooperation among all jurisdictions.

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- Can maps include areas just outside of the County (e.g., industrial/commercial development across river from Three Forks)?
- Either grow or die, but need to have “controlled growth”.
- Think about what it is that drew you here in the first place (environmental amenities: viewsheds, wildlife, open space, etc).
- Maybe look at what other similar places did wrong (Jackson Hole). (Examples of similar communities that are ahead of Gallatin County in growth and planning.)
- Look at incentives and how growth is being pushed out into the County away from Bozeman (i.e., impact fees).
- Can subdivision density or traffic be mapped?
- Negative attitude toward zoning.
- Positive attitude toward incentive based planning.
- Need some planning, not a lot of regulation.
- Do not want city people planning county. (Us / them division, not acting as a community.)
- Some interest in county control of Manhattan donut.
- Where will the next Interstate Interchange go.
- Quality of life, important issue to community.
- Need to talk to neighbors and raise interest.
- Come back when ready for next steps, about October.

Belgrade Fire Station #2 (Springhill Road) (5/20/99)

1. Salmon welcomed 9 citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Windemaker presented overview of planning in Gallatin County. Question asked about SB97.
3. Skinner presented *Gallatin Today* maps and information. Questions asked about wildlife inventories, well data, specificity of data.
4. Burton demonstrated GIS technology.

Discussion:

- How does plan affect property rights? If regulations are too specific, they can be a takings. Incentives can protect property rights, give farmers option to stay on the land.
- People need information on options (such as Transfer Development Rights) before they can realize advantages. Perception that Cluster Development Bill exempted subdivisions from any public review at all.
- County Health Board is seeing septic systems fail in older subdivisions with small, small lots. Public health and safety is making it difficult to grant variances. Quantity of groundwater is as much a question as quality of water. Need wells and aquifer information. Water and sewer district(s) may be the best option.
- Going to be difficult to get people involved. Homeowners associations may be a venue.
- Conflicts will grow between people and wildlife, not just deer & elk but bears and other predators as management through hunting is restricted.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- People are concerned about specifically “drawing lines on a map”, yet already have defacto lines directing growth by location of investments in roads, school, fire fighting capacity, etc.
 - Public boards need to work together, cooperate. Intergovernmental cooperation is important, but cities also need to be proactive if they want control.
 - Positive attitudes toward planning, zoning is a different thing. Many people perceive zoning as “some guy with a machete” preventing people from any use of property.
 - Be cautious with statistics, people in Gallatin County tend to be transitory, move in-and-out distorting standard data sources over time.
 - Planning provides a service to many different organizations, need to know where growth will be so (Fire, Schools, Roads) can expand cost effectively.
-

Churchill (Manhattan State Bank) (6/03/99)

1. Dick Flikkema welcomed five citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Beland presented overview of planning in Gallatin County. Question asked about forming and changing zoning districts.
3. Alexander & Flikkema presented *Gallatin Today* maps and information. Questions asked about mapping “special places” (visual preference surveys), traffic counts.
4. Burton demonstrated GIS technology.

Discussion:

- Concerns raised about new development increasing traffic. Too many driveways on major roads cause conflicts, lower speed limits slow everybody down, need realistic limits people actually follow. Increased driveway accesses along highways are not fair to rest of drivers. Need frontage roads and planned access.
- Jackrabbit/Amsterdam Rd intersection in Belgrade is “worst traffic design in the Valley.” Traffic to Royal Village/River Rock subdivision and school will add even more cars, trucks and buses.
- Requirements for subdividers to provide open space need to be tightened. If we don’t do anything about open space, upset citizens are going to start going to court, if only because they don’t know where else to turn.
- Laws may not help open space. For example, regulations require landowners to control weeds, but it takes the government a long time to enforce. Also keep in mind differences between suburban parks and rural open space, active vs. passive uses.
- County Plan/Growth Policy is opportunity for people to define desire for open space
- Presentation may benefit by discussion of subdivision approval process, example of a recent project changed/improved through review and public comment. How people can make a difference, not just “gradually mapping the burning of Rome”.
- Ag economy is very tight, farmers need opportunity to sell just part of their land to pay bills. Incentives might help.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- In the past, “planning” was seen as just a step to zoning, farmers wanted no part of it. Local zoning district can mean local people make their own rules. Planning Board needs to promote and explain the zoning process and options available to citizens.
-

Three Forks High School (6/10/99)

1. Nerlin welcomed fourteen citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Beland presented overview of planning in Gallatin County.
3. Forrest presented *Gallatin Today* maps and information.
4. Burton demonstrated GIS technology.

Discussion:

- Questions asked about LWQD and inclusion in it.
 - What good is planning without implementation tools?
 - Need an issue, controversy or threat to get people interested in the process, to attend meetings, and provide feedback.
 - What are the successes and failure of the existing County Plan? Evaluate the effectiveness.
 - Need projections for the future. The costs of living in Gallatin County. A fly-over demonstrating the future projection would be useful.
 - Is a Three Forks City/County Planning Jurisdiction a possibility? What are the benefits? City/County jurisdictions are allowed by statute.
 - Can there be neighborhood planning around Three Forks? Given a detailed neighborhood plan, can the development process be made easier?
 - The current plan is wide open. Some areas have gotten more specific with additional planning and/or zoning.
 - How do we protect the Three Forks airport?
 - Zoning changes the value of land and isn't that a taking? All zoning in Gallatin County is by citizen petition. Zoning has been through the courts and it is a proper use of police power.
 - How do we use the plan? Is it adequate?
 - The Plan is not law, but when decisions are based solely on the Plan it becomes law.
 - Planning is not all zoning and subdivision, it includes such things as transportation and trails.
 - Maybe land uses that are costing \$1.45 in services for every \$1 they pay in taxes should be paying \$1.65.
-

Belgrade City Hall (6/29/99)

1. VanNoy welcomed thirty citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Beland presented overview of planning in Gallatin County.
3. Skinner presented *Gallatin Today* maps and information.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4. Burton demonstrated GIS technology.

Discussion:

- Questions asked about availability of Gallatin Today data, when a website will be functional, other data sets (eg. current and historic rail lines, wildlife, aquifer recharge).
- Gallatin Plan revision is driven by community response and may take awhile. People will tell the Planning Board what needs to change or improve, be general or specific.
- Property owners need some level of predictability. Originally people asked that the Plan be a general guideline. Experience points to need for detail.
- As we grow, need to identify resources valued by people for protection, then other areas where development and public investment are appropriate.
- SB97 will allow expedited review in specific “growth areas” with adopted Growth Policy.
- Zoning may try to protect property, but process can get complicated.
- Need to be careful with map sources. Gallatin Today map series intended to look at entire County; scale limits site-specific analysis but people will use inappropriate maps anyway (eg. Critical Lands Study).
- How is “Community” defined? Is it just the people who show up? Surveys may reach a lot of people, but presupposes the questions, need a conversation about people’s concerns.
- Transfer of Development Rights can help farmers stay farming. Planning Board and Open Lands Board supported Hargrove bill, will be looking at future options.

West Yellowstone Fire Station (7/01/99)

1. Griffith welcomed five citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Beland presented overview of planning in Gallatin County.
3. VanNoy presented *Gallatin Today* maps and information.
4. Burton demonstrated GIS technology.

Discussion:

- Although Gallatin County Planning Board jurisdiction covers only the small area of private land west of the Town of West Yellowstone, it is important to share information and look at impacts of plans from County, Town and Hebgen Lake Zoning District.
- Questions asked about initiating and amending zoning, better coordination between Planning Board jurisdiction and zoning districts.
- Citizens often feel County and State ignore West Yellowstone-area issues. Example of local campground caught on film dumping raw sewage and nobody from Bozeman or Helena would respond.
- County maps often don’t map West Yellowstone-area data. However, sources are less available in non-agricultural areas (e.g. NRCS doesn’t map soils in National Forest). Forest Service maps can be misleading, show roads that aren’t available due to closures and trail conversion.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Ophir School (7/01/99)

Griffith welcomed five citizens to the meeting and all in attendance introduced themselves. (Sign-in sheet is attached). Around the table, Beland was joined by Griffith, Van Noy and Salmon in a discussion of planning in Gallatin County, while Burton demonstrated the GIS technology.

Discussion:

- Although Gallatin County Planning Board jurisdiction south of the Valley covers only a portion of the Gallatin Canyon and the small area of private land west of the town of West Yellowstone, its important to share information and look at impacts of plans from the State, County, zoning districts.
- Questions asked about inclusion in Local Water Quality District, addressing cumulative impacts of growth.
- Currently, communication is good between Madison County and Gallatin County commissioners, and with Forest Service and MT Fish Wildlife & Parks. Yet public doesn't know what's planned “behind closed doors and locked gates” of private developers.
- Access to old lots (paper parcels) needs to be resolved, essential for fire protection.
- Questions asked about incorporating open space and trails into County Plan. Planning Board is appointing an advisory committee, and is also working with wildlife studies in Big Sky-area as well as the county-wide habitat assessment recently completed by MSU.
- Need to keep zoning maps up-to-date.

Gallatin Gateway School (7/08/99)

1. Griffith welcomed fourteen citizens to the meeting and introduced Gallatin Plan process. (Sign-in sheet is attached).
2. Beland presented overview of planning in Gallatin County.
3. VanNoy presented *Gallatin Today* maps and information.
4. Burton demonstrated GIS technology.

Discussion:

- Questions asked about availability of Gallatin Today data, accessing data over Internet, other data sets (wildlife habitat vs. migration corridors, prime agricultural lands).
- Important to examine details of well data—deep irrigation wells vs. shallow residential wells, one time vs. cumulative effects, quantity vs. quality—especially for useful analysis of septic systems & contaminant flows.
- Questions asked about zoning districts, process for establishment, bringing existing districts under Planning Board coordination. Comments in favor of County oversight of Bozeman Area zoning.
- Farm owners need options other than conservation easements. Sen. Hargrove's Ag Heritage bill a first step, Cluster Development bill to an interim committee.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- People are concerned about large homes built on ridgelines. To preserve prime agricultural land, moved building off of the Valley floor; so if not on the hillsides, then where? Common problem in several Western Montana cities. Balance preservation with private property rights.
 - SB97 gives an opportunity to define “growth areas” with adopted Growth Policy, so we can provide incentives for growth in appropriate areas.
 - Planning Board will be appointing a trails advisory committee.
- Forrest asked attendees what they would like to see the Planning Board bring back to the next round of public meetings:
- Explain what the Plan does (and doesn't) do now, what our policies are, how to improve predictability, what immediate difficulties are coming up now.
 - Case studies might illustrate process, how development is done now vs how we might improve with new data, etc.
-

Sedan Community Hall (7/22/99)

McSpadden welcomed three citizens to the meeting and all in attendance introduced themselves. (Sign-in sheet is attached). McSpadden, Salmon, and Shepard discussed planning in Gallatin County, while Burton demonstrated the GIS technology.

Discussion:

- Questions asked about availability of Gallatin Today data, accessing data over Internet, other data sets (water quality & quantity, prime agricultural lands).
 - Questions asked about status of County Plan and pending lawsuit. Why is Greater Yellowstone Coalition involved?
 - Zoning might help implement the Plan, but can be changed by County Commission without local involvement (no local election). County Commission can reject Planning Board recommendations. Planning Board needs to hold public hearings in areas where projects happen so people can attend.
 - Need to use the data already being collected. Citizens are required to file (& pay for) septic permits, use that data to look at what's going on. And do it before development is too far along. Planning Board needs to use scientific population projections, not just straight-line, explain what assumptions and why. Projections will indicate where to focus, then water data will indicate potential problems.
 - County may say Agriculture is the #1 resource, but doesn't seem to value farmers and ranchers, just open space
 - Not realistic to stop growth, Planning Board adds value by shaping new development to protect what's already here. Plan can present alternatives, e.g. if subdivision happens, it should look this way at Sedan, and that way next to Bozeman.
 - Private property rights are important, but regulation gives predictability when local people have real opportunity to be heard.
-

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Manhattan Senior Center (8/05/99)

1. Skinner welcomed two citizens to the meeting and all in attendance introduced themselves. (Sign-in sheet is attached).
2. Windemaker presented overview of planning in Gallatin County.
3. Alexander presented *Gallatin Today* maps and information.
4. Shepard demonstrated GIS technology.

Discussion:

- Questions asked about school taxes in Cost of Services Study, status of Manhattan ‘Donut’ planning/zoning jurisdiction, SB 97 (“growth policy”) requirements.
- Residents prefer Manhattan stay small, stay ag-oriented; but resist paying more taxes to preserve open space and agriculture. People move to Gallatin Valley for rural lifestyle, then want to cut it all up into 10- and 20-acre lots.
- Unrealistic that the Valley won’t change, need somewhere for people to go.
- People only get shook up when it’s too late, County needs to stick up for itself with the Master Plan.
- Residents say “don’t be another Belgrade”, feeling growth pressure moving out. Need to be proactive to prevent Belgrade sprawl spreading west.
- Quality development sells. Successful residential subdivisions are well designed, have sufficient provision of infrastructure (roads, water, storm drains, etc.) and open space.
- New development has to pay its own way. There will be trade-offs with development at the Manhattan I-90 interchange; have to look at existing infrastructure in town, cost of extending services out onto ag ground.
- Master Plan is important guide for growth, have to be careful to protect private property rights.

Sacajawea Middle School (8/17/99)

1. Salmon welcomed 42 citizens to the meeting. (Sign-in sheet attached).
2. Beland presented overview of planning in Gallatin County.
3. Skinner presented *Gallatin Today* maps and information.
4. Burton demonstrated GIS technology.

Discussion:

- Questions asked about SB 97 (“growth policy”) requirements.
- Suggested additional maps include air quality, road quality, build-out analysis, natural hazard, and affordable housing (could be done by using the DOR taxable value on a half section average).
- Need for alternative scenarios emphasized.
- Need for county-initiated, countywide zoning discussed.
- Need to cooperate and collaborate with other jurisdictions discussed (Butte/Silver Bow example).
- Usefulness of current plan discussed. Planning Board members expressed the need for a higher level of predictability.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- Discussion about developers having to move streams because of dictated road alignments (City of Bozeman).
 - Planning Board should not confuse providing information with having a pre-determined agenda. “Do not feel squeamish about having everything on the table, including zoning.”
 - Use maps to get the information out there.
 - Planning Board’s role should be facilitating specific discourse about what is going on in Gallatin County.
 - Need to write regular columns in Chronicle and speak to groups.
 - Funding about on-going updates of data discussed.
 - Need to educate us about what goes into decision-making process, errors made in past, etc.
 - Needs a controversial plan (or zoning) to get people interested enough to express themselves. Need to engage the community.
-

Willow Creek Fire Station (8/31/99)

1. Nerlin welcomed eight citizens to the meeting and all in attendance introduced themselves. (Sign-in sheet is attached).
2. Windemaker presented overview of planning in Gallatin County.
3. Forrest presented *Gallatin Today* maps and information.
4. Shepard demonstrated GIS technology.

Discussion:

- Question asked about Gallatin County implementing more stringent subdivision regulations than state law. Map carrying capacity for population and restrict growth where it degrades the land.
- New people tend to put tax burden off on industry and agriculture.
- Gallatin County is going to grow, need to state up-front how we deal with growth. Not stop growth, guide—if people build in cities, ag will be able to stay on country land.
- Farmers rely on land for retirement income. Need incentives as alternative to unchecked subdivision.
- Housing costs driving people out of Bozeman, impacting schools and services out in the County.
- Difficult to get reliable statistics and projections for rural communities. County proposed “Census Designated Places” to 2000 Census specifically for Willow Creek, Amsterdam/Churchill, others.
- Questions and comments about increased traffic, mitigation of expansion at Three Forks airfield.

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4.6 GALLATIN COUNTY COMMISSION SURVEY (August 1999).

A telephone survey of 504 randomly selected adults living in Gallatin County was conducted in July/August 1999. This survey, while not statistically significant, provides insight into the opinions of the citizens of Gallatin County.

Planning issues, including growth, are among the most frequently mentioned problems, issues and concerns facing Gallatin County at the present time: Growth and over-population (38%); roads, traffic and parking (19%); jobs and wages (11%); planning and zoning (9%); high cost of housing (9%); taxes (7%).

- **70% of the respondents agree that there should be county-wide zoning.**
- **86% of the respondents agree that the county should be involved in preserving agriculture.**

In terms of the County doing a good job with a service, on a scale of 1 (poor) to 5 (good), subdivision review received a below-average rating of 2.72, and planning and zoning receiving an below-average rating of 2.69.

While 10% of the respondents felt the subdivision review and planning and zoning budgets should be reduced, 29% thought the subdivision review budget and 36% thought the planning and zoning budgets should be increased.

Numerous anomalies are presented by this survey. **An interpretation of the survey would be that in many respondents’ opinions, the Planning Department is not doing a good job because we are not doing enough in terms of planning, growth management and zoning.**

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RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

4.7 ALTERNATIVE FUTURES FOCUS GROUPS (November 1999).

AGRICULTURAL FOCUS GROUP (November 23, 1999) NOTES (LW)

Focus Group: Dave Pruitt, Larry Van Dyke, Nancy Flikkema, Ron Carlstrom, John Schutter Jr.

Public: Chris Landry (American Farm Land Trust)

Protect the agricultural way of life

Productive agricultural land

Density close to urban areas

Provide methods of financial return to agriculturists that does not involve subdivision of agricultural land

Filter out conservation easements from development land

Concentrate on functional agricultural parcels that are bigger than 80 acres

Infill; require growth areas to be a certain percentage build out before other areas are developed

Preserve most productive land

Depth to groundwater

Range land potential and DOR agricultural land

Next steps: Meet as a focus group

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AGRICULTURE FOCUS GROUP (November 23, 1999) - NOTES (NS)

Items to exclude (from development potential)?

conservation easements

open space in subdivisions

land adjacent is valuable, may promote development adjacent

RULE? Functional Ag units? Contiguous to other agricultural units w/ ditches, etc

Bozeman, Belgrade, all towns (excluded from development potential) – does not provide for infill; Infill in cities/impact fees; fill subdivisions before approving more? Incentives vs regulations

Proximity to paved vs gravel roads; cumulative effect

Future roads; maximize efficient use of roads

Incentives for Ag viability

property tax

TDR's sold/transferred to other areas

large acreage (loss of) (small lots)

soil capability

adjacent land use (subdivisions/dogs/weeds/toys)

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- < 80 acres not viable
- Preserve most productive land
- Review ground water depth for domestic use (west of Amsterdam)
- Locate development adjacent to existing development
- Agriculture on land < 10% slope
- ID % of land for incentive; shift development pattern
- Model prime Ag land and then show development; if development surrounds it, it doesn't make sense to preserve
- Citizen Petitioned Zoning Districts Only
- AG mapping – soil, rangeland, DOR ag use map

NEXT STEPS

- Send out maps of prime Ag, rangeland, DOR ag use map
- Interaction w/ all 3 groups
- Work on images
- Get word out about focus groups interaction; are they trying to change us?
- Roads - dust pollution

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DEVELOPMENT/REAL ESTATE FOCUS GROUP (November 23, 1999) NOTES (LW)

Focus Group: Mike Potter, David Smith, Dell Bakke, Ron Allen
Public: Justin Buchanan, Tom Kallenbach, Ami Grant

- Dealing with prime agriculture land in terms of geographic location
- Preservation of amenities - open space, wildlife
- TDR's can be made to work
- Protect riparian/floodplain/recreation access
- Slopes over 25%
- Habitat values (critical)
- Open space - funding/conservation easements
- Maintain quality of life/measures
 - No density/no sprawl
 - Travel time congestion/no freeways
 - Wildlife
 - Safety/integrity of neighborhoods/density can be healthy
 - Air quality
 - Education system
 - Jobs/taxes
- Different rates of growth for Bozeman, Belgrade, Amsterdam, Willow Creek, etc.
- Communities need to work through the implications of their policy choices
- Protect streams, riparian areas, floodplains etc.
- Distance from urban center

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Transportation; adjacency/high capacity/major/intersection of two major roads
Sewer and water; adjacency to Bozeman, Belgrade
Equity for landowners
Predictability questions
Simple zoning with incentives
Specific policies

Next steps:

- Meet and review as a focus group
- Conceptual tools available; TDRs etc.
- Focus groups meet together

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DEVELOPMENT/REAL ESTATE FOCUS GROUP (November 23, 1999) NOTES (NS)

What information is needed???

- Prime ag land (how is it defined?); production vs profitability
- Definition of prime ag land overlap with other goals (wildlife, etc)

How you deal with prime ag at edge of Bozeman vs many miles out? (policies, definitions)

- Ag is historic roots of Gallatin County
- Tied to open space, view, wildlife

Maintain open space amenities

- Link development to preservation of quality of life; wildlife, trails, etc

Land owners have specific rights tied to their land (solutions are local)

- Broad-based solutions more difficult to achieve

- TDR's positive incentive, should be pursued; Developers must be willing to purchase

RULES/ASSUMPTIONS

Further away - less density; use TDR's to build higher value

Goals & objectives

- Streams - access - support for this if compensated or with incentives - trails; protect for water quality, recreation, pedestrian

- Topo > 25-30% (crazy)

- Habitat values

- Open space - fund - conservation easements; views

TDR's incentives (unlike PUD); need effective tools

Sewer, water, transportation trails

State goals: fair to land owner; definitions have to be real

Use goals of existing plan; run current plan; come back together - especially with Ag.

Preserve quality of life

- transportation (travel time, congestion)

- maintain what drew us here

- wildlife, space for ourselves (open space)

- know when you don't have it can't measure statistically

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

safety
market driven
views, fresh air, schools
integrity of neighborhoods...-...tighten up trails, safety, schools
jobs
tax stability
Where growth occurs ?Willow Creek, Amsterdam? Modeling should reflect differing rates
of growth
City’s/County review incorporation of small communities
Tool illustrates alternatives, not projections

ASSUMPTIONS

Protection of streams, habitat, ag land, topo; develop differently in these areas
Encourage development adjacent to existing services, cities
Promote development adjacent to major roads; infrastructure/high capacity; distance
to nodes vs. just roads
Sewer/water: proximity to Bozeman, Belgrade, community systems
Fair program for all landowners; predictability = land use policy; basic right; county plan
more specific

NEXT STEPS

Tune overlays
Try out alternatives
Explain tools in concept (TDRs, maps can only do so much, best available from other
communities)
Focus group meet; review information (several times); review mapped alternatives
Data helpful with pictures; some interaction with team
3 Focus groups get together
Step up and do it; not crisis management; include business, economic growth

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CONSERVATION FOCUS GROUP (November 23, 1999) NOTES (LW)

Focus Group: Sue Higgins, Beth Kaeding, Ross Rogers, Dennis Glick, Debbie Deagen

Increase density
Location of clusters
Critical habitat
Cluster near existing services
Rule - Preservation of critical habitat
Weighted development within urban service areas
Habitat; winter range/calving areas/corridors/riparian areas
Urban areas; secondary growth areas (Four Corners)

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

Groundwater

Open Space; slopes not greater than 10%; public/private land edge; prime agriculture land

What are keystone wildlife layers for valley (development area)? Ask Andy Hanson, Kurt Alt

Review developed lands (GIAC from DOR)

Next steps:

Meet as a focus group

Interact with modeling team

Focus groups meet together

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CONSERVATION FOCUS GROUP (November 23, 1999) NOTES (NS)

Spatial distribution; % of 1/10, 1/1, 3/1, 6/1; Model more compact development

- viewshed, watershed, road dust, etc.
- conservation easements (acres?)
- large ranches
- where clusters occur is important
- wetlands, slopes, wildlife habitat
- forest fire interface - health/safety

Venue - 37 outdoor/conservation groups

Not much sex appeal for county planning

RULES/ASSUMPTIONS

*Preserve habitat 100%

- avoid development of wetlands/riparian
- conservation easement layer
- lands susceptible to change
 - ID specific ranches could be a problem
 - could redistribute 1/10

*New development near existing services

- hierarchy of towns

*Incentives for urban (policy)

- cluster rural (policy)

*Lot sizes

- change future % of lot size/distribution

SPATIAL

- Preserve habitat, wetlands, riparian, elk corridors? Identify keystone species - grizzly bear, 3 or 4 species; winterrange, flood plains, mule deer - birthing areas; Kurt Alt, Andy Hanson, John Carlson (Birds), Jay Rotella

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

- New development near existing services **Bozeman, Belgrade, 4 Corners**; urban areas, roads (some roads more important than others), etc.
- Preserve open space (FG open to seeing agricultural community input); slopes > 10%, etc

NUMERICAL

- Preserve water quality/quantity (look at land use, paved area, etc)
ground water, surface water, hydric soils
- ?Private development limit access to lands access/interface to public lands

NEXT STEPS

- *Review developed (GIAC's) exclusions; urban development included in mix - may need special rules (to show infill)
- *Staff/board work with team to develop alternatives
- *Focus group interact with modeling team?
- *Focus group meet as group; Agenda: Outreach to groups, Editorials
- *3 Focus groups meet together?, could present alternatives, discussion, highlight commonalities

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GALLATIN PLAN

ALTERNATIVE FUTURES SCENARIO ASSUMPTIONS

November 30, 1999

AGRICULTURE

Changes to “available for development” layer:

- Exclude conservation easement layer

Changes to numerical distribution:

- Increase density
 - Change four density categories to five categories “1/10, 1/1, 3/1, 15/1” to “1/10, 1/1, 3/1, 6/1, 15/1”
 - Change percentages from “10, 30, 50, 10” to “5, 20, 35, 30, 10”

Assumptions:

- Preserve open space (large productive agricultural units > 80 acres on prime agricultural land or range land potential)
 - Preserve prime agricultural land (weighted by proximity to services)
 - Preserve areas with range land potential
 - Preserve slopes (in agricultural production) < 10%
- Develop where ground water is at an available depth
- Develop adjacent to existing development
- Efficient use of roads

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

DEVELOPMENT/REAL ESTATE

Changes to “available for development” layer:

- Exclude conservation easement layer

Changes to numerical distribution:

- Increase density
 - Change four density categories to five categories “1/10, 1/1, 3/1, 15/1” to “1/10, 1/1, 3/1, 6/1, 15/1”
 - Change percentages from “10, 30, 50, 10” to “5, 20, 35, 30, 10”

Assumptions:

- Preserve prime agricultural land (weighted by proximity to services)
- Preserve open space (large productive agricultural units on prime agricultural land)
- Preserve slopes > 25%
- Preserve keystone wildlife species critical habitat
 - Preserve keystone wildlife species habitat
 - Preserve wildlife habitat, corridors
- Preserve riparian areas, wetlands, floodplains
 - Provide buffers along streams (develop remainder higher density)
- Develop near existing services (water, sewer, school, police)
- Develop near major roads
- Develop at major intersections

CONSERVATION

Changes to “available for development” layer:

- Exclude keystone wildlife species critical habitat (3-4 species)
- Exclude conservation easement layer
- Exclude riparian areas

Changes to numerical distribution:

- Increase density
 - Change four density categories to five categories “1/10, 1/1, 3/1, 15/1” to “1/10, 1/1, 3/1, 6/1, 15/1”
 - Change percentages from “10, 30, 50, 10” to “5, 20, 35, 30, 10”

Assumptions:

- Preserve open space (large agricultural units on prime agricultural land)
- Preserve slopes > 10%
- Provide buffers along public/private land edge (urban wildlands interface)
- Preserve keystone wildlife species habitat
 - Preserve wildlife habitat, corridors
- Preserve riparian areas, wetlands, floodplains
- Develop near existing services
- Develop near some major roads but not most roads; it fragments wildlife habitat

RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

GENERAL

- Change “rural, suburban, *urban*, multi-family” to “rural, suburban, *town*, multi-family”.
- Review “city-development areas” names.
 - Drop “Anceny, Menard, Trident, Sedan, Clarkston, Maudlow”.
 - Add “Four Corners”.
- Review structures layer for accuracy of available development layers (does not include towns).
- Use structures as existing use layer (make each dot 3 acres or 10 acres).
- Weight existing service areas (Bozeman high to Willow Creek low).
- Provide for infill to developed land theme.
- Demonstrate TDRs.

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Gallatin County Growth Policy “A Shared Vision for a New Century”

4.8 ALTERNATIVE FUTURES MEETINGS (February 2000).

Alternative

“10” is strongly **agree** with scenario.

“5” is average support for scenario.

“0” is strongly **disagree** with scenario.

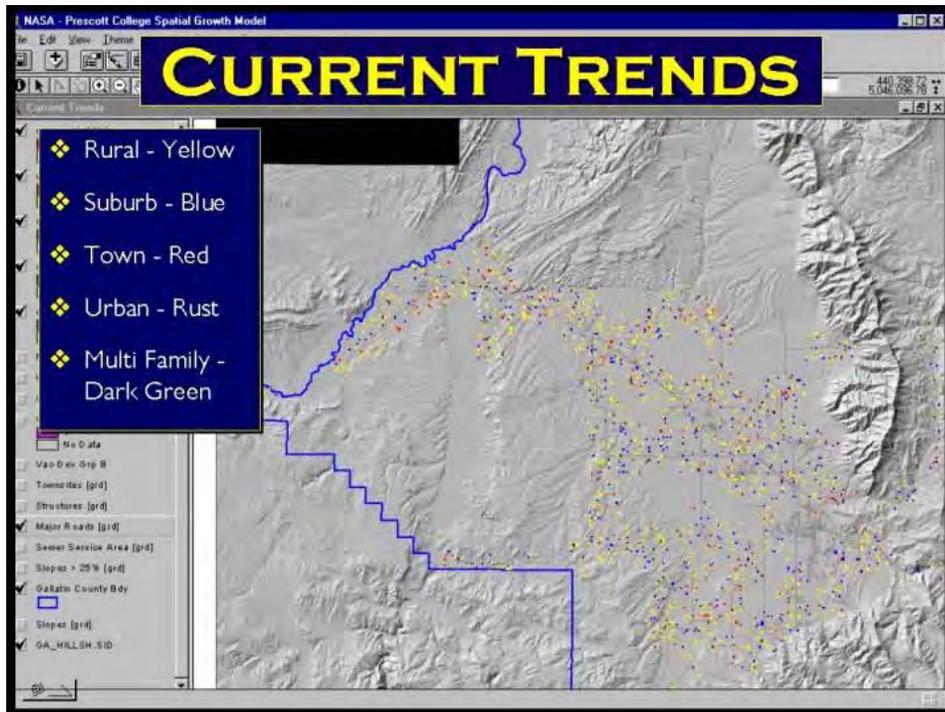
47% response rate (118 responses out of 252 total).

Approximately **Scenario Support Response**

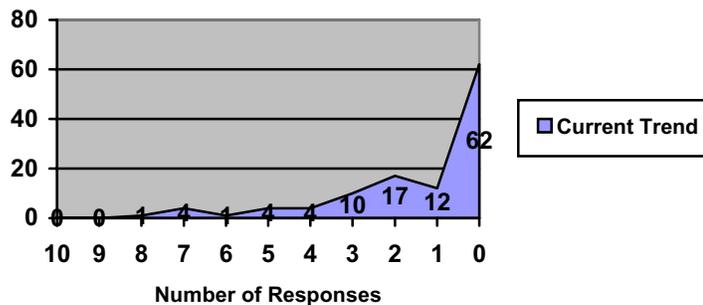
Please indicate your level of support for how closely this (Current Trend, A, B, and C) scenario illustrates your view of the desired growth pattern in Gallatin County.

20 responses were from outside Bozeman phone exchange.

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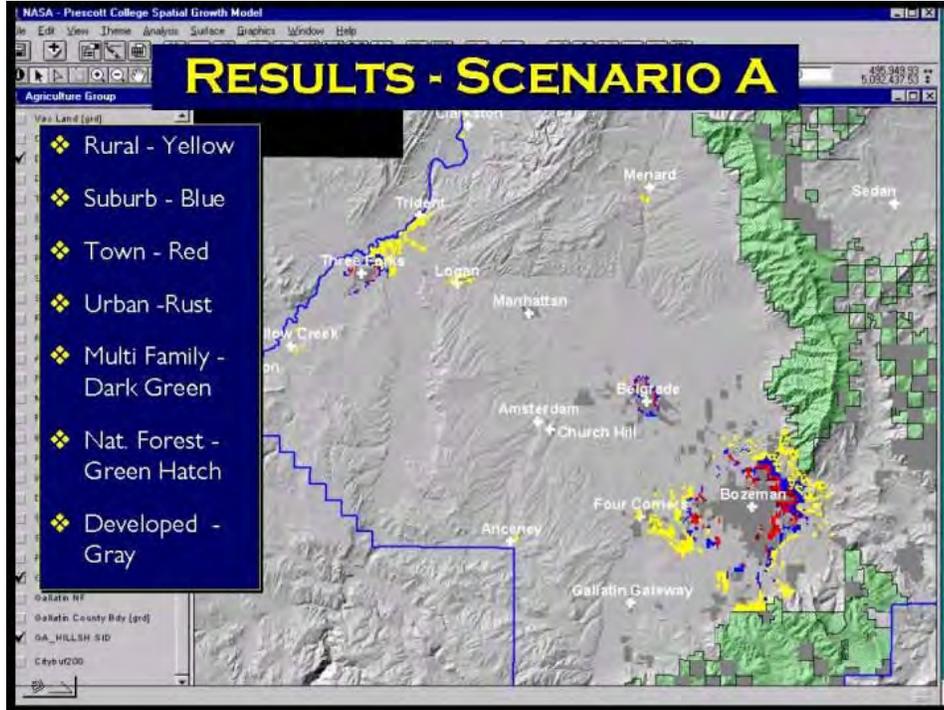


CURRENT TREND

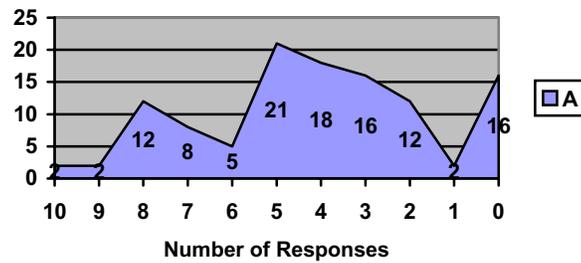


RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

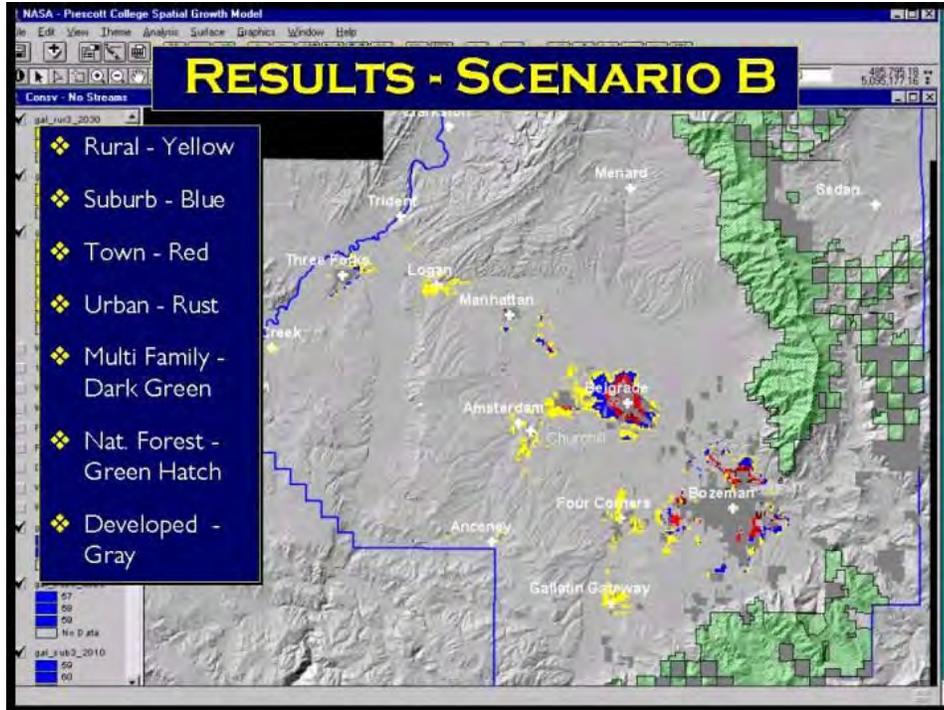


ALTERNATIVE "A"

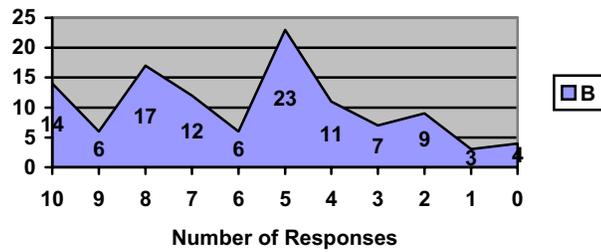


RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

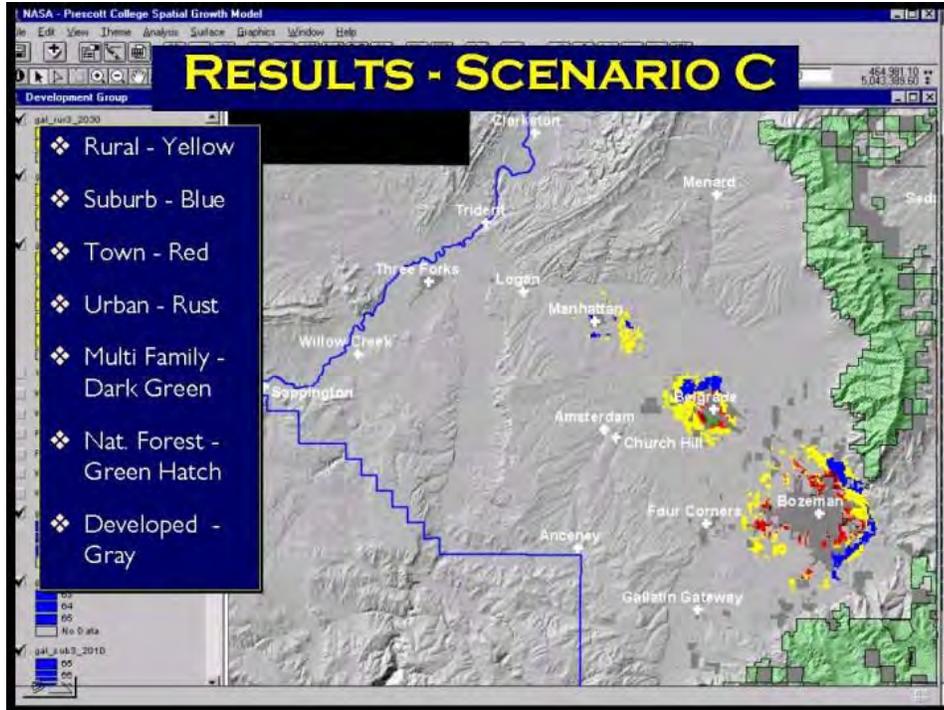
Gallatin County Growth Policy “A Shared Vision for a New Century”



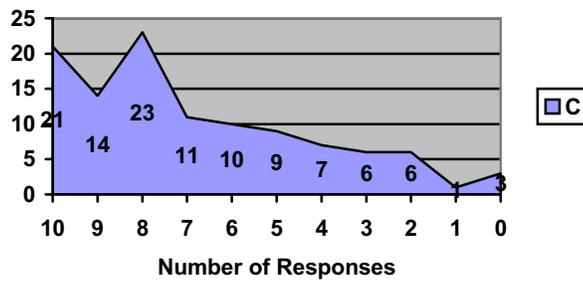
ALTERNATIVE "B"



RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT
Gallatin County Growth Policy “A Shared Vision for a New Century”



ALTERNATIVE "C"



RESOURCE DOCUMENT 4: CITIZEN INVOLVEMENT

Gallatin County Growth Policy “A Shared Vision for a New Century”

ALTERNATIVE SCENARIOS FEEDBACK FORM (03/01/00)

1. Where should new subdivisions and development occur? (Please rank all.)

	Strongly Agree-----	Neutral-----	Strongly Disagree			
In and around Bozeman and Belgrade	111	41	14	4	8	
In and around Manhattan, Three Forks and West Yellowstone	43	54	43	22	13	
In and around Four Corners and Amsterdam/Churchill	28	46	52	33	13	
Adjacent to other subdivisions and development	65	53	29	14	12	
Within 1 mile of city limits	85	41	27	8	10	
Within 1 mile of other subdivisions and development	36	43	40	20	27	
Within 2 miles of city limits	31	37	40	36	26	
Within 2 miles of other subdivisions and development	11	20	43	43	48	
In rural areas of Gallatin County	3	6	13	26	136	
Anywhere in Gallatin County	4	3	14	12	139	

2. If your taxes had to increase to provide the current level of public services to subdivisions and development that are more than 2 miles from city limits, where should new ones occur? (Please mark all that apply.)

138	Adjacent to city limits	79	Adjacent to other subdivisions and development
93	Within 1 mile of city limits	30	Within 1 mile of other subdivisions & development
53	Within 2 miles of city limits	8	Within 2 miles of other subdivisions & development
6	In rural areas of Gallatin County	5	Anywhere in Gallatin County

3. What is the most appropriate location for development? (Please rank the following with 5 being the most appropriate and 1 being the least appropriate.)

	5	4	3	2	1
In and around Bozeman and Belgrade	120	9	6	6	19
In and around Manhattan, Three Forks and West Yellowstone	11	62	47	31	8
In and around Four Corners and Amsterdam/Churchill	9	36	72	38	6
Adjacent to other subdivisions and development	17	36	26	72	12
In rural areas of Gallatin County	18	2	4	4	136

4. Should development be excluded from riparian areas, stream and river corridors, and wetlands? Strongly Agree--Neutral---Strongly Disagree

150 12 8 7 3

5. If a property owner preserves riparian areas, stream and river corridors, and wetlands, should the density of his/her remaining property be increased? **105** Yes 60 No

6. How much a year would you be willing to pay to help a property owner preserve riparian areas, stream and river corridors, and wetlands?

Not willing to pay	\$0	\$10	\$50	\$120	\$240	Willing to pay
22%	39	41	46	25	23	78%

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Gallatin County Growth Policy “A Shared Vision for a New Century”

7. Should development be limited on critical wildlife habitat? Strongly Agree---Neutral---Strongly Disagree
143 23 7 4 5

8. If a property owner preserves critical wildlife habitat, should the development potential of his/her remaining property be increased? **105 Yes** 60 No

9. How much a year would you be willing to pay to help a property owner preserve critical wildlife habitat?

Not willing to pay	\$0	\$10	\$50	\$120	\$240	Willing to pay
26%	46	40	45	21	23	74%

10. Should agricultural land and open range land be preserved? Strongly Agree---Neutral---Strongly Disagree
123 31 16 6 5

11. If a property owner preserves agricultural land and open range land, should the development potential of his/her remaining property be increased? **119 Yes** 52 No

12. How much a year would you be willing to pay to help a property owner preserve agricultural land and open range land?

Not willing to pay	\$0	\$10	\$50	\$120	\$240	Willing to pay
30%	51	42	40	19	19	70%

13. What items do you think should be a consideration in the preservation of agricultural land and open range land? (Please rank all.) Strongly Agree-----Neutral---Strongly Disagree

Profitability (e.g. dollars of income)	33	51	53	19	18
Productivity (e.g. bushels per acre)	72	49	35	11	11
Soils	101	45	26	4	4
Proximity to other development	50	54	40	14	13
Acreage	61	46	42	11	13
Proximity to other agricultural lands	82	52	30	6	5

14. Should development occur along and within close proximity to existing paved roads? **161 Yes** 11 No

15. If development along and within close proximity to existing roads hinders the migratory wildlife corridors, should development be clustered in groups?
160 Yes 12 No

16. Should development be clustered around major road intersections?
127 Yes 34 No

17. What type of housing do you live in?

73	Single-family house on a city lot
8	Duplex
11	Multifamily/Apartment

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Gallatin County Growth Policy “A Shared Vision for a New Century”

55	Single-family house on one acre
14	Single-family house on 20 acres
19	Single-family on greater than 20 acres

18. What type of housing would you prefer to live in?

64	Single-family house on a city lot
1	Duplex
5	Multifamily/Apartment
41	Single-family house on one acre
32	Single-family house on 20 acres
31	Single-family on greater than 20 acres

19. What are the first three digits of your telephone number?

		General Location
149	522, 582, 585, 586, 587, 994	Greater Bozeman area; Springhill; Bridger Canyon; Four Corners; Hyalite area; Bozeman Pass; etc.
5	282	Manhattan/Three Forks area
11	388	Greater Belgrade area
7	763	Gallatin Gateway area
1	341	Unknown

20. How did you hear about this presentation? (Mark all that apply.)

136	Newspaper advertisement	13	Radio
40	Newspaper editorial	14	Television
58	Brochure	40	Friend, neighbor, acquaintance
1	Cable TV “crawl”	18	Other

21. How was this presentation on alternative growth scenarios worthwhile to you? (Mark all that apply.)

84	Helped me understand the current growth trends in Gallatin County.
86	Helped me understand how choices in land use policy affect growth.
89	Helped me understand the public role in the planning process.
107	Provided me an opportunity to participate in the planning process.
18	Other

22. Comments.

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ALTERNATIVE SCENARIOS FEEDBACK FORM COMMENTS

1. Where should new subdivisions and development occur?

- Water study
- Within one mile of the city is too restrictive
- Need to include greenways, bicycle, walking and other aesthetic considerations along with quality of life. Light commercial development, preserve local business.
- In urban areas

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- Not logical to lump these together: Four Corners and Amsterdam/Churchill
 - That already have community septic and water service
 - Infill as much as possible
 - Depends on their location
 - Within one mile of the city OR LESS
 - Too vague to answer, I would like to see new urban developments preserving open space, wildlife corridors, ag lands
 - What are the issues here?
- 2. If your taxes had to increase to provide the current level of public services to subdivisions and development that are more than 2 miles from city limits, where should new ones occur?**
- We would not support this
 - Water study
 - Two miles in the least sensitive resource lands (arrows pointing to first row, first 3 boxes).
 - Should pay for themselves-impact fees
 - Nowhere; Developers should pay the cost and pass along in the market place.
 - If my taxes have to increase, I would favor NO DEVELOPMENT
 - Less than two miles from city limits.
 - Persons on fixed incomes are up again the wire with taxes. More tax makes fixed incomes (people who have lived in this valley all their lives) forced to sell to the rich and move from Gallatin Valley.
 - They shouldn't increase others taxes, just the subdivision and developments should pay for these.
 - Not at all-cost of services should be included in price of new homes
 - I believe in impact fees to be paid by developers
- 3. What is the most appropriate location for development? (Please rank the following with 5 being the most appropriate and 1 being the least appropriate.)**
- No more development in West Yellowstone.
 - You've asked basically the same question 3 times here. Is that going to weight your poll?
 - Freemarket or by limited self imposed restrictions directing growth but not limits by noted on discussions.
 - That are already near developed towns
 - These are all the same (5, arrow pointing to first 3 boxes)
 - Los Angeles, Florida, Arizona
 - Water study
 - Gallatin Valley mostly lays in a giant soup bowl under which is a big lake. A certain amount of water courses from the mountains (from the edges of the bowl) flow into our valley. Instead of county the moneys worth of the land and how much can be crammed into a subdivision-mini-mall, etc. A valid for sure water sewer study should decide the contents of our area. But the norm is to coast along and bank the bucks till the water pollutes and then have a crisis and treat with chemicals-dump them into Gallatin River-and more taxes-fees for infrastructure.
 - Why is Big Sky being totally ignored. It isn't incorporated, but it's a reality (4-Corners isn't incorporated either). What about Gallatin Gateway?
 - Groupings don't make much sense to me.
 - Yes- 4-Corners No- Amsterdam/Churchill
- 4. Should development be excluded from riparian areas, stream and river corridors, and wetlands?**
- How far from water courses?
 - Development should be ...instead of wording in #4
 - Developments along rivers and streams makes sense in terms of drainage, yet it is sensitive land, ecologically be done.
- 5. If a property owner preserves riparian areas, stream and river corridors, and wetlands, should the density of his/her remaining property be increased?**
- Up to landowner and his goals
 - For public use?

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- Development potential (density)
- Article 14-Section #1 Constitution marked a question mark by yes?
- Not sure I understand the question; I'd answered if it were worded like #8
- To an extent
- Not a very well worded question, were you asking farmers? Developers? What do you mean? The allowable housing density for the development?
- Situation dependent
- That property itself? TDR's? Depends on other factors
- Density for TDR's only.
- Yes, if development near these areas are inevitable
- Depends on location.
- Slightly
- Use other incentives
- Not directly to the property owner, but into a land purchasing fund.
- Their responsibility!
- Maybe
- For public use
- Up to the landowner and his goals

6. How much a year would you be willing to pay to help a property owner preserve riparian areas, stream and river corridors, and wetlands?

- But not if they get a density transfer
- Their responsibility
- Willing to pay, but need to see the number facts
- Use other incentives
- Maybe
- Make property boundaries be set back from watercourse and let land between property line and watercourse be public property.
- The market should pay this cost, not the taxpayer
- Is this compensation money or money to be used on preserve.
- Public parks not property owners riparian areas
- Only because of budget constraints
- How much would I pay?
- I believe you can help make a better use and still maintain streams in corridors.
- This is private property, not public access so why would I pay another property owner to maintain his/her own land?
- How many property owners am I paying?
- Willing to pay but need to see the number facts.
- It should be illegal to develop these areas, period.
- \$500.
- It should be illegal to develop these areas, period.
- How about a tax break?? For the property owner??

7. Should development be limited on critical wildlife habitat?

- But it has already occurred in Sypes Canyon and Triple Tree-two very critical areas.
- Where would it go?
- Yes
- yes
- Development should be....instead of wording in #7.
- Worded incorrectly
- Article 14, Section #1 Constitution of the United States
- The sustainability of our rural community is largely dependent on the areas wildlife.

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- 8. If a property owner preserves critical wildlife habitat, should the development potential of his/her remaining property be increased?**
- Development for TDR’s increase only.
 - Slightly
 - Only somewhat
 - Yes, depends on rotation.
 - Some restrictions like acres not lots
 - Situation dependent
 - Depends on other factors
 - Yes, if development near habitat is inevitable.
 - But, no dogs allowed! Most wildlife tolerate humans.
 - TDR’s
- 9. How much a year would you be willing to pay to help a property owner preserve critical wildlife habitat?**
- Public wildlife no property owner
 - Tax break
 - I believe “islands” of development surrounded by ag/rangeland
 - Fine. It is the dogs that cause the disturbance.
 - Federal government owns all water ways managed by FWP. We already pay Federal and State tax for such and property owners must obey their rules and regulations. Will they do their job?
 - Do you mean yearly taxes for each homeowner to subsidize this activity county-wide?
 - The market should pay this cost, not the taxpayer
 - How serious is this problem-the taps oil-line in Alaska and the off-shore oil rigs actually afforded improved habitats.
 - Same as #6 above,0.
 - Assuming they don’t get a density bonus
 - Willing to pay but need to see the number facts.
 - The property owner is compensated through question 8 above.
 - Use other incentives
 - I would be willing to pay this amount into a city county land purchase fund, not directly to landowner/developers.
 - Free market. You can build better relations with incentives.
 - Willing and ability to afford are entirely different.
- 10. Should agricultural land and open range land be preserved?**
- Do not word as a question.
 - Gallatin Valley “was” some of the best ag land in the state.
 - Is sustainable
- 11. If a property owner preserves agricultural land and open range land, should the development potential of his/her remaining property be increased?**
- Restrictions on size of lots/acres
 - slightly
 - Clusters? TDR’s
 - Development for TDR’s increase only
 - Maybe
 - Yes, depends on location.
 - Again, somewhat
 - What remaining property? Where? Depends on other factors
- 12. How much a year would you be willing to pay to help a property owner preserve agricultural land and open range land?**
- How many property owners am I paying?

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- Offer them a tax break
- See note on question 9 (increased development on remaining land is compensation.
- \$500. Everyone loves looking across the open spaces of ranch land. Ranchers make poor wages and many have to sell. We need to compensate them for the benefit we all derive.
- Willing
- Same as #6, 0.
- If the public wants open space let them pay for it and buy it!
- The market should pay this cost, not the taxpayer
- Is this compensation money or money to be used on preserve
- Should be taxed as ag land.
- How many property owners am I paying?

13. What items do you think should be a consideration in the preservation of agricultural land and open range land?

- Don't understand if remains ag land it must be profitable?
- Nothing in farming is profitable now.
- Not clear on intent here
- Use incentives for density and let the market make the decision.
- No answer here is suitable for me.
- This should not matter (proximity to development, ag land, and acreage) if prime ag land is already surrounded by development that is no reason to lose it too. I think that showing the prime ag land and range land that you are proposing for non-development would have been very helpful in your presentation. Wouldn't that help address the "open space" so many seem to want. Those spaces need to be identified and then the landowners compensated. We all benefit from open space.
- Soils (quality of) instead
- Acreage to be size of acreage instead
- Aesthetics, quality of life
- Aren't there other criteria such as preservation of rights own sake because its part of our culture and quality of life?
- With buffers
- To whom? Ok to ag producer?
- Farmers and ranchers need fair prices and will preserve their own land unless taxed out of it.
- Nothing in farming's profitable now
- In Colorado, (Cattleman Land Trust), land and ranch owners can get a tax break if they sell their rights to sell to a developer this keeping the agricultural lifestyle. The tax break incentive insures profitability and helps productivity.

14. Should development occur along and within close proximity to existing paved roads?

- Also close to or include community water/sewer systems
- But only within one mile of city limits.
- This criteria makes no sense because there are already lots of roads. Your proposals said "within' 1 mile of paved roads. That takes in huge amounts of land and they will make paved roads within the development. Just because a paved road goes past a farm fieldhouse doesn't mean the field should be developed.
- Not necessarily
- For significant development only.
- What kind of development are we talking about? A single house or a big subdivision?
- Clustered
- Especially I-90 State Hwy-major atria's
- Infill is paramount
- Absolutely
- These two questions are worded in a way that may inadvertently cause the answers to be misinterpreted. Put only near Bozeman and Belgrade.

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Gallatin County Growth Policy “A Shared Vision for a New Century”

15. If development along and within close proximity to existing roads hinders the migratory wildlife corridors, should development be clustered in groups?

- Who determines? What wildlife? This could be used by any environmental group to stop any development.
- Undecided-tell me more
- Development should not be allowed.

16. Should development be clustered around major road intersections?

- Probably-but each case needs to be considered on its merit.
- Depends on where those intersections are-If they are within 2 mile of city limits-okay.
- Already lots of traffic.
- Why? If not, in important resource lands.
- Unless restricts wildlife
- It will be anyway. You won't be able to stop that.
- Depends on where those intersections are-if they are within 2 miles of the city limits-okay.

17. What type of housing do you live in?

- large lot
- if there were open space available for homeowners use (single-family house on one acre)
- ½ acre
- manufactured home in “park”
- What about 1 + 20 acres?

18. What type of housing would you prefer to live in?

**19. What are the first three digits of your telephone number?
Single family in clustered housing with open space.**

20. How did you hear about this presentation? (Mark all that apply.)

- focus group
- Big Sky Singles Potluck, Fairgrounds Board meeting
- Debbie Deagan-GVLT
- Carmen McSpadden E-mail
- involvement with city/county
- Mailing by Dale Beland
- Article in paper, League of Women Voters, word of mouth
- League of Women Voters meeting
- Newspaper articles
- Dale Beland
- Mailing
- Word of mouth
- At work, wife
- Wife
- Work for county
- Front desk, Museum of the Rockies
- Work
- Carmen McSpadden
- Mailing
- Mailing
- Newspaper
- League of Women Voter
- Focus group
- Public meeting, planning staff

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Gallatin County Growth Policy “A Shared Vision for a New Century”

21. How was this presentation on alternative growth scenarios worthwhile to you?

- Good to hear comments and questions by others.
- Yes, I am interested in being involved in growth management planning
- Gave me an opportunity to see how our planning board works.
- Turned away, weren't informed there'd be another, wouldn't have waited 2 hours anyway.
- Helped me realize the great public concern for planning.
- I have 2 current concerns that we aren't dealing with: 1) blowing garbage and roadside cleanup and maintenance 2) air quality! Burning, etc.
- Visual presentation most useful to participants
- All to a limited degree
- I see the growth trends first hand, I'm a rural route carrier
- Enforceable public land use policy has done in the last 20 years
- That's the big problem here-no public consensus to do anything at all.
- I've tried for 10 years to participate in the planning process-meetings, Gallatin Valley 2000 Focus project, attempted to apply for County Planning Board. Told I didn't qualify. Very frustrating.
- Meeting held 250 persons-1000 attended, I couldn't get in.
- Saw a great tool.
- Still feels like it will be hard to develop strong policies when Montana prides itself on lots of independence...no controls.
- Trend analysis
- I'm a real estate appraiser, trend analysis is important to me.
- The three scenarios were confusing to me. I thought we were further ahead than this in our planning. The three scenarios should have been labeled as to who had input in these for example, agriculture people.
- Showed me how much interest there was in County Planning.
- Complexity of the process
- It helped me be more aware of the complexity of this process
- Expanding interest in the planning process/property rights
- Very poor presentation; great tool
- Briefly and was hard to read
- Showed how GIS technology can be used
- Refreshed me on complexity of planning process and public input
- Let me know where and what stage Gallatin County Planning Board stands to progress in addressing growth.
- Made me aware of the positive outcomes of planning.

22. Comments:

- Please don't pay too much of our money for the techie-whiz/bang 3D views. The information available on the GIS overviews is every bit as useful and won't cost as much. The modeling is based on a foundation of one population estimate for 2010, 2020, 2030. The estimate, if greatly wrong, will make long term use of the model impossible. At a minimum, the four scenarios should be run @ ½ and 2X the best population estimated we have. Better yet, a sensitivity analysis around changing population trends would be invaluable. Microsoft drops 5000 people plant on Bozeman, current planning prices will be almost useless.
- Your questionnaire is too myopic. You need to expand your visions of what is possible and how that might be accomplished. See comments above re: how to pay for costs of open space/critical land preservation.
- The presentation did a poor job in all of the above areas “The Planning Department did a poor job in Planning.”
- Excellent first visual presentation. Look forward to follow-ups (if they aren't too costly!) I'd like to see the numbers projection printed out. One only could take a few notes however. Will call or stop by.
- I already understand these issues; wanted to see how behind we are in planning with realization of what's happening. Get views from others to see where we need to go. Need to realize growth already is here and yet to come. There is a need to have more current info on population and desirable location choices of population. Greater need to address transportation, air, water and wildlife-all reasons why people live here.
- I am eager to see the models refined to more accurately reflect the range of citizen concerns. Also, I'm very curious to see how these discussions evolve into policy decisions.

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- It helped me understand the current growth trends in Gallatin County a little bit.
- It would have been helpful to see maps of 5, 10, & 15 years ago.
- Subdivisions of only a few (4 or less?) lots should be treated more easily than major developments. Medium developments (10-50) should build a common infrastructure with one well and one septic to allow for later conversion to the city.
- A “no growth” option was not presented or discussed. Although “no growth” may be impossible (I would favor that option), certainly methods for slowing growth should be presented and considered.
- It was different to find the presentation to be useful when the scenarios weren’t complete or correct. It’s tough to make decisions using a “prototype”.
- My concerns are water, wildlife, taxes, roads, and jobs. Your presentation was not reliable on status of 4-Corners, Gallatin Gateway growth patterns. There is a triangle area between Belgrade and Bozeman.
- We would like to see the County Plan incorporate disincentives to moving into Gallatin County.
- Models need to be updated with current data. Need to be able to interact with the models. It was impossible to provide feedback at the meeting--too many people.
- My concern is some zoning control on how ranches (farms) are sold, then developments split all the land up (it seems) anyway they want...really concerned that it will happen here like it has happened so many other places-uncontrolled growth.
- In future questionnaires, please define exactly what you mean by “development”. 2) Your questionnaire seems biased in terms of the ways you want respondents to answer. 3) I do not want to see a greenbelt around cities/towns because future development (50 years from now) will leapfrog over those green belts. Instead, I would like to see parks of all sizes interspersed among new developments. Thank you.
- Thank you for a wonderfully professional, intelligent and enlightening presentation. I have new faith in my County Planning Department.
- Based on current trends, it seems almost too late as current development is already scattered all over. Interesting how the three focus groups were so similar. It’s clear how we’d like it to be--clustered. A true environmentalist lives in town!! Get going--by the time you have this done, the valley will already be lost. Please hurry.
- Increase the underlying densities in the models; show the potential for urban in-fill and re-development to absorb growth.
- Current trends are much different. How will you reconcile the differences--nip it at the bud!
- Consideration should be made to devoting larger amounts of green space as part of the price to the develop land. Establish public transit, e.g., light rail, as a means of making growth within the valley. These models are based on uncontrolled and controlled residential growth. Where are the models of uncontrolled?
- The technology I saw at the meeting was superb. I hope that we can retain it for our future use. I liked scenario “c”. Development bias. It seemed to offer the kind of growth I’m interested in.
- Address roads in the model--there are some “major” secondary roads that are used heavily, the assumption that everyone in the valley makes a “bee-line” to a major arterial is inaccurate. Also, weight areas we know are desirable (triangle area, Springhill, S/SE of Bozeman more heavily).
- The visual aspect of the presentation was great. It took the concept of planning and let us “see” potential results.
- I would like to see a moratorium on building no further up the Bridgers and south of town than a certain height--no more million dollar homes high in the sky, please!
- I felt that the growth model needs to be altered to better illustrate growth with existing development (the slide with black dots) and to make the rule of development with distance constraints more realistic by using the perimeter of Bozeman rather than the center. I do feel that the City of Bozeman could prevent the urban sprawl by making development with or adjacent, to the city easier. In addition, the growth model showed development around Manhattan, Three Forks, Logan, etc. This seems unrealistic. Are there figures that show a percent range of growth with Gallatin County that settles in Bozeman? This should be factored into the models.
- An area of comment that was greatly overlooked: The impact on services in any of the towns next to growth areas. I think the developers should pay the costs, instead of the city taxpayers “footing the bill” for the increased services demanded by growth near the city.
- Good job, the scenario should be tweaked to make them more realistic to Montana. Thanks.

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- I think your scenarios do not give adequate weight to the probability of sprawl with one-acre tract subdivision names ??? The rest of the comment is illegible to transcribe
- We need to personalize the growth re: drinking towers, viewsheds, water demand and supply, lawns? Air quality.
- We all see the growth, but how do we quantify the results.
- -increase in tax costs with more homes
- -light industry/economic input
- Where's the county funding going to come from.
- It's a great place to start from, keep it up.
- What is the population threshold before air quality problems occur?
- If Prescott College is an expert on sustainability, what is the number of people who are living in the county without compromising water resources, air quality, and natural resources.
- I firmly believe that available domestic water will be a severe limiting factor in Gallatin County growth. Water needs must be defined for population levels above 100,000 and correlated with available water. Data on availability must be gathered soon!
- Good job! The reality is that excellent planning and thoughtful community input is crucial and desirable, but it all boils down to a vote of two out of three Commissioners.
- Thank you.
- I have two concerns: 1) The primary issue is what happens out in the county (75 miles from town) and not so much micro issues about in and near town problems of growth (open space) and 2) The horse is already largely out of the barn and the technological approach may become to large a focus, especially as it may be based on an existing abnormal base and definitions.
- I didn't find the meeting that rewarding. The graphics were not that clear in promotion of sound planning and the meeting lacked focus. Good Try. Please find a bigger room!
- Loved the visual.
- It seemed there was not enough info on current development in the NASA presentation. I really wanted to make comparisons between current and other possibilities, in order to understand the issue. This wasn't possible given the gaps in data.
- More planning needs to be done in relation to fresh water preservation, waste water treatment and proximity and condition of roads.
- I really appreciated the presentation, but it won't work unless we have cooperation from all governing bodies the way it is now. We prefer development close to towns.
- Formally involve the farm ranch community in this planning process. Identify if there are agricultural districts where the owners wish to farm and ranch and which are economically viable. 2) Resource lands (prime agricultural, wildlife, habitat, etc.) Should be removed from land use before other decisions are made. 3) We need county-wide zoning
- Keep up your good work. Don't fold under pressure like city planning, opps! ☺ Keep the same good promotion level when seeking focus groups. Green space with a focus is so important! I.e. parks trail along rivers, natural areas. Identify and protect critical habitat corridors. #6,9,12- would this \$ go to landowner to offset \$ loss for not developing? Encourage cluster development with larger shared open spaces. Prevent development on fertile land and encourage continued use of this land to prevent weed infestation.
- We also need much larger stream corridors! Can we plan for the type of development? We need to consider different density options. Instead of using the predicted growth of suburban verses urban etc. can we say how much of this growth we want to be suburban verses urban etc.? I believe that we can help prevent urban sprawl if we decided to increase densities within Bozeman for example. I would like to see more concentrated development. We also need to better explain sprawl to everyone. Connectivity of wildlife habitat is very important. And why are we only using four species to determine habitat? Why are they all mammals? Why is the form in non-native species inhabiting areas probably not desirable for development anyway. Look at alternative forms of transportation needs to be emphasized and correlate nicely with concentrated development.
- What are the rights of those who presently have undeveloped, pristine land and it represents one's biggest asset. If this is to remain undeveloped will someone (entity) pay for the value if this land is to remain undeveloped? I am not for development but when it come to dollars and cents, I may have no choice but to go for the biggest dollars.

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- Implement additional information for ways presented at the meeting. Also, please note, we actually live on a 10 acre parcel, not 20.
- Not as much creative dialogue at meeting-time; spend trying to understand technology. Good to understand tech. Curious to see new scenario.
- I would like to get and have access to a thorough description of all of the considerations accounting to this process (i.e. clustering around intersections verses reasons not to preserving ag land near ag land verses not doing so, etc.) Like a league of Woman Voters handbook. Maybe a video tape could be mass produced featuring an excellent neutral commentator explaining the issues from different perspectives so that we all could consider our opinions without emotion and distraction of trying to clean information from random comments. The “NASA” presentation was visually interesting, but I found it very unclear as to what it showed and why because of what choices were randomly chosen. A great crowd gathered obviously and a great tool but I need being brought thoroughly up to speed first. However, it’s only now that I know that! Thanks for all your large effort.
- The presentation would have been more effective if: 1) GIS overlays with riparian corridors and habitat locations superimposed 2) break down within the growth areas, i.e., Bozeman, Belgrade, West Yellowstone, areas of open land not currently filled in.
- Basis for model was not explained well and confusing to participants. Info did not show well so it confused people. The 3D model was great but Bridger Canyon is zoned and it would be better to see random growth of 4-Corners verses edge of Bozeman verses planned development.
- Many of the questions were conditional and made it difficult to answer. Answers need to be “depends”
- The survey did not address some of the important issues to be addressed in policy matters – water/wastewater disposal groundwater, traffic, infrastructure costs. It was a good start-but needs more specificity.
- Scenarios need a lot of work to actually portray what is really going on in the valley.
- If development occurs near paved roads, consideration should still be given to maintaining visual corridors and alternating set backs, landscaping, etc. Prefer the look presented in the paper showing a mixture of housing, commercial, etc.
- How are you cooperating with the City government. All the growth scenarios looked similar. There was no relationship with existing conditions and current trends. What was all the gray? Open Space? No development?
- This is a start but the “glitzy” higher-tech can’t possibly get into the many policy issues that must be addressed.
- Excellent presentation, although, more data requested we don’t think the crowd could have processed much more at the first presentation-Good job!
- There needs to be buffers like landscaping between development and roads.
- Mixed use development with creation of neighborhoods is preferable
- Conservation easements should be a consideration in riparian areas.
- Ridge-lines are important, too—“scenic easements.”
- Big challenge-define criteria for “open space” and make it a priority in future development planning. Example: wildlife corridor and sanctuary, parks, trails, and scenic value. Most of the open space we currently enjoy just hasn’t been developed yet. We must have a tangible method by which we can value and preserve open space in the county. The current PUD allotment method is a JOKE and does not address contiguous space or corridors.
- Did not appear that the presenters had done field work. Should have had more data before presenting. Should have focused on the county at large instead of selected areas.
- Do not forget half of your citizens live in Bozeman.
- It’s great to include the various factions and the community as a whole in the process. Please continue to do this as the implications of each choice come clear and the differences are more apparent. Many more rules need to be added to the equation, one of which, is open space.
- It would be interesting to run scenarios with 100 year flood plain setbacks rather than setbacks from wetted perimeters. Run demographics-will the new population be older, school age (costs of care, hospitals, and public schools.)

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- Scenarios need refinement, as mentioned in meeting) e.g. more accurate depiction of actual development, present and projected transportation corridors, water availability and quality. Also, only residential growth is addressed, not business or manufacturing.
- Thanks for the opportunity to participate.
- It was very well done and should help a great deal in the planning process. How the landowners need to see the immense value in planning and even in zoning-if it comes to that. Zoning works!!!!
- The presentation was informative-even if the input date was incomplete. I expected more public input, i.e., more opportunity, more discussion. The ad agency did a great job of publicizing the event. Perhaps next time we can, but in a place with better ventilation and more seating? Will there be next time?
- Thank you for soliciting public comment. You know what needs to happen, zoning. Be bold, get the work done! Listen but do not show preference to the vocal minority who oppose zoning prioritize open space, habitat, non-motorized transportation. Keep with the GIS-the County needs more data-orthophotos, ecological data, air quality, transportation, etc.
- Presentation could address roads/traffic; water availability and quality; waste management
- Professionally done; don't give up; thank you.
- Encourage more dense development. Efficiency and economy of both land and the infrastructures-People don't need 2-20 acres for one house.
- This is absolutely biased to cluster, anti-growth in the County, push to develop next to existing subdivisions. There is no fairness or balance. If you believe it is everyone's desire to grow this way put it on a ballot. Don't just keep puffing your agenda.
- You need to have a larger facility to hold public forums in the future.
- I attempted to attend the 7:00 p.m. show with my husband. It was sold out-so only my husband attended the 2nd showing. Thank you for inviting the public to participate.
- We must do whatever it takes to get city and county working together-“United we stand, divided we fall.”
- Not enough current data for NASA presentation to be accurate-it was difficult to vote on option scenarios.
- I applaud your efforts at allowing the community input on this issue. But I felt the MOR presentation was confusing and not very helpful. Hope you'll try again in a different format-I am vitally interested in assuring that this beautiful valley grows in the best possible fashion.
- Looking forward to future forums to follow the process. It is clear that we cannot continue the current trends.
- Thanks so much for the presentation!
- Provided me insight on how far along the county is on growth management issues. Remember most of us are here because of air, quality, water quality, proximity to wildlife and general quality of living (traffic, crime, housing density etc.) Be sure to emphasis these in all your scenarios.
- The computer models and 3D's were very educational for me-as I am not very familiar with the possibilities from these new things. I thought the computer models were biased in favor of cluster and did not present an honest picture of the present real world. They could be changed to be presenting a more real picture!
- Some type of zoning system or land use permit should be put in place right away (by Jan 2001); before there is no open space left to save. The county has been fooling around with the idea of land use planning for over 20 years and has accomplished nothing. We need something with teeth that can be enforced.
- An urban growth boundary that contains a 20 year supply of land should be drawn around each existing community, and all development should be directed inside these urban growth boundaries. Anyone wishing to develop land outside U.G.B.S. should, with the help of the appropriate governmental body, be enrolled in a process to trade land or development rights with someone inside the U.G.B., or be subject to some other process that directs growth inside the U.G.B.'s.
- Excellent presentation-understandable and informative.
- I liked the plan B (conservation) because it clumped the growth around all the towns in the county. Each town would grow and that would pump up their own economies, instead of everyone commuting to Bozeman and Belgrade from “dying towns” also cause terrible traffic problems.
- I strongly support zoning and we must zone some land to remain undeveloped. That allows for the open and uncluttered views that we all treasure. I am willing to pay taxes to buy and preserve open space.
- Preface the objectives and procedure a bit more at the beginning of public meetings maybe.

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- Needed to define much more clearly what the public’s role was to be during this specific meeting and then how we are expected to participate in the future would have cut down on some of the general commentaries which didn’t specifically relate to this topic of mapping growth and policy planning.
- This questionnaire has many poorly worded questions. The range of options on the answers is too limited in some instances.
- Who ever put this together, while made this an attempt at public participation certainly made it difficult to understand. Work with layout and presentation, rewording, it is all too confusing.
- Four corners is ripe for development. Amsterdam and Churchill should remain rural Shouldn’t lump these particular towns together.
- This is a difficult task and almost has to be decided on a case by case basis. A blanket solution will just not work.
- The presentation was vague in offering real life solutions. The scenarios did not show any actual “development” ideas, just where a few people thought development should occur. The preservation and conservation of open space in and around Bozeman seemed an after thought and the issues surrounding the benefits of in-fill and use the existing infrastructure were generally not touched. Perhaps in a future meeting, they will????
- You have to take a long hard look at whatever the end picture will look like, when no more land is available for growth. That will determine how you grow.
- Protect wildlife, vistas, open space, provide parks, trails, green belts in City keep reminding public of what is at stake; let them know the alternatives and have choices.
- An early explanation of the process-what the focus groups were, what would happen with the three “scenarios” in the future would have been helpful. Don’t think voting a preference on three so similar scenarios is helpful.
- I question the validity and relevance of the data used to prepare the scenarios. The presentation was difficult to see and seemed to exclude many important areas of development. The men from NASA are too unfamiliar with our area. With the technology available the presentation could have been more effective and professional.
- We must come up with ways to compensate those who are providing open space for all to enjoy. How about zoning some prime ag land close to town as horseriding and boarding or a nursery or sod farm) That would provide profit, recreation, open space, and keep the land for ag. No dogs allowed in subdivisions near wildlife habitat. Buy Story Hills as a city/county park; Have a tax on new purchases of land to pay for noxious weed survey and treatment plan and education of the new landowners. It is critical that all landowners control their weeds. It has to be a widespread effort. We cannot allow ourselves to be lax or we will lose the battle.
- Ask politicians and Chamber of Commerce to stop inviting out of staters to visit our state. Governor Racicot invitations just clutter the state and encourage uncontrolled growth. Growth is what is ruining our city and state. These solicitors are just as interested in greed at the expense of our way of life in Montana. It is changing way too fast! Thanks for the opportunity to comment.
- I hope taxpayers didn’t pay for all of your ads and your “slick” brochure-it must have cost a fortune! 2 color ink and metallic ink-whew!
- Next time, allow more space for presentation audience. Realize that in Bozeman (as opposed to Willow Creek, for instance) you’re dealing with a huge pro-planning population.
- I would think that members of all groups that wrote the plan you are now revising would be a good source of information. Roger Nerlin and Randy Johnson are the only ones still with the current board.
- I think that the presentation skirted “the policies” necessary to achieve the goals.
- I was quite disappointed in the whole thing. Very fancy graphics with out much content. It sounds like the focus groups were preloaded and not very representatives. You have no feedback to the system and no idea how accurate it is.
- I would like to see folks from the university become more involved. It seems there is a lot of information at MSU that would be useful in the planning process. Several professors have been researching growth etc. for several years. They would understand community change better than NASA people from Arizona
- Thank you Planning Board for providing convenient format for public participation in planning! We (Gallatin County) must closely coordinate with city governments.

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- Scenarios A, B, and C showed what it could be/like if we had started this back in the 1800's. Start with a map showing existing structures, then add restrictions of choice and population estimate for the future. Isn't this the question we are trying to answer: "What do we do from here", we already know what the past left us.
- Strongly believe development in this county be slowed considerably before we are packed in like sardines. Building designs for County and City should adhere to design standards as in Pella Iowa. Also, the City and County need the same strict development rules! Contrary to the belief of developers and business people growth is not and does not have to be inevitable.
- I especially agreed with the woman who commented during the 2nd session on 2/21/00 about the need to show current density along with projections, to have a better picture of where structures are and use that to refine rules for models. Also, what if Four Corners, Churchill or Amsterdam incorporate and put in water sewage treatment facilities. This seems a huge factor in projecting growth in these areas.
- Small towns and clusters of development do not have the infrastructures, personnel, or knowledge to deal with sudden growth. Do not encourage development there rather than Bozeman or Belgrade.
- Question #1-will new subdivisions and development include full infrastructures or continue as presently relying upon individual wells and septic and should have sewer and water districts before too late!
- I now live on 10 acres of land in Gallatin City but would not have done. So, if I had known the consequence of this type of growth. I am in favor of zoning and or strict policies that are enforced to guide growth. I liked the technology presentation but thought that the A-B-C alternatives were so similar that they could have been combined.
- Concerned about reliability of model. I need high/low population growth scenarios. 2) Must consider water and other constraints 3) Focus groups seemed to not reflect constituencies-Don't agriculturists want to preserve maximum potential economy return? Don't development interests diverse more dramatically with "conservationists?"
- An interesting session. Hard to hear some of the discussion with the audience. Thank you session.
- It seems to me that all new development should be carefully planned, provide adequate buffering for existing development, and be subject to public review. Infill near city services should be emphasized.
- Some of the wording in the survey question was unclear. "Adjacent to other subdivisions and development" (where?). Also, I wouldn't be willing to give one cent directly to property owners and developers and speculators, but I would give generously to land purchasing—easement fund.
- We were turned away due to lack of space.
- I am concerned as cities grow we will not be able to infill due to development pattern. This affects cost of services. I think view shed is important—witness the diameter (?)per line. I do not think we can stop development. We must grow intelligently.
- We need closure on public preference and must move rapidly toward implementation. We know now what people want; let's do it and provide incentives, regulations, and compensation to those affected to do so.
- I was hoping that you were going to have computer generated models that would show us more on the ground views of alternatives A, B, C, of the current projection. Having such models and pictures that would give people a better feel for what density, traffic, services, ag and wildlife needs, recreation, etc. Would be like, would have been an effective way to get a better informed response to which alternatives residents support appreciated the civility of this event, and hope that future meetings will also be civil and respectful. Thank you.
- How to get people excited about making a difference individually in the planning process. Comments I heard were "the best time to get involved is later" (!) "My being there will make no difference" How do we make people feel empowered? That you're listening?
- I live between Belgrade and Manhattan on 76 acres. Subdivisions are creeping up from the South (River Rock) Our neighbors have leased out their land. They no longer are a source for equipment or contract work. We are the "big operator" in the neighborhood. We fear that our ability to farm will be compromised by further subdivision (especially 1 acre-2 acre lots) in our area, liability problems, irrigation water problems, neighbor complaints about farm practices, etc.
- I believe in urban/quality housing-preserving privacy and natural lines of land. Cluster development/shared open space, etc.. I think, one way to go.
- I would love to volunteer/participate in planning department, etc. Just let me know.

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4.9 OPEN HOUSES (March 2001).

Feedback on Draft Growth Policy March 26, 2001

Introduction

The attached data represents feedback from citizens about the Gallatin County Planning Board’s draft Growth Policy. Three open houses were held in March, 2001 in order to distribute information about the draft and gather feedback from citizens.

Open houses.

Planning Department staff estimates that about **400** people attended Growth Policy open houses.

178	Participants signed in 3/5/01 at Valley Ice Garden.
83	Participants signed in 3/6/01 at Belgrade Peace Lutheran Church.
48	Participants signed in 3/7/01 at Three Forks Public School.
<u>309</u>	Total participants signed in.

Feedback forms.

About 400 feedback forms were distributed at the open houses and to citizens who requested them from the Planning Department. The forms contained 38 “multiple choice” questions (numbers 1-34 and 36-39) and three “open-ended” questions (numbers 35, 40 and 41). A total of **220** forms were returned through 3/23/01.

The attached compilation of data from the feedback forms includes:

- **Charts** which tabulate responses to “multiple choice” questions.*
- **Summaries of additional comments** which supplement responses to “multiple choice” questions and reflect responses that included more than one “multiple choice” answer.**
- **Summaries of responses** to “open-ended” questions.**

In addition to feedback forms, several citizens and interest groups submitted letters to the Planning Board. Comments from such letters are not included in this report.

* Each chart includes a category for “no response.” This category tallies the number of forms on which no response was indicated and the number of forms on which “improper” (i.e., multiple) responses were indicated. “Improper” responses are reflected in the summaries of additional comments.

** Summaries reflect themes that appeared in at least three separate comments/responses. A compilation of all comments/responses is available for review in the Planning Department.

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Highlights of responses in feedback forms.

- In general, there did not appear to be a consensus on G-CAP’s ability to accomplish open space goals while compensating landowners (see question 36).
- In the “open-ended” questions, the most often-repeated theme was that G-CAP could have negative effects on landowners’ property values and on the affordability of homes and land (see question 40).
- The most often-stated idea for a better way to accomplish the goals was county-wide zoning (see question 41). (Zoning also received favorable responses in questions 9, 15 and 24.)
- Other issues for which a strong consensus appeared included protection of wildlife corridors (questions 5 and 35), regulation of billboards (question 8), education about and preservation of agricultural lands (questions 11 and 12), erosion control (question 14), dedication of rights-of-way in new developments (question 25) and restriction of building in floodplain areas (question 30).

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4.9a [OPEN HOUSES \(March 2001\) part 2.](#)

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