

Resource Document

1

Gallatin County Profile

1.1 Population Trends in Gallatin County.....	1
1.2 Land Use in Gallatin County.....	6
1.3 Employment and Income in Gallatin County.....	17
1.4 Housing and Affordability in Gallatin County.....	26
1.5 “Gallatin Today” Maps.....	29

MAY 15, 2001

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1 GALLATIN COUNTY PROFILE

This profile of Gallatin County supports the *Gallatin County Growth Policy* with the background information important to local decision makers and citizens of the county. As such, this profile is not meant to be a comprehensive analysis of demographic trends, but a snapshot of the current character of social, economic and land use development within the county. By better understanding the dominant trends and pressures in Gallatin County, more informed and effective policies may be developed to mitigate impacts of growth and plan for our future.

A review follows of population, land use, employment and income, and housing. There are several excellent on-line sources for more detailed, up-to-date statistics, such as the USDA’s Montana Agricultural Statistics Service at <http://www.nass.usda.gov/mt>; the Montana State Library’s Natural Resource Information System at <http://nris.state.mt.us>, or the Montana Department of Commerce’s Census and Economic Information Center at <http://ceic.commerce.state.mt.us>.

1.1 POPULATION TRENDS IN GALLATIN COUNTY.

From 1990 to 2000, Gallatin County grew by 34.4%, adding more than 17,000 people to the local population. This rate is more than double the current 12.9% growth rate for the state of Montana.¹

Gallatin County has a relatively young median age (32 years old) compared to the national median (35.6) and the Montana median (37),² which is typical in a university community. However, the county population is aging significantly. Between 1990 and 1998, individuals aged 45-64 years old constituted the largest component of population increase, accounting for an additional 5% of total population, while the number of individuals between 25 and 44 years old contracted by the same amount.³ The growing number of older residents is significant when compared to overall economic trends in Gallatin County.

As may be expected in a county where population is aging, there is significant income coming in from retirement, investment, dividend and rental income. Section 1.3 following discusses the large proportion of personal income in Gallatin County derived from non-labor sources.

¹ Montana Department of Commerce, CEIC; U.S. Bureau of the Census

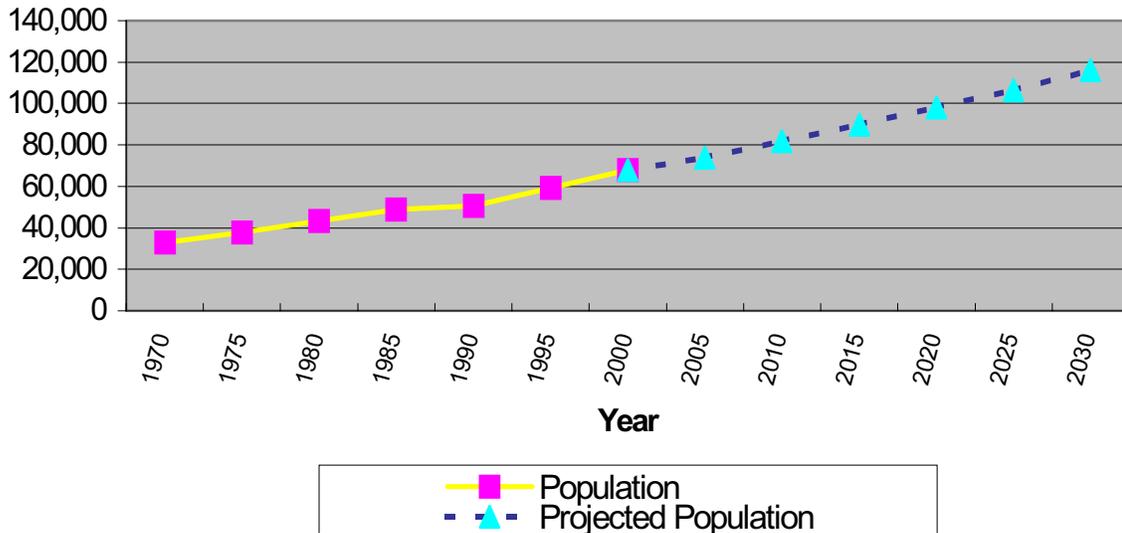
² Montana Department of Commerce; U.S. Bureau of the Census

³ Montana Department of Commerce, CEIC

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

GALLATIN COUNTY POPULATION



1.1.1 Population Projection 2000-2030

Current Situation: Gallatin County’s population has grown significantly in the past ten years and is projected to maintain high levels of growth, bringing the county population to approximately 116,000 by 2030.⁴ According to the latest census count, the Gallatin County population in 2000 stood at 67,831.⁵

Current population estimates divided by the total land area in Gallatin County result in a gross population density of about 24.3 persons per square mile. Based on future population projections, density in Gallatin County would increase to 44.1 persons per square mile by 2030.⁶

⁴ Gallatin County Planning Department extrapolation of US Census and Woods & Poole data.

⁵ U.S. Census Bureau; Montana Department of Commerce, CEIC

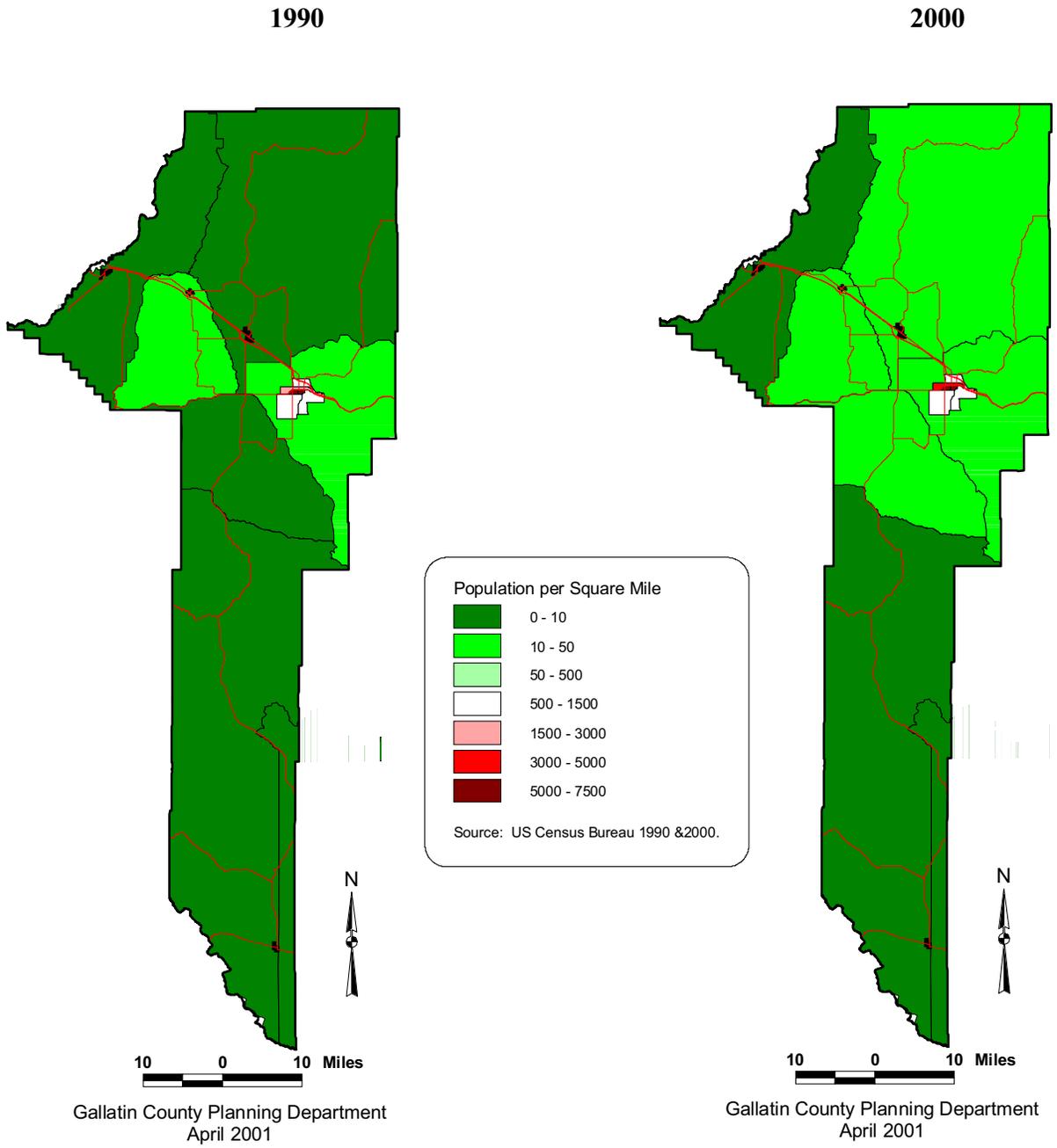
⁶ Gallatin County Planning Department

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

GALLATIN COUNTY DENSITY

These maps show where the population in Gallatin County has spread from 1990 to 2000. The number of people per square mile by census tract shows a density increase in the census tract that includes Belgrade and the census tract that includes Four Corners, as well as census tracts within the City of Bozeman.



RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

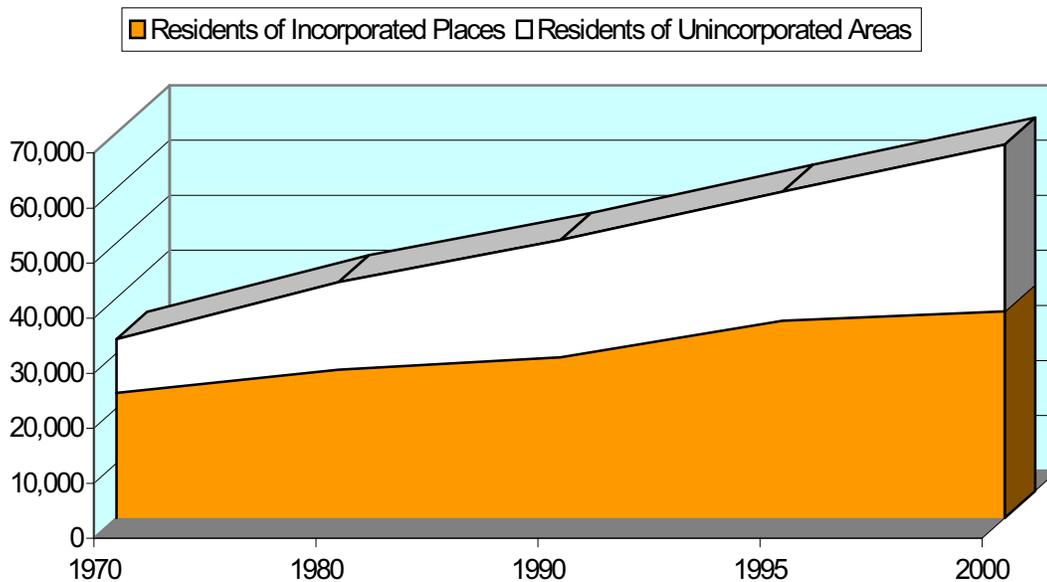
1.1.2 Incorporated & Unincorporated Population 1970- 1999

Current Situation: More people live inside Gallatin County’s cities and towns than in unincorporated areas; however, the proportion of population inside incorporated places peaked in 1970 at 70%. Between 1970 and 1990, rural population growth outpaced urban growth—in 1990 only 58% of the population were town-dwellers. It is often difficult to accurately predict rural population, and these figures may be readjusted following the recent initial release of the 2000 U.S. Census figures.⁷

County/City/Town	2000 CENSUS	1990 CENSUS	POPULATION % CHANGE 1990 to 2000
GALLATIN COUNTY	67,831	50,463	34.42
Belgrade	5,728	3,422	67.39
Bozeman	27,509	22,660	21.40
Manhattan	1,396	1,034	35.01
Three Forks	1,728	1,203	43.64
West Yellowstone	1,177	913	28.92

Continued population growth in centralized urban areas may more effectively and efficiently accommodate projected population increases while reducing the cost of public services and preserving the character of rural areas.

POPULATION BY PLACE OF RESIDENCE



Source: Montana Department of Commerce

⁷ Montana Department of Commerce CEIC; Planning Department tabulations

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

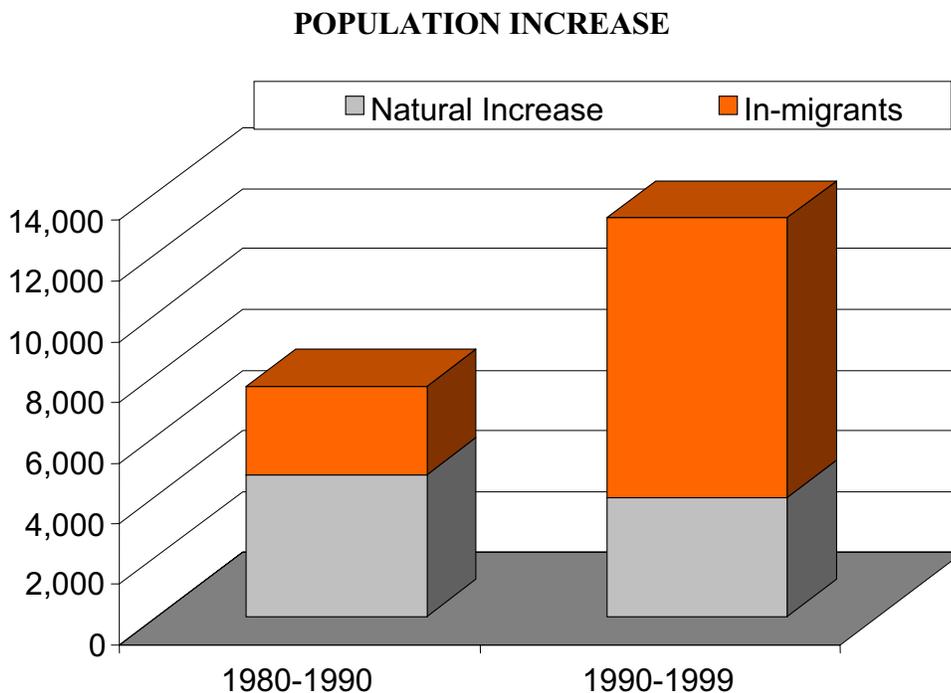
Gallatin County Growth Policy “A Shared Vision for a New Century”

Interestingly, the U.S. Census Bureau considers only a community with more than 2,500 residents as “urban.” The US Office of Management and Budget also classifies “metropolitan areas” with an urban core population of at least 50,000; many statistical reports therefore consider all of Gallatin County to be “rural”.

1.1.3 Components of Change

Current Situation: Components of change can give insight into sources of population change over time. Natural population increases or decreases describe the ratio of births to deaths within a community, while migration changes describe the net effect of domestic and foreign relocation.

Between 1980 and 1990, Gallatin County experienced a natural population increase of 4,700 individuals, and a net increase of approximately 2,900 individuals migrating into the community. Between 1990 and 1999, Gallatin County experienced a migrational increase of over 9,100 individuals, and a natural increase of 3,965—over twice the number of in-migrants as the previous decade.⁸ The large increase in migration demonstrates the livability and attraction of the Gallatin County community.



Source: Montana Department of Commerce

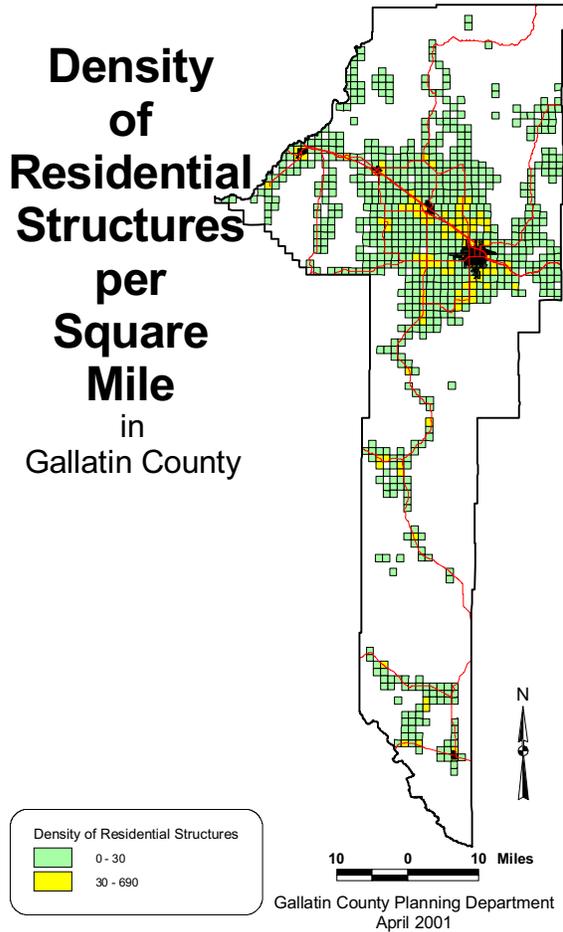
⁸ Montana Department of Commerce

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.2 LAND USE IN GALLATIN COUNTY.

There are approximately 1,682,048 acres in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The balance of about 882,000 acres in Gallatin County are privately owned and divided among agricultural, forestry, residential, commercial and industrial uses.⁹

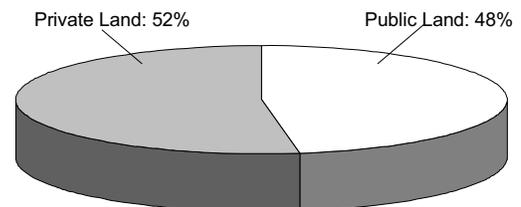


Organizations such as the Montana Land Reliance, Gallatin Valley Land Trust, Nature Conservancy and Montana Fish, Wildlife and Parks hold conservation easements on approximately 67,000 acres of private land (about half of which is located on the Flying D Ranch).¹⁰ Although 48% of land in Gallatin County remains in public ownership, rapid growth is causing many changes in land use trends in the private sector.

1.2.1 Public Land in Gallatin County

Current Situation: The U.S. Forest Service is the largest land holder in Gallatin County, currently managing over 665,000 acres. In

PRIVATE VERSUS PUBLIC LAND



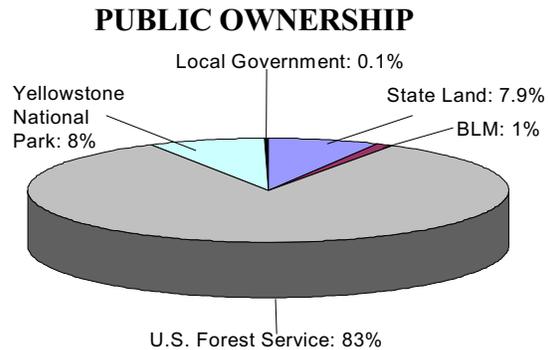
⁹ Montana State University Geographic Information Center (GIAC)

¹⁰ Nature Conservancy, GVLTL, MFWP, Montana Land Reliance

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

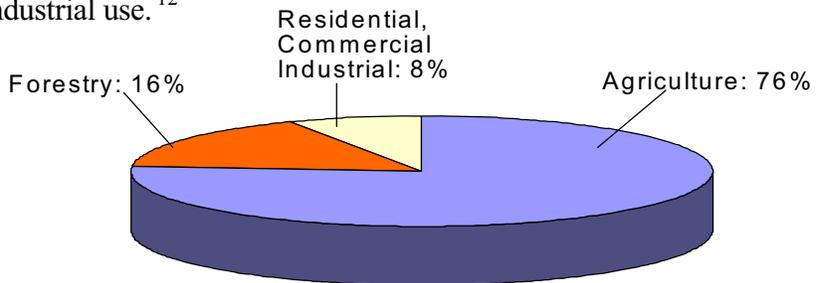
addition to the Forest Service, various state departments manage approximately 61,000 acres, and over 97,600 acres of Yellowstone National Park is located within the county. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments.¹¹



1.2.2 Private Land in Gallatin County

Current Situation: Although agricultural land ownership is changing rapidly, the large majority of private land in Gallatin County remains in agricultural production. According to the Montana Department of Revenue tax classification for 1999, over 676,000 acres of privately owned land was in agriculture, 174,900 acres was land in forestry and 67,000 acres was in residential, commercial and industrial use.¹²

TAX CLASSIFICATION OF LAND IN PRIVATE OWNERSHIP



1.2.3 Agricultural Land and Farms in Gallatin County

Current Situation: There are 835 working farms in Gallatin County, as determined by the *U.S. Census of Agriculture*.¹³ The most recent *U.S. Census of Agriculture* was compiled in 1997 by the US Department of Agriculture’s National Agricultural Statistics Service (NASS). In previous years, the U.S. Census Bureau classified a “farm” as a tract of land that produces \$1000 or more in agricultural income, or has the potential to produce more than \$1,000. In 1997, the Department of Agriculture expanded this definition to include places with five or more horses, or 200+ acres of pasture. The Montana Department of Revenue classifies “qualified” farms as agricultural tracts 160 acres and over. Farms with lesser acreage must “qualify” by demonstrating a certain percent of income is derived from agriculture.

Although overall statistics for land in farms and cropland have varied over time and with changing definitions, it is evident that while the agricultural industry in Gallatin County shares

¹¹ MSU GIAC

¹² Department of Revenue, Bozeman office

¹³ USDA National Agricultural Statistics Service (*U.S. Census of Agriculture 1997*)

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

many of the same economic challenges as the rest of the state, smaller, fragmented part-time farms are accounting for a larger share of agricultural land in the county.

LAND IN FARMS

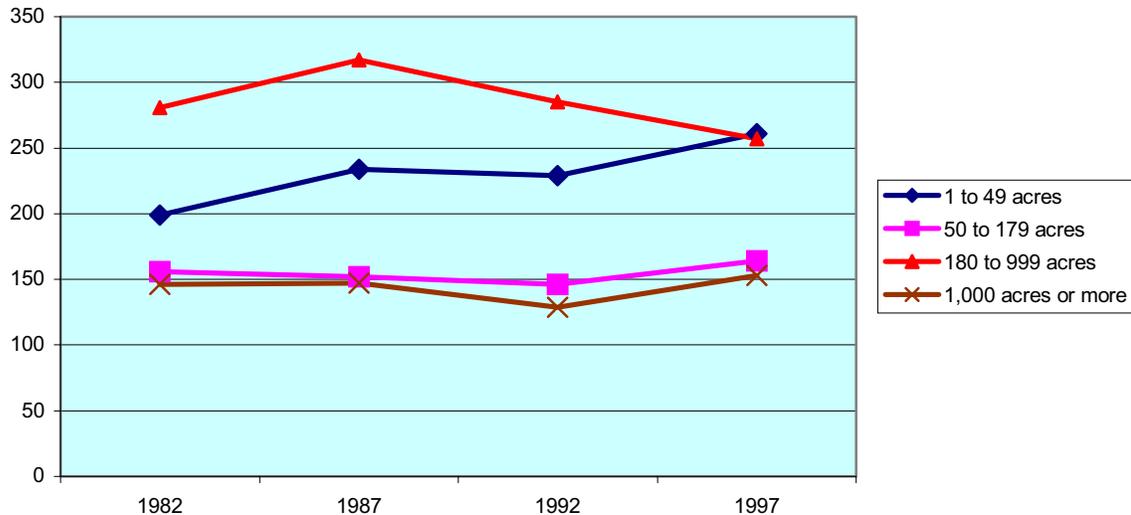
	1982	1987	1992	1997
Total Number of Farms	782	850	789	835
Land in Farms (acres)	774,240	731,603	699,409	759,944
Farms with Cropland	678	737	659	684
Total Cropland (acres)	281,214	305,160	258,593	252,837
Conservation Reserve Program (acres)	n/a	5,366	11,678	13,103

Source: U.S. Census of Agriculture

1.2.3.A Changes in Farm Size

Current Situation: The average farm size in Gallatin County in 1997 was 910 acres, with a median size of 161 acres, or one quarter-section of land. In the region, Madison County to the west has an average farm size of 2,347 acres and a median of 410 acres, while in Park County to the east the average size is 1,784 acres and the median size is 490 acres. Montana has a state-wide average farm size of about 2,400 acres (3-¾ sections), ranging as high as 2,600 acres over the last 30 years. In Gallatin County between 1982 and 1997, the number of farms between 1 and 49 acres increased by over 31%, while farms between 180 to 999 acres decreased by 8.5%.¹⁴ This may also indicate an increasing fragmentation of mid-size (typically family-run) farms, and an increasing number of smaller units counted as farms in the county.

NUMBER OF FARMS BY ACREAGE



Source: U.S. Census of Agriculture

¹⁴ U.S. Census of Agriculture; Planning Department tabulations

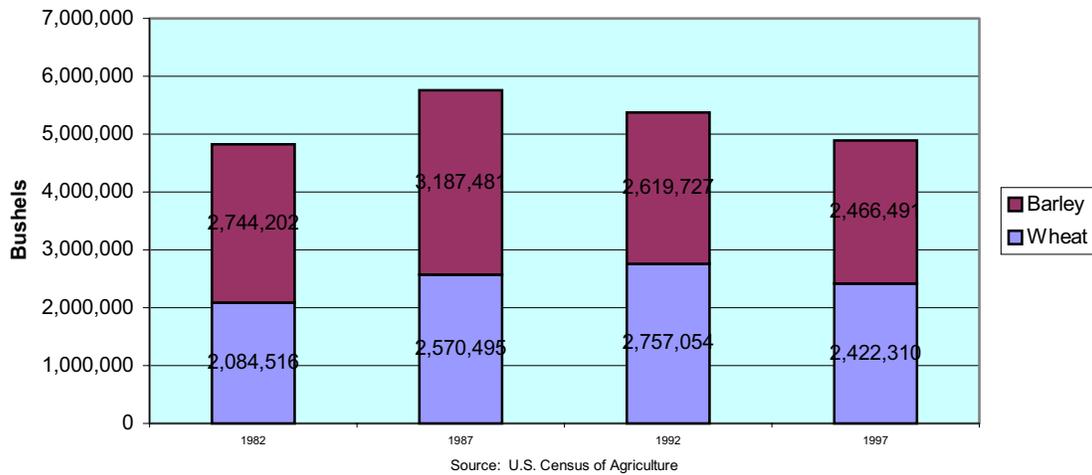
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

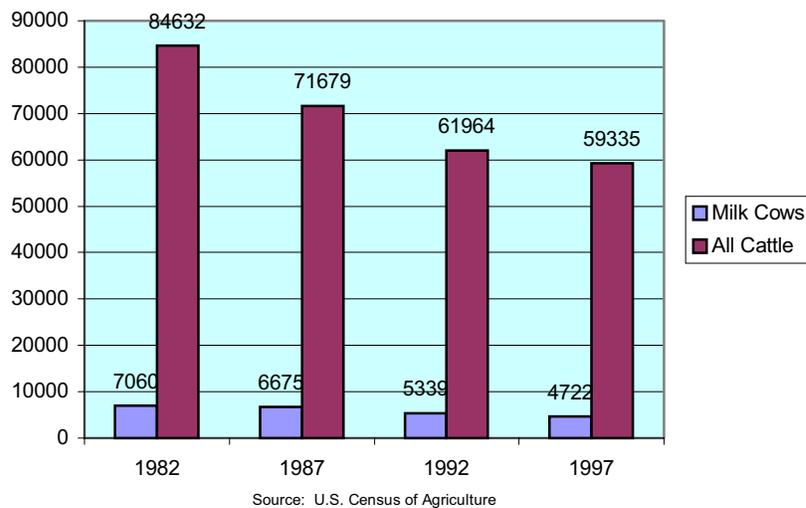
1.2.3.B Crops and Livestock

Current Situation: In 1997, 684 of the 835 farms in the county grew crops: 198 produced 2.4 million bushels of wheat, 219 grew 2.5 million bushels of barley, and 525 brought in 198,261 dry tons of hay.¹⁵ A smaller number of farms had livestock: 463 ran a total of 59,335 cattle (beef and milk cows), 63 had 7,880 sheep and lambs, and 351 had 3,000 horses—in the state, only Ravalli and Lake counties had more horses. Although the number of milking operations decreased from 127 to 41 from 1982 to 1997, they still brought in \$10.8 million in revenue, 30% of all dairy sales in Montana.

SELECT CROPS HARVESTED IN GALLATIN COUNTY

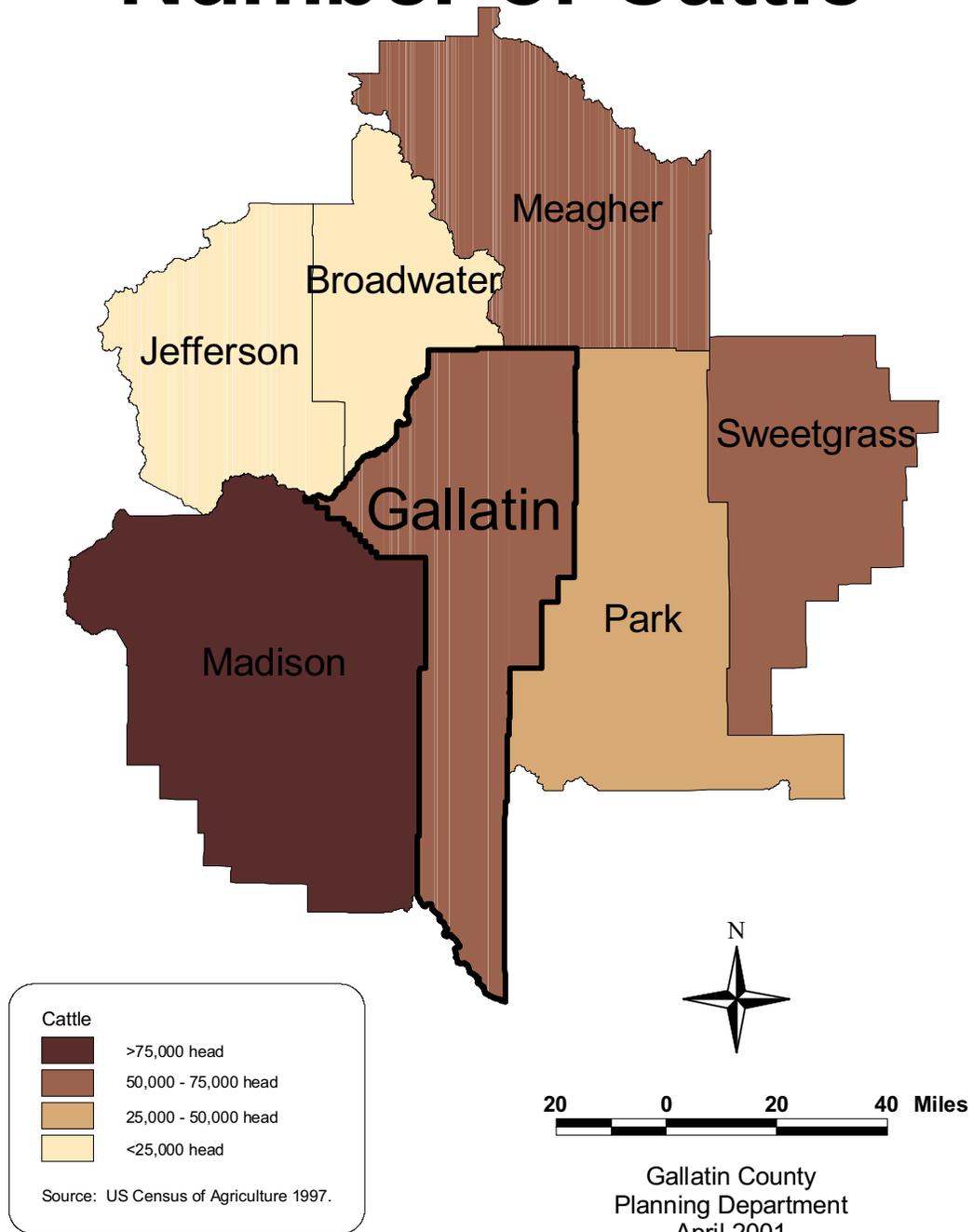


CATTLE IN GALLATIN COUNTY



¹⁵ U.S. Census of Agriculture

Number of Cattle



RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

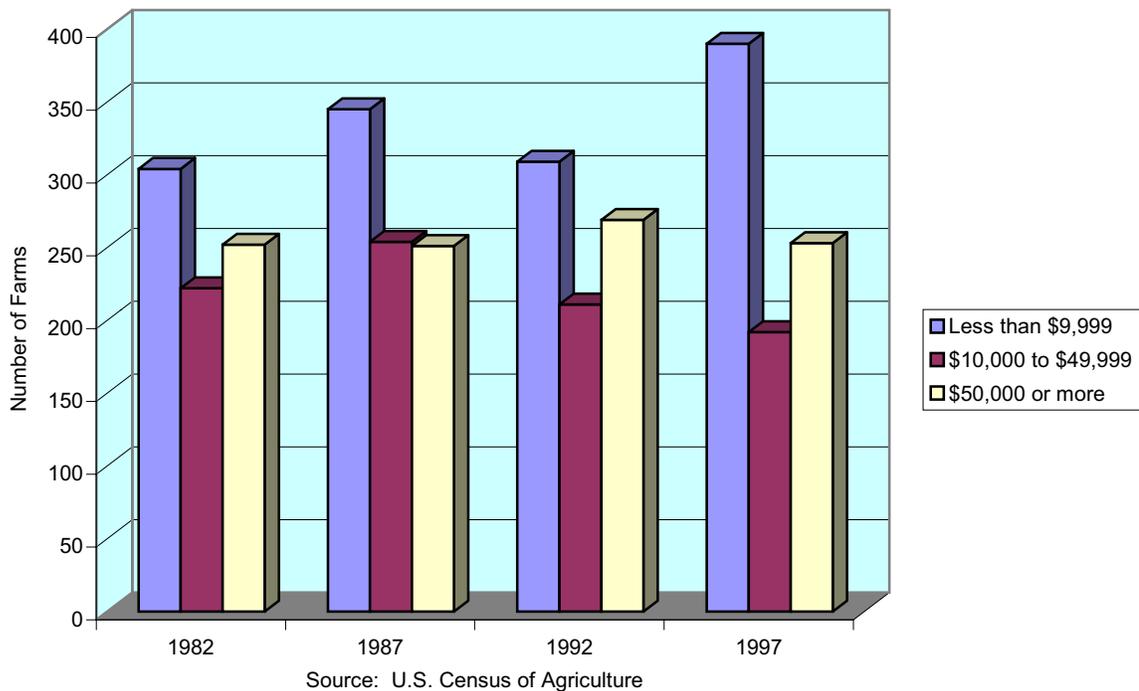
Gallatin County Growth Policy “A Shared Vision for a New Century”

1.2.3.C Farms by Value of Sales

Current Situation: Almost half (47%) of all farms in Gallatin County realize a market value of goods sold less than \$10,000 per year, compared to 38% state-wide. Since 1982, Gallatin County experienced a 28% increase in farms with revenue from \$0 to \$9,999 per year, while farms with sales valued at \$10,000 to \$49,999 have decreased by 13.5%.¹⁶

Although the number of largest farms have been steady, the decrease in farms with moderate revenue may indicate a decline in full-time family farm producers in Gallatin County, and an increase in smaller part-time farms.

NUMBER OF FARMS BY VALUE OF SALES



1.2.3.D Age and Occupation of Farm Operators

Current Situation: As defined by the Census of Agriculture, a full-time agricultural operator must spend more than 50% of his/her work time at farming or ranching, while the “other”

¹⁶ U.S. Census of Agriculture

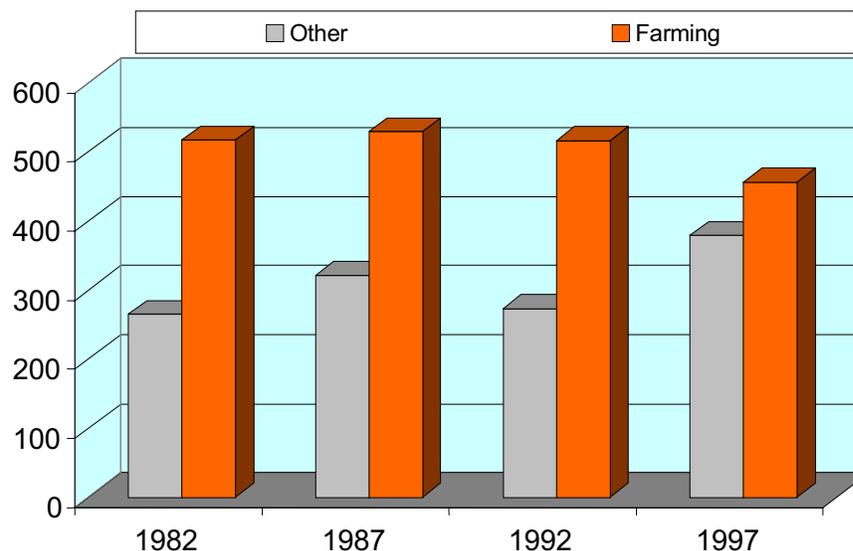
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

classification includes people who spend more than 50% work time at occupations other than farming.

While the average age of farm operators in Gallatin County matched the state and national averages of 54 years old,¹⁷ the number of traditional full-time farm operators in the county have decreased by nearly 12% since 1982, while operators engaging in “other” occupations have increased by 43%.¹⁸

NUMBER OF FARM OPERATORS BY PRINCIPAL OCCUPATION



Source: U.S. Census of Agriculture

Although the majority of private land in Gallatin County remains in agriculture, the characteristics of agricultural ownership are changing as the number of smaller, part-time farms increases steadily and larger full-time sustainable farms and major producers decline. This shift in farm size also impacts the rest of the local economy which services the industry of agriculture, as discussed in section 1.3 Employment and Income following.

1.2.4 Residential Land Use in Gallatin County

Although the majority of privately owned land remains agricultural, residential land use has been increasing rapidly in Gallatin County. From 1990 through 2000, the Gallatin County Commission gave final approval to 323 minor and major subdivisions containing 3,144 lots. In addition to the final lots created, 611 new lots received preliminary approval in 2000. As

¹⁷ U.S. Census of Agriculture

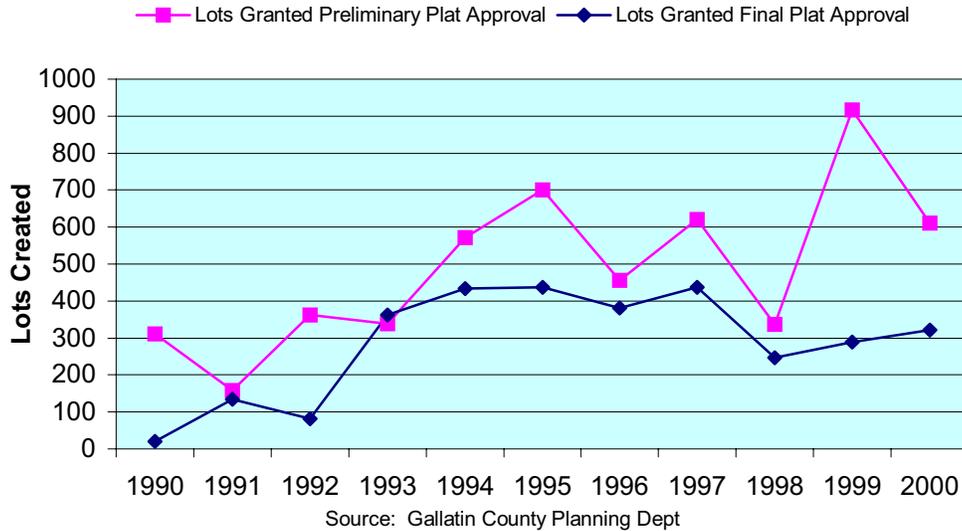
¹⁸ U.S. Census of Agriculture

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

population growth continues in Gallatin County, residents can expect to see continued development and subdivision activity, increasing levels of residential land use.¹⁹

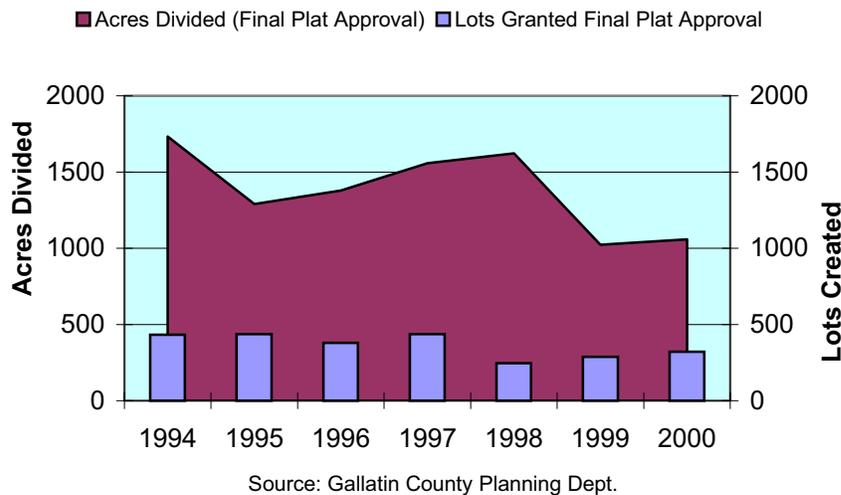
SUBDIVISION LOTS CREATED (1990-2000)



1.2.4.A Land Area Divided Through Subdivision

Current Situation: From 1994 through 2000, more than 9,660 acres were subdivided, resulting in an average lot size of about 3.8 acres. In the County’s jurisdictional area (i.e., outside municipal and the city-county planning jurisdictions), where over 44% of this subdivided land was located, the average lot size was over 4.9 acres.²⁰

LAND DIVIDED THROUGH SUBDIVISION REVIEW (1994-2000)



¹⁹ Gallatin County Planning Department.

²⁰ Gallatin County Planning Department.

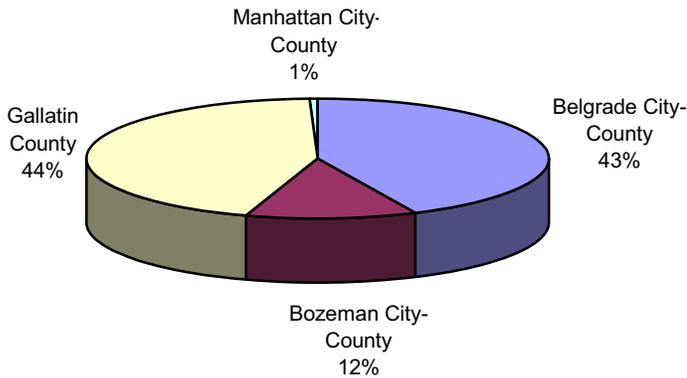
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.2.4.B Lots Created by Jurisdiction

Current Situation: All non-municipal subdivisions must be approved by the Gallatin County Commission. Certain planning boards also have the authority to make recommendations about subdivisions in their jurisdictions. The Belgrade City-County, Manhattan City-County and Bozeman City-County planning jurisdictions are located within a few-mile radius outside those cities’ boundaries.²¹ The remainder of the County is under Gallatin County planning jurisdiction, either under the Gallatin County Planning Board or a “101” planning and zoning district created prior to the Planning Board.

**Lots Created (Final Plat Approval)
1994-2000**

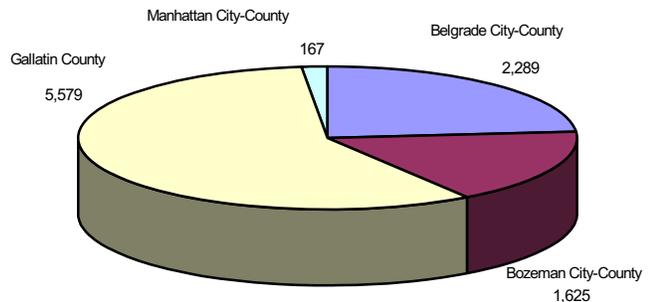


Between 1994 and 2000, 1,095 lots were created within the Belgrade City-County planning jurisdiction, 304 lots were created in the former Bozeman City-County planning jurisdiction, and 16 lots in the Manhattan City-County Planning Jurisdiction, while 1,130 lots were created in the rest of Gallatin County.²²

1.2.4.C Total Acres Subdivided by Jurisdiction

Current Situation: Although Belgrade City-County and Gallatin County produced a similar number of lots in the period from 1994 through 2000, subdivisions in the County accounted for over twice as many acres.²³

**Acres Divided (Final Plat Approval)
1994-2000**



²¹ Gallatin County Planning Board assumed jurisdiction of the unincorporated portion of the former Bozeman City-County Planning area in July of 1999.

²² Gallatin County Planning Department.

²³ Gallatin County Planning Department

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

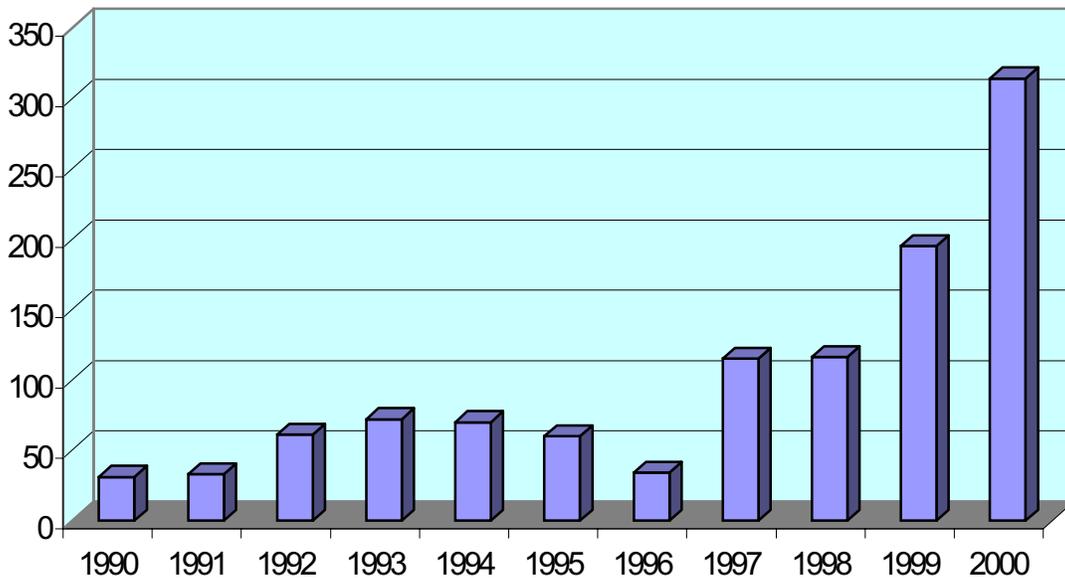
1.2.4.D Land Use Permits Processed by the County Planning Department

Current Situation: Land use permits are only required for construction within one of the county’s 16 zoning districts. Because large areas in the county are not zoned, the number of land use permits measures a combination of zoning and permitting services required for new construction in certain areas, but not the total amount of development occurring within the County.

The number of land use permits processed by the Planning Department has been increasing steadily over the past two decades, and has increased dramatically in the past five years. The number land use permits increased by 61% between 1999 and 2000, and by 423% between 1995 and 2000.²⁴

These significant increases in 1999 and 2000 were the result of 196 land use permits issued in the River Rock Zoning District after the development was reinitialized in early 1999, and the 179 land use permits in the Gallatin County/Bozeman Area Zoning District after the zoning district was transferred into Gallatin County’s jurisdiction in mid-1999.

LAND USE PERMITS 1990-2000



Source: Gallatin County Planning Dept.

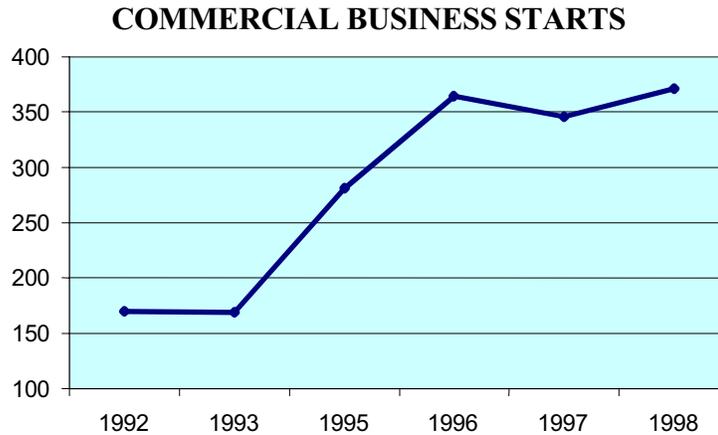
²⁴ Gallatin County Planning Department.

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

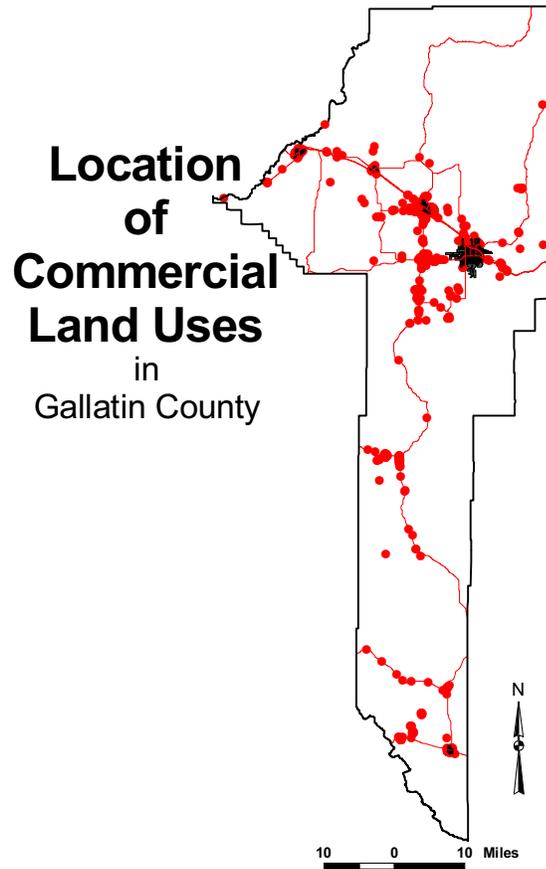
Gallatin County Growth Policy “A Shared Vision for a New Century”

1.2.5 Commercial Land Use in Gallatin County

Current Situation: Along with rapid residential development, new commercial businesses in Gallatin County have increased over 100% since 1992, from 170 new starts to 371 in 1998.²⁵



Source: Montana Dept. of Labor and Industry, Office of Research and Analysis



Gallatin County Planning Department
April 2001

²⁵ Department of Labor and Industry, Office of Research and Analysis

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.3 EMPLOYMENT AND INCOME IN GALLATIN COUNTY.

Average annual employment in Gallatin County increased by 57% between 1990 and 1999—far exceeding the county’s 26% population increase.²⁶ Due to the large number of new jobs, the unemployment rate has been hovering at record lows. Although per capita personal income in Gallatin County is higher than the state average and continues to rise steadily, it is significantly less than the national average. The high percentage of interest, rent and dividend income, coupled with rapidly expanding service and construction industries, also distinguishes Gallatin County from other local Montana economies.

Livability and amenities in Gallatin County have combined with record growth rates, advanced technology, transportation and communication to create an attractive environment for new businesses, investors and in-migration. These economic and social trends have created the basis for a unique urbanizing economy developing in an essentially rural Gallatin County, Montana.

1.3.1 Total Personal Income by Industry 1975 to 1997

Current Situation: For the purposes of this section, the service sector includes finance and real estate as well as income from transportation and utility services, while the agricultural industry includes farming, forestry and agricultural services.

The three largest producers of personal income in Gallatin County are the non-labor sector, the service sector and the government sector, while agriculture and resource extraction produce the least amount of income. In 1997, the non-labor sector contributed the most income at 35% of the total personal income, while services provided 26% and government 15%.²⁷ Although these sectors of the economy provided the large majority of income in the county, the fastest growing contributor to total personal income is the construction industry, growing by 118% between 1990 and 1997.²⁸

The non-labor sector consists of transfer payments for retirement, benefits, disability and unemployment in addition to dividends, investment income and income through property ownership and rental units. Compared with other local Montana economies, non-labor income in Gallatin County is not distinguished by its share of the total income, but by its significant proportion of dividend, interest and rental payments. Possibly related to the high growth rate, increased migration, aging population (section 1.1), and booming development and housing costs (section 1.4), the components of non-labor income in Gallatin County appear more analogous to major national metropolitan areas than to other Montana communities.

²⁶ Montana Department of Labor and Industry, Research and Analysis Bureau (ES-202 program).

²⁷ U.S. Bureau of Economic Analysis, REIS

²⁸ U.S. Bureau of Economic Analysis, REIS; calculated using 1997 dollars, adjusted by the Sonoran Institute

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

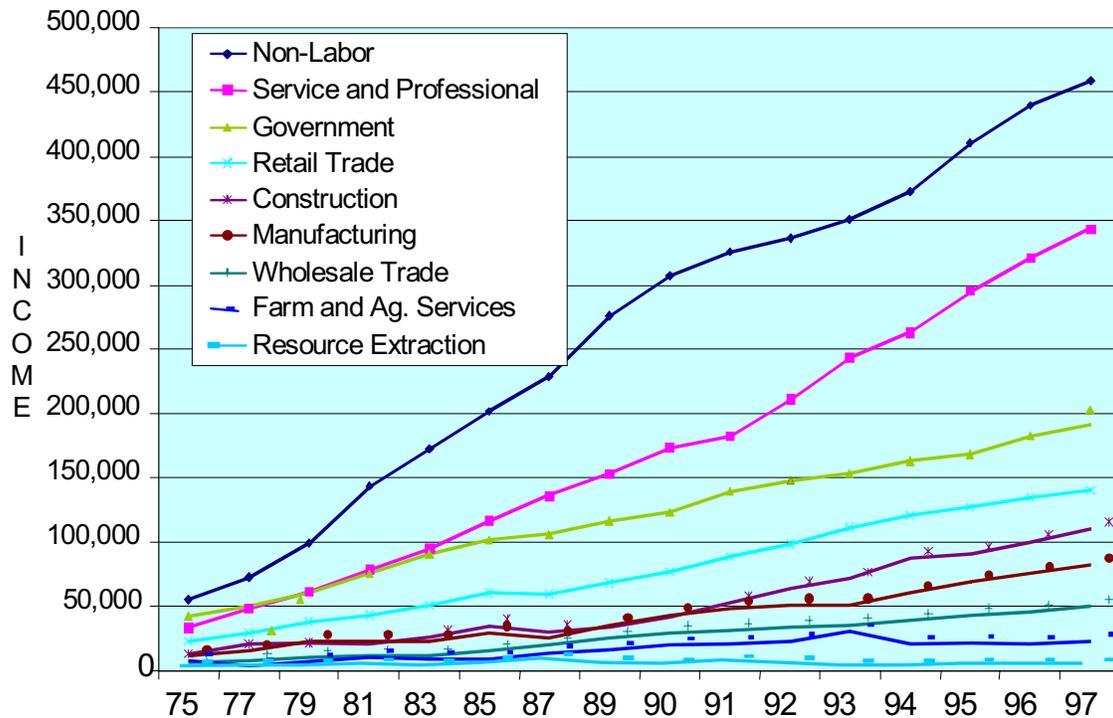
Gallatin County Growth Policy “A Shared Vision for a New Century”

While the components of non-labor income in Gallatin County demonstrate similarities to major national metropolitan areas, non-labor income as a percent of total personal income is more comparable to larger Montana communities (See Table 1). The result is a unique economic distribution and income flow in Gallatin County.

1997 Components of Non-labor Income in Select Counties²⁹

County	Major City	Total Income from Non-labor	Non-labor Income from Dividends, Interest & Rent
Gallatin	Bozeman	35%	62%
Park	Livingston	46%	52%
Missoula	Missoula	34%	50%
Cascade	Great Falls	40%	46%
Yellowstone	Billings	36%	51%
King (WA)	Seattle	28%	63%
Ada (ID)	Boise	28%	61%
Boulder (CO)	Boulder	27%	69%
Salt Lake (UT)	Salt Lake City	26%	55%

PERSONAL INCOME BY INDUSTRY³⁰



Source: Bureau of Economic Analysis, REIS; Planning Department tabulations

²⁹ Calculated from the US Bureau of Economic Analysis, REIS

³⁰ Income not adjusted for inflation

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.3.2 Gross State/County Product

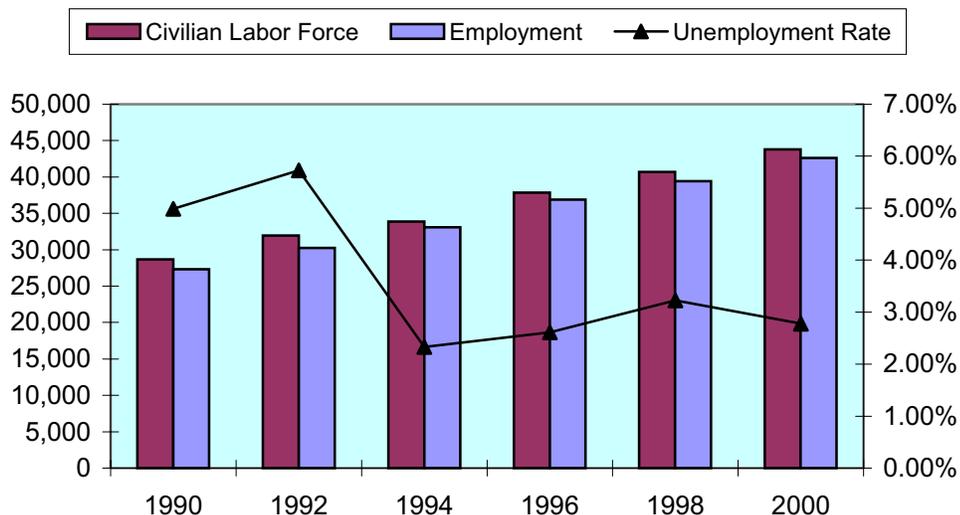
Current Situation: Montana’s Gross State Product was measured at \$19.6 billion in 2000, up from \$13.8 billion in 1982.³¹ A total \$1.59 billion of goods and services were produced in Gallatin County in 2000, up from \$0.829 billion in 1982. Comparably Gallatin County produced \$24,900 per capita, while the State of Montana produced \$21,757.³²

The “basic” wealth-creating industries of mining and manufacturing became more important in locally, growing from a 6% share the local economy to 11% in Gallatin County, while growing from 10% to 12% of the state economy. Agriculture and related services declined from 7% to 4% in Gallatin County, compared to a decline from 6% to 5% state-wide. Trade, which typically circulates local dollars created by these basic industries, accounted for 23% of the local economy in 2000, up from 14%, compared to the state-wide share of 19% up from 14% in 1982. Government’s share of the local economy also decreased from 25% to 16%.

1.3.3 Labor Force and Employment Over Time

Current Situation: Unemployment in Gallatin County has been reduced by half since 1980. In 1999, 40,652 local residents were employed from a total civilian labor force of 41,852, bringing the unemployment rate to 2.9%, far below the state rate of 5.2%, as well as below neighboring Park County (5.4%) and Madison County (4.4%).³³

EMPLOYMENT 1990-2000



Source: Montana Dept of Labor and Industry, Local Area Unemployment Statistics

³¹ UMT Bureau of Business and Economic Research *2001 Economic Outlook Seminar*, in “chained” 1996 dollars.

³² Gallatin County Planning Department Calculation

³³ Montana Dept of Labor and Industry, Research and Analysis Bureau, *Local Area Unemployment Statistics*, employment by place of residence.

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

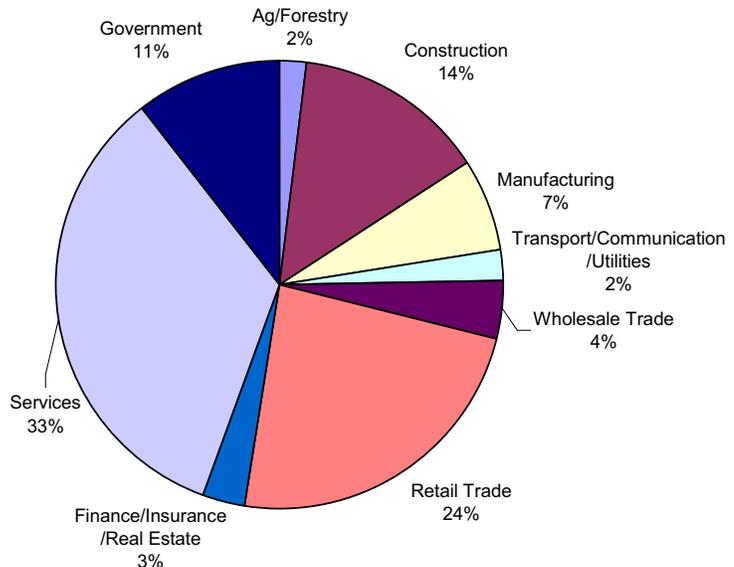
Gallatin County Growth Policy “A Shared Vision for a New Century”

1.3.4 Average Annual Employment and Wages by Industry

Current Situation: Services in general continue to grow in Gallatin County, employing about one-quarter of the work force in 1999, while providing a moderate average \$20,000 wage compared to \$22,000 for the county overall. Retail trade, which comprised another quarter of total employment, provided the lowest average annual wage of all general industries, measuring just over \$15,000 in 1999. All industries except mining increased employment throughout the 1990s.³⁴ Projections indicate continued local growth across all industries through 2020.³⁵

Employment Growth 1991-1999

Source: Montana Dept of Labor and Industry (ES-202 program)



EMPLOYMENT AND WAGES BY INDUSTRY

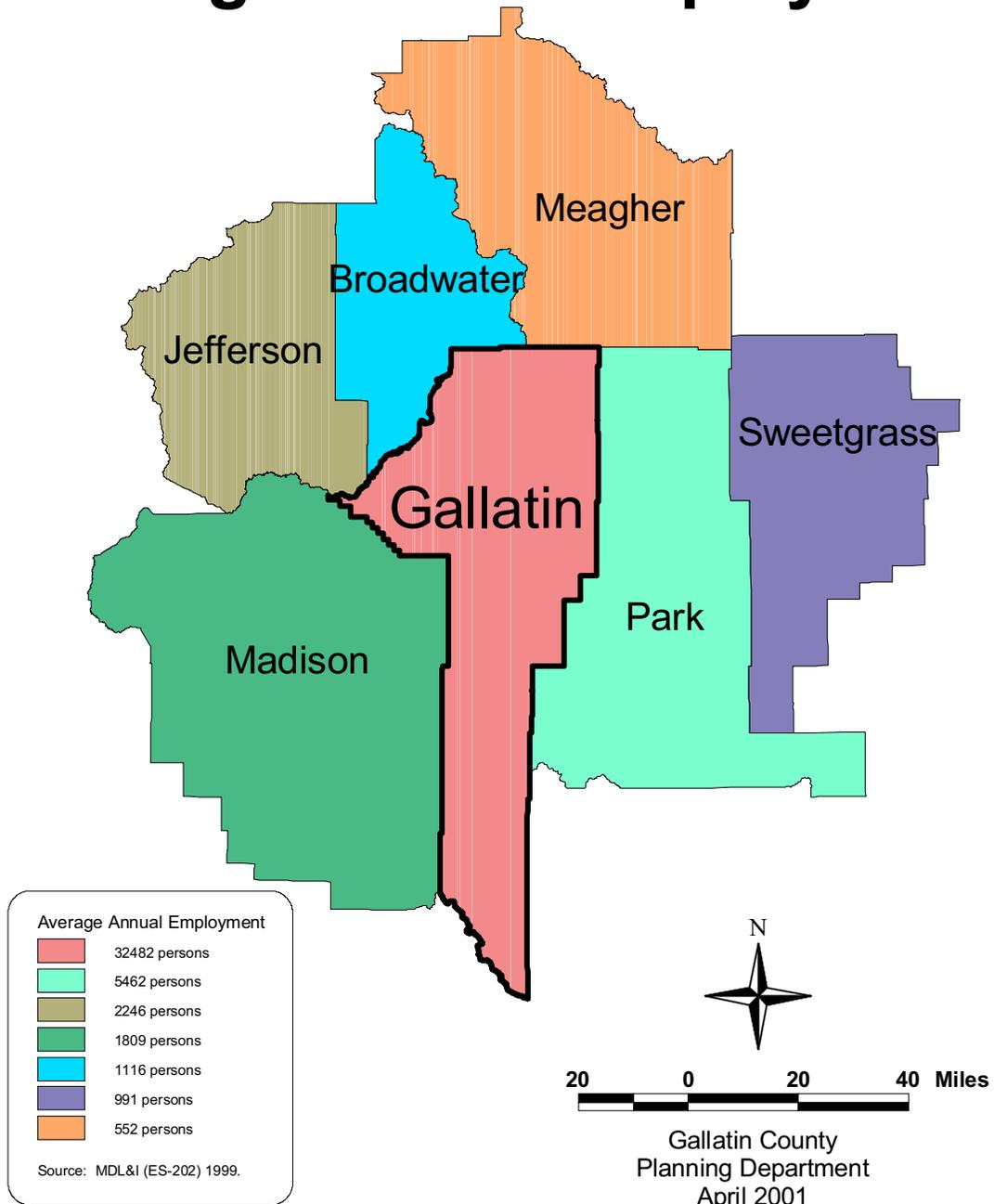
	1991 Average Annual		1999 Average Annual	
	Employment	Wages	Employment	Wages
Ag/Forestry	236	\$14,491	478	\$16,318
Mining	132	\$29,688	68	\$28,564
Construction	997	\$21,038	2,641	\$26,436
Manufacturing	1,808	\$18,696	2,603	\$27,533
Transport/Communication/Utilities	744	\$21,747	1,011	\$27,054
Wholesale Trade	963	\$21,334	1,443	\$27,872
Retail Trade	5,570	\$11,420	8,360	\$15,149
Finance/Insurance/Real Estate	788	\$20,869	1,161	\$30,472
Services	4,436	\$15,218	8,459	\$20,124
Government	5,000	\$22,404	6,252	\$26,411
Total All Industries	20,680	\$17,334	32,482	\$22,049

Source: Montana Dept of Labor and Industry (ES-202 program)

³⁴ Montana Department of Labor and Industry, Research and Analysis Bureau (ES-202 program).

³⁵ Woods & Poole Economics, Inc., Washington, DC ©2000.

Average Annual Employment



RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.3.4A Local Industrial Structure

Current Situation: Although general figures show the largest blocks of employment in retail and services, a new, international, categorization system now gives greater detail at the county level.³⁶ Insight on the structure of the local economy may be gained by comparing the share of employment in each detailed industry to that industry’s share of state-wide employment. This “location quotient” statistic indicates that Gallatin County has larger than average clusters of private-sector employment in industries such as Computer & Electronic Products Manufacturing (NAICS 334), Nonmetallic Mineral Manufacturing (NAICS 327, eg. sand, gravel, stone, clay), Accommodations (NAICS 721), Furniture Manufacturing (NAICS 337), and Air Transport (NAICS 481).³⁷ As well, Montana State University (enrollment 11,000+, payroll 2,000+) is the single largest employer in Gallatin County, with approximately 2,000 people on their payroll.³⁸ Combined with potential spin-offs from MSU research and development, such employment clusters typically would be considered appropriate targets for local economic development.

INDUSTRIAL STRUCTURE OF EMPLOYMENT, 1998

NAICS Code	Gallatin County	Montana
44---- Retail Trade	4,772	48,285
72---- Accommodation & Food Services	4,672	37,393
23---- Construction	2,382	16,767
31---- Manufacturing	2,166	20,686
42---- Wholesale Trade	1,241	15,025
54---- Professional Services	1,236	12,362
81---- Other Services	1,183	13,315
48---- Transportation & Warehousing	826	9,127
71---- Arts, Entertainment & Recreation	819	6,910
56---- Waste Management & Remediation	777	11,000
52---- Finance & Insurance	756	12,780
53---- Real Estate, Rental & Leasing	543	4,176
51---- Information	531	7,170
55---- Management of Companies	389	1,690
61---- Education	365	4,726
21---- Mining	156	4,878
11---- Forestry, Fishing and Ag Support	66	1,695

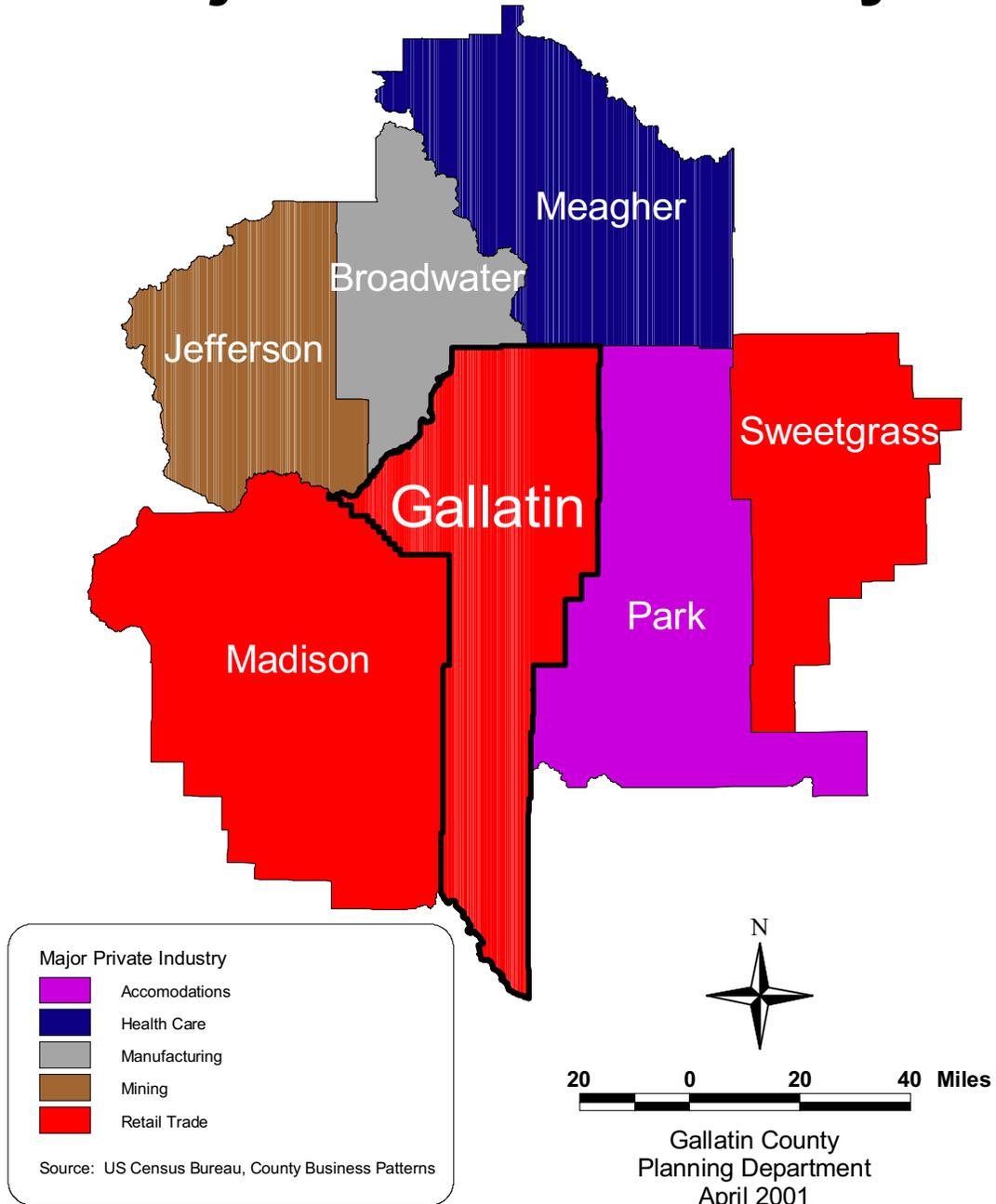
Source: U.S. Dept of Commerce, *County Business Patterns, 1998*

³⁶ In 1998, the Census Bureau discontinued use of the Standard Industrial Code (SIC) in favor of the new North American Industry Classification System (NAICS) for unified data collection in the US, Canada and Mexico.

³⁷ US Census Bureau, *County Business Patterns 1998*; Planning Department analysis.

³⁸ Gallatin Development Corporation, *Economic Profile of Gallatin County* ©2001.

Major Private Industry



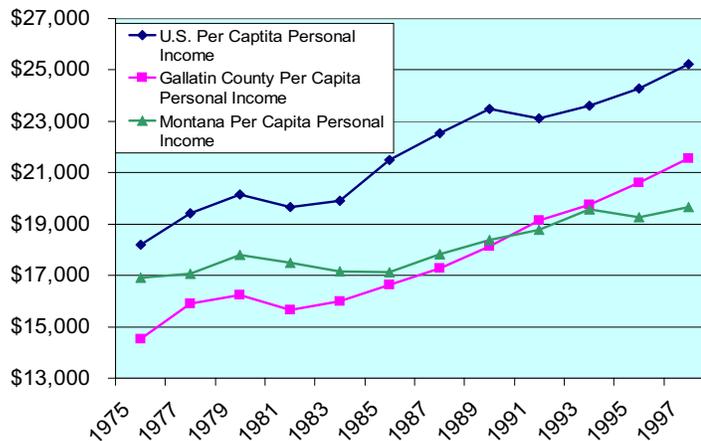
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.3.5 Per Capita Personal Income in Gallatin County

Current Situation: In 1997, the per capita personal income in Gallatin County reached \$21,556, compared to the Montana level of \$19,660. Per capita income grew by 15% between 1990 and 1997.³⁹ Steady economic growth and employment levels appear to be supporting rapid growth throughout Gallatin County. Despite steadily increasing jobs and income in Gallatin County, per capita personal income trails the national average which reached \$25,288 in 1997. Economic growth will need to continue at peak rates to match the national average.

PER CAPITA PERSONAL INCOME (1997 dollars)



Source: Bureau of Economic Analysis, REIS; Inflation factor provided by the Sonoran Institute

1.3.6 Earnings Per Job in Gallatin County

Although per capita personal income in Gallatin County is significantly higher than the state average and is on the rise, earnings per job in Gallatin County are significantly less than the state average and, adjusted for inflation, are at lower rates than the 1970s. This indicates that the growth in wages and Total Personal Income has not kept pace with the rapid increase in jobs in Gallatin County. In 1997, the average earning per job in Gallatin County was \$20,467, compared to \$21,220 in Montana and \$30,842 nationally.⁴⁰

It is interesting to note that the per capita personal income in Montana is lower than the average earning per job, while per capita personal income in Gallatin County is higher than the average earning per job. This discrepancy may be ascribed to the percent of the population employed in each area and the available work force, as well as the large number of students in the local labor

³⁹ Calculated in 1997 dollars, inflation factor provided by the Sonoran Institute; Figures from the Bureau of Economic Analysis, REIS.

⁴⁰ The Sonoran Institute, source data from BEA, REIS

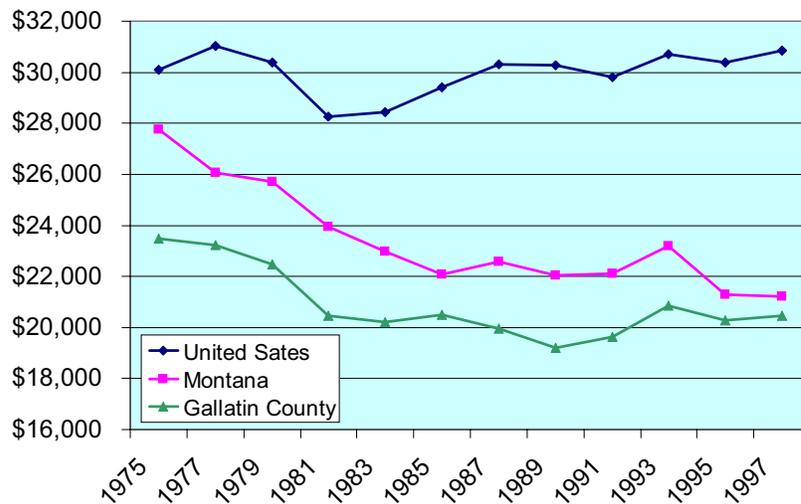
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

market. While only 51% of the total state population was employed in 1999, nearly 64% of the Gallatin County population was employed. Likewise, the available work force throughout Montana constituted almost 54% of the total population in 1999, while nearly 66% of the Gallatin County population was eligible for work.⁴¹

Essentially, it appears that more residents in are working for less pay, keeping average earnings per job lower than the state average while propelling per capita personal income to a higher level than the state average—both measures significantly lower than the national average.

AVERAGE EARNINGS PER JOB (1997 dollars)



Source: The Sonoran Institute; derived from the Bureau of Economic Analysis, REIS

⁴¹ Calculated from the MDL&I Office of Research and Analysis. This does not represent the total number of occupied full and part-time jobs due to 2nd and 3rd job holders. A Comparison of 1997 REIS total job data to MDL&I employment figures demonstrated additional jobs constituting 12% of the Montana population and 13% of the Gallatin County population. Presumably, these are occupied by individuals as 2nd and 3rd jobs.

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

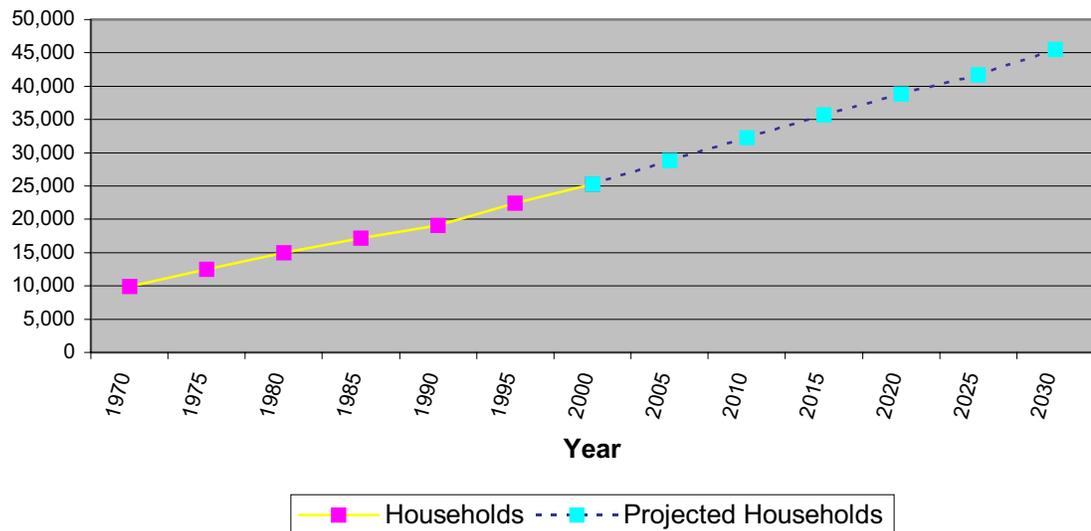
1.4 HOUSING AND AFFORDABILITY IN GALLATIN COUNTY.

In order to accommodate rising population within Gallatin County, housing development has been increasing at similarly rapid rates. Between 1990 and 1999, the total number of households increased by 29 %, providing housing for nearly 14,000 new residents based on the 1999 average household size.⁴² Despite the high rate of new construction within the County, housing assistance programs have been operating at peak levels due to rapidly increasing housing costs. The Human Resources and Development Council, which administers Montana Department of Commerce Section 8 Housing Assistance for Gallatin, Meagher and Park Counties, has maintained a two-year 500 person waiting list for the past five years.⁴³ In addition, the average value of owner-occupied housing units doubled between 1990 and 1998 in the Bozeman area, from \$70,114 to \$141,070.⁴⁴

1.4.1 Total Number of Households 1970-2030

Current Situation: In 1999, there were approximately 24,650 occupied housing units in Gallatin County. The average number of persons per household since 1970 has decreased from 2.92 to 2.45. By 2030, projections predict the addition of over 20,000 new households which will decrease the average number of persons per household to 2.41, while keeping pace with projected population increases.⁴⁵

HOUSEHOLDS IN GALLATIN COUNTY



⁴² Woods & Poole Economics, Inc., Washington, DC ©2000.

⁴³ HRDC

⁴⁴ Gallatin Association of Realtors

⁴⁵ Woods & Poole Economics.

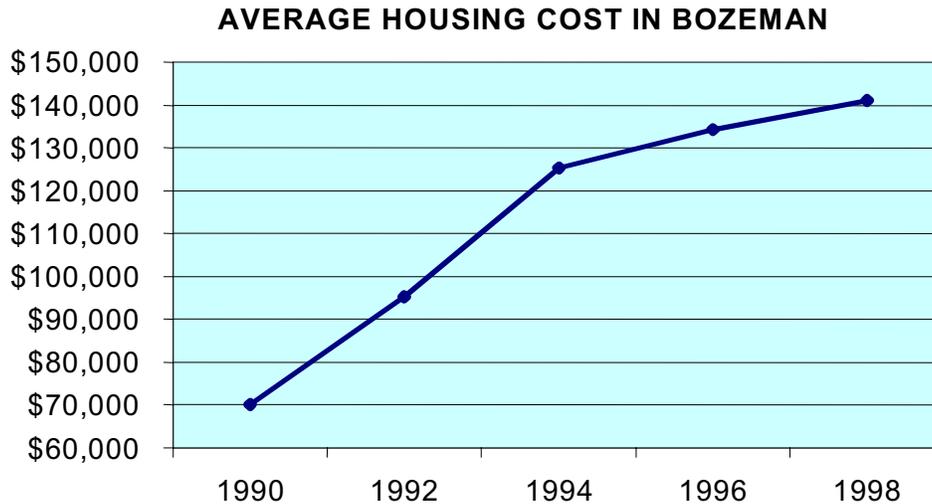
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.4.2 Average Cost of Housing in Gallatin County and Bozeman

Current Situation: Despite the high rate of construction and housing accommodation in Gallatin County, housing costs are rising dramatically. In January 2000, the average price for a home in the county on less than one acre was estimated at \$157,040, while prices in Bozeman increased by just over 100% between 1990 and 1998.⁴⁶

Compared to personal per capita income, housing affordability for the average county resident is very low. This is perhaps one of the most important issues facing Gallatin County. If real estate continues to rise at current rates, it will not be able to support average wage grade employment, especially in the retail trade industry, and livability will decrease throughout the county.



Source: Gallatin Association of Realtors

1.4.3 Housing Assistance Programs

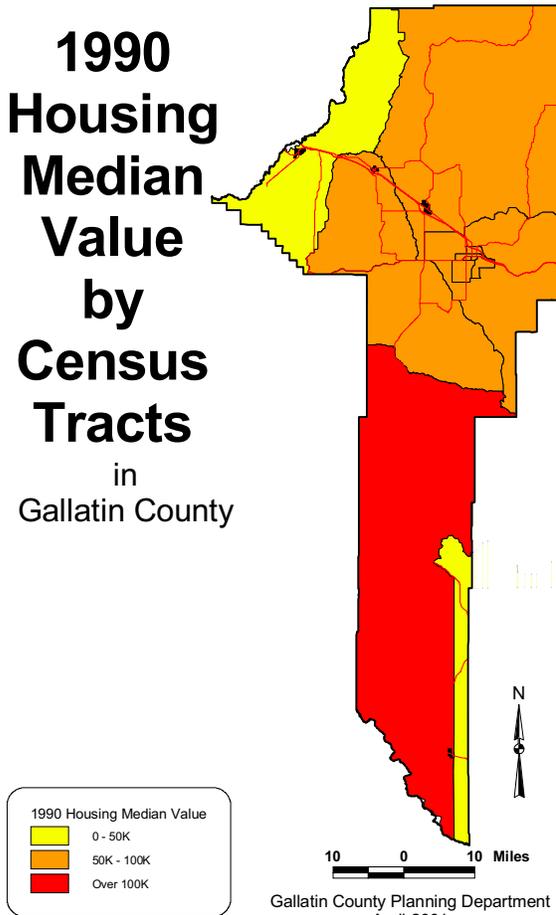
Current Situation: The Human Resources Development Council provides rental assistance through the Montana Department of Commerce Section 8 Housing Assistance Program in addition to placement assistance, administration of low income housing developments, and emergency services assisting homeless individuals and preventing eviction of low income renters. In Gallatin County the HRDC manages five affordable housing communities and provides placement assistance in eight Housing Projects. In addition to the HRDC, the Salvation Army and select church groups provide emergency services to prevent homelessness and eviction.⁴⁷

⁴⁶ Gallatin Association of Realtors

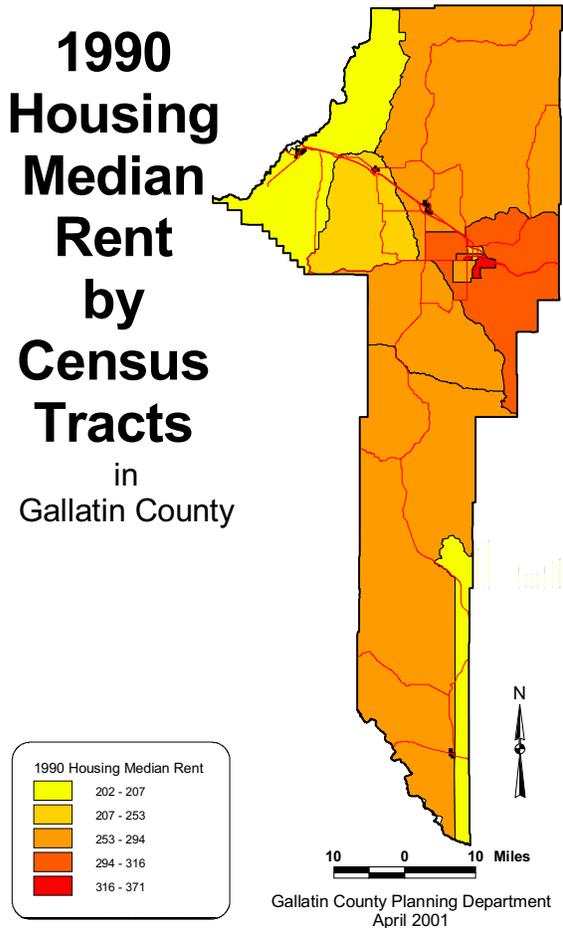
⁴⁷ HRDC

RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE
Gallatin County Growth Policy “A Shared Vision for a New Century”

**1990
Housing
Median
Value
by
Census
Tracts**
in
Gallatin County



**1990
Housing
Median
Rent
by
Census
Tracts**
in
Gallatin County



RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

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

1.5 “GALLATIN TODAY” MAPS.

The Gallatin County Planning Department, in association with the GIS Department, has developed a set of descriptive computer-generated maps describing various data layers. This set of maps, known as “Gallatin Today”, is intended to illustrate significant physical and demographic information about Gallatin County. Such data is important for initial analysis of project impacts. As a screening tool, these data maps can help identify areas of potential concerns and the need for more detailed and more accurate information.

These maps were developed through extensive partnerships with other local, state and federal agencies. The data represents the cost-effective sharing of public information in a format which can be used to further the public interest.

The current set of maps in “Gallatin Today,” available for review in the Planning Department, includes the following data layers:

- Agricultural Land (MDOR)
- Rangeland Potential (NRCS)
- Land Cover (NRCS)
- Developed Land (MDOR)
- Population Density (U.S. Census)
- Structure Density (Gallatin County GIS)
- Wells in the Local Water Quality District (LWQD)
- Septic Systems in the Local Water Quality District (LWQD)
- Water Wells in the LWQD Density Contours Through Time (LWQD)
- Seasonal High Water Tables (NRCS)
- Ungulate Winter Range and Riparian Areas (MFWP)
- Mapped Floodplains (Gallatin County GIS)
- Zoning Districts (Gallatin County GIS)
- GIS Mapped Parcels (Gallatin County GIS)
- Travel Distances (U.S.Census)

For specific information utilized in the “Gallatin Today” maps or any of the maps included in the resource documents, contact the Gallatin County GIS Department, the Montana State University’s Greater Yellowstone Data Clearinghouse at <http://www.mrc.montana.edu/gyadc>, or the Montana State Library’s Natural Resource Information System at <http://nris.state.mt.us>.