

Envision Gallatin

T O M O R R O W T O G E T H E R

Adopted September 21, 2021





Photo Credit: Kayla Jones

“We are a vibrant, energetic community situated in a beautiful, fertile valley on the doorstep of the nation's first national park.”



Contents



1. **INTRODUCTION**
includes foundation of and context for the plan.
2. **VISION, THEMES, AND VALUES**
sets the stage with overarching guidance.
3. **OUTREACH PROCESS AND COMMUNITY PARTICIPATION**
includes a description of outreach by phase.
4. **EXISTING CONDITIONS AND FUTURE PROJECTIONS**
illustrate the current conditions in the County and identify trends.
5. **LAND PLANNING MAP AND MATRIX**
describes category designations and includes the land planning map and matrix.
6. **PRIMARY CRITERIA AND SUBDIVISION REVIEW**
gives an overview of the topics and review and evaluation process.
7. **GOALS AND POLICIES**
lists goals and policies, organized by vision and theme.
8. **IMPLEMENTATION AND ACTION PLAN**
identifies actions that support Growth Policy goals and policies and specifies the responsible parties and timeframe for completion.



*Special thanks to all of the residents
of Gallatin County who took time
to provide meaningful feedback, as
well as for the quotes and photos
that are featured in this document.*

Cover Photo Credit: Jared Unverzagt



Acknowledgments

COUNTY COMMISSION

Joe Skinner
Scott MacFarlane
Zach Brown
Don Seifert (former)

PLANNING BOARD

Jeff Boyle
Randy Visser
Jennifer Boyer
Theodore Guis
Kristal Jones
Richard Wolff

STEERING COMMITTEE

Randy Visser (Planning Board, Chair)
Jennifer Boyer (Planning Board)
Richard Wolff (Planning Board)
Joe Skinner (County Commissioner)
Jim Doar (County Administrator)
Sean O'Callaghan (Planning Director)
Mayana Rice (Assistant Planning Director)

COUNTY STAFF

Sean O'Callaghan
Mayana Rice
Garrett McAllister
Katherine Daly
Frank Dougher
Kim Korzym

CONSULTANT TEAM

Logan Simpson
Sanderson Stewart



Photo Credit: Gallatin Historical Society and Museum

Tipi rings along the Madison River near Cherry Creek, circa 1956. Indigenous people, including more than 15 tribes, have hunted, gathered, and practiced traditional lifeways in the Gallatin Valley since time immemorial.



1 | Introduction

FOUNDATION

Setting

Gallatin County stretches across roughly 2,600 square miles of diverse landscapes in southwest Montana. Rich in history, the County is home to a historic buffalo jump, major sections of the Lewis and Clark trail, and multi-generational agricultural operations nurtured by fertile soil. Today, the valley supports innovation through its booming tech sector and Montana State University, a leading research university. The area boasts world-class outdoor recreational activities anchored by its two ski resorts, nearby Yellowstone National Park, and its many rivers and streams, which form the headwaters of the Missouri River. For a County with a relatively small population, the abundance of amenities and opportunities is remarkable.

History

The Gallatin Valley has been a crossroads for many years and was a space of overlapping territories for many Native American tribes, including the Blackfeet, Chippewa Cree, Crow, Gros Ventre, Little Shell Tribe of Chippewa Indians, Mandan, Hidatsa and Arikara, Nez Perce, Northern Cheyenne, Salish, Kootenai, Pend d'Oreille, Sioux, Eastern Shoshone, and Shoshone-Bannock. Beginning in the Paleoindian period, roughly 13,000-8,000 years ago, Native American ancestors were hunting and gathering in the Gallatin Valley, searching for deer and elk high in the Bridger Mountain Range and pursuing bison in the valley below. Later in the pre-contact period, people used jumps to hunt bison and expanded trade networks within the broader Greater Yellowstone Ecosystem.

“History is still able to be seen and experienced in Gallatin County.”



Photo Credit: Gallatin Historical Society and Museum

Interrurban train at a depot (probably Salesville) on the Salesville-Bozeman route, Gallatin Valley Electric Railway, 1908.



Photo Credit: Gallatin Historical Society and Museum

Montana Agricultural College, Bozeman, Montana, pre-1916.



Photo Credit: Gallatin Historical Society and Museum

Agricultural exhibit for Gallatin County at unidentified location. This elaborate display was made out of local agricultural products by Joseph Patrick Nash.

Europeans entered the valley in the 1700s, and the Lewis and Clark party wrote of the valley in the early 1800s. Without the help of Sacajawea, a Shoshone woman who helped guide these now-famous explorers, the expedition likely would have struggled to find the Shoshone and their much-needed horses before crossing the Bitterroot Mountains. As the fur trade followed close on the heels of Lewis and Clark, increasing numbers of Native Americans engaged in the fur trade economy, including at the Missouri Headwaters, which was known to be rich in beaver. In early treaties between sovereign tribes and the US government, including the Treaty of Fort Laramie (1851), the Hellgate Treaty (1855), and the Lame Bull Treaty (1855), the Gallatin Valley and much of southwest Montana were referred to as common hunting grounds.

In the mid-1800's, gold was discovered 60 and 80 miles to the west of what is now the Gallatin Valley. John Bozeman, a Georgian prospector unable to find gold in other parts of the West, began promoting the area with the idea that it would be more profitable to “mine the miners” rather than mine for gold. He established the Bozeman Trail, coming from Colorado northwest around the Big Horn Mountains in Wyoming to Bozeman pass in Gallatin County, and eventually on to Virginia City. Many who followed this trail for gold returned to the Gallatin Valley to take up farming and business. So began the establishment of the farming and ranching heritage in the valley.

Gallatin County was established in 1865, a year after the Montana Territory was mapped and the village of Bozeman was founded. The Northern Pacific Railroad completed its line over Bozeman Pass in 1883 and stretched across the Gallatin Valley, building stops in Bozeman, Belgrade, Manhattan, and Three Forks. Montana Agricultural College held its first classes a decade later in one of the buildings that now house Montana State University, Bozeman. Both the railway system and new college helped bolster agricultural production in the valley, and the County's population grew. By 1900, decennial Census workers counted 9,553 people living in Gallatin County, a 53% increase from the previous decade. Bozeman's population represented a little more than a third of the County's population.

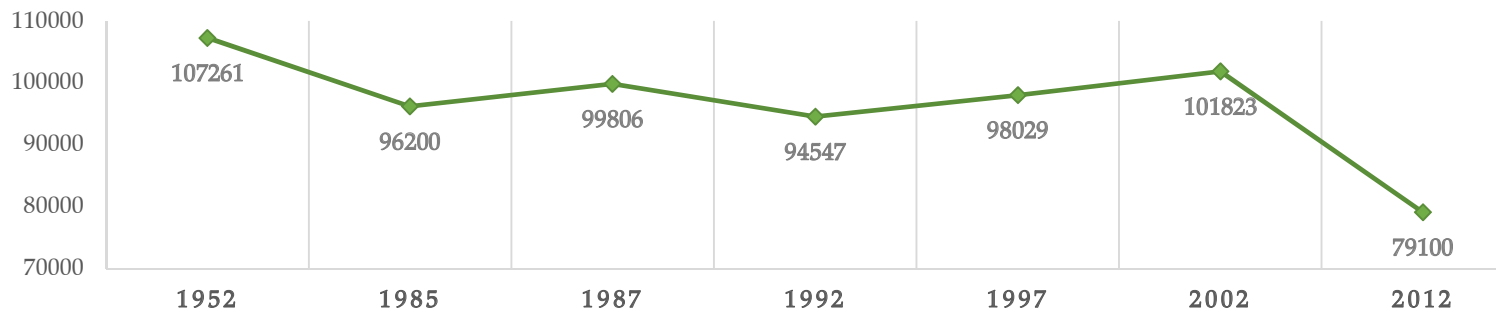


Figure 1-1. Number of Irrigated Acres by Year (Department of Natural Resources and Conservation)

In the decades that followed, the County's identity as an agricultural hub was reflected in its nicknames, which included "The Egypt of America," a reference to its general agricultural productivity, and "Sweet Pea Capital," for producing approximately 75% of all seed peas in the United States. The availability of water and high-quality soils have helped to sustain agricultural operations for the last 100-plus years. Although agriculture remains a prominent part of the County's landscape, its contribution to the economy is declining. Chapter 4 provides a snapshot of current conditions in Gallatin County, touch on population trends, housing demand and affordability, the economy, local services and public facilities, and natural resources.

Background

Gallatin County has changed dramatically since the Growth Policy was last updated in 2003. The growth has been spurred by many different factors, including economic growth (particularly in the technology sector), the draw of Montana State University, the beauty of the area and recreational opportunities, and the quality of life. There is no one factor that draws people here, but rather a combination of factors that all overlap. This was made evident by the themes that emerged during the public outreach process: "open space, heritage, opportunities."

In the last 20 years, the population has increased by 71%, over 20% more than the next fastest growing counties in Montana. The current population stands at an estimated 118,960 individuals. If the current 2.75% annual growth rate continues, the County would reach a population of 200,000 by 2040. Gallatin County is comprised of three cities (Bozeman, Belgrade, Three Forks), two towns (Manhattan and West Yellowstone), thirteen Census-designated places (Amsterdam, Big Sky, Bridger, Churchill, Four Corners, Gallatin Gateway, Gallatin River Ranch, Hebgen Lake Estates, King Arthur Park, Ponderosa Pines, Sedan, Springhill, and Willow Creek) and other unincorporated areas. With pockets of development throughout the County, from incorporated communities to urbanizing areas, ensuring an updated Growth Policy is adopted and implemented will provide a guide for developers, officials, and the public.

Figure 1-2. Regional Context



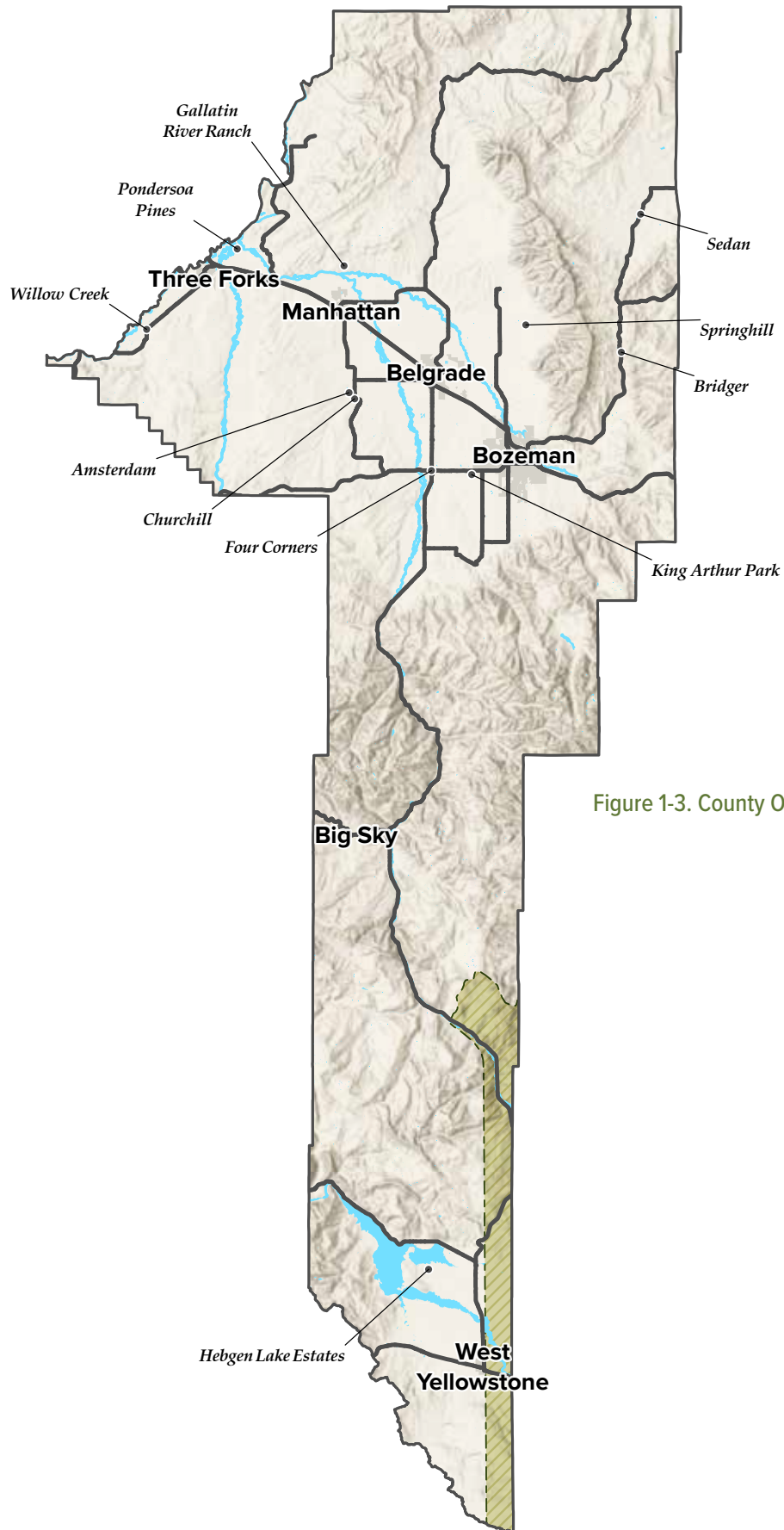


Figure 1-3. County Overview

CONTEXT

Legislative Authority

Required by state statute (Montana Code Annotated 76-1-601) the Growth Policy is meant to inform and guide the County's land use decisions. It is relied upon to reflect current conditions and to provide meaningful guidance into the future. There are several requirements and criteria that must be addressed. The Gallatin County Planning Board plays an important role in helping maintain compatibility between the Growth Policy and community goals. This citizen advisory group makes recommendations on proposed development to the elected Board of County Commissioners, using the Growth Policy as one of the guiding tools in their decision-making process. The County Commission makes the final decision through findings of fact, which include determinations regarding compatibility with the criteria identified in the Growth Policy.

Process

There are several steps that go into the creation or update of a Growth Policy. The first and most important step is community outreach. Robust public input is critical in order to better understand what citizens value and where they want improvement. This public outreach is translated and distilled into a vision statement, which ultimately guides the creation of meaningful goals and policies that are intended to balance the needs and desires of various stakeholders. Another important aspect of updating a Growth Policy is using mapping tools to identify existing land use conditions, from environmentally-sensitive lands to infrastructure service areas to established neighborhoods. Together these maps reflect existing conditions and act as important visual tools to provide context for land use decisions and help guide community growth and development. The Growth Policy is a living document and will need to be amended as the conditions of Gallatin County and its residents evolve. This process is identified and outlined in state statute and includes the requirement that the County Commission approve any changes by way of a Resolution, after a legally-noticed public hearing.

Scope of Plan

It is important to note that not all land within Gallatin County falls under the purview of the Growth Policy. Large portions of the County (47%) are under the jurisdiction of State and Federal land agencies. (See Figure 1.6) In addition, Bozeman, Belgrade, Manhattan, Three Forks and West Yellowstone have their own growth policies and other planning documents. While the County does not have land use jurisdiction in these areas, it is important to note that growth policies should complement one another across jurisdictional lines. For example, Bozeman, Belgrade, and the County have coordinated on the Triangle Community Plan—a plan for the area between the two municipalities and the Four Corners area. The total amount of privately-owned land, all of which is subject to the County Growth Policy, is 53%. Chapter 5 provides more detailed information on the level of influence of the Growth Policy on private lands in different areas of the County.

Figure 1.4 Montana Code Annotated

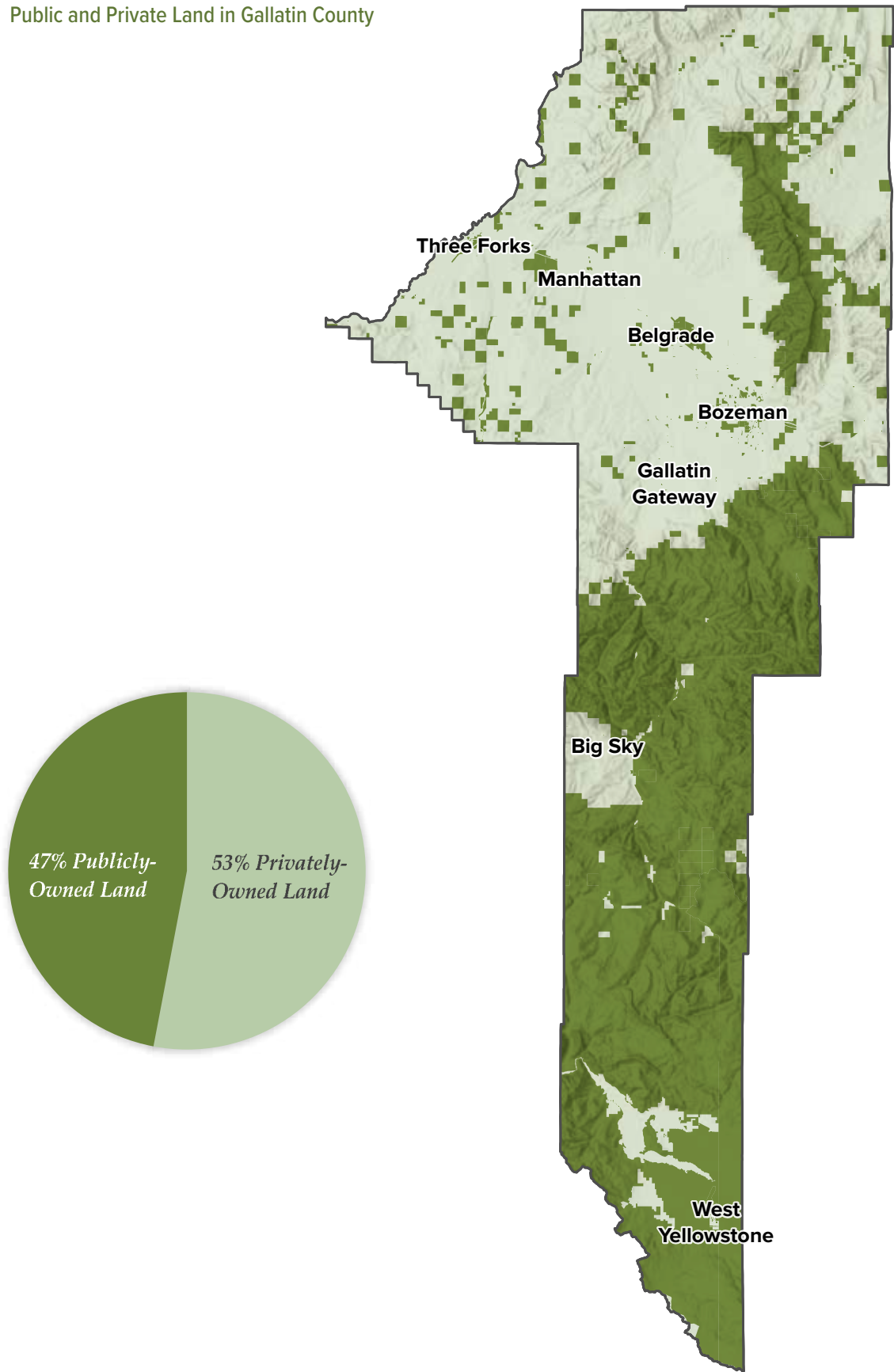
76-1-605. Use of adopted growth policy. After adoption of the growth policy, the city council, board of county commissioners, or other governing body within the territorial jurisdiction of the board must be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the:

- (1) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;
 - (2) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities;
 - (3) adoption of subdivision controls; and
 - (4) adoption of zoning ordinances or resolutions.
-

Figure 1-5. MCA Requirements and Growth Policy Location

<i>MCA Requirement</i>	<i>Location within Growth Policy</i>
76-1-601 (3). Growth Policy - Contents	
(a) Community goals and objectives	Chapters 2, 6, 7
(b) Maps and texts describing an inventory of existing characteristics and features of the jurisdictional area; including: i) Land uses; ii) Population; iii) Housing needs; iv) Economic conditions; v) Local services; vi) Public facilities; vii) Natural resources; viii) Sand and gravel resources; and ix) Other characteristics and features proposed by the planning board and adopted by governing bodies	Chapters 4, 5, 7, Appendices
(c) Projected trends for the life of the growth policy for each of the following elements: i) Land use; ii) Population; iii) Housing needs; iv) Economic conditions; v) Local services; vi) Natural resources; and vii) Other elements proposed by the planning board and adopted by the governing bodies	Chapter 4, Appendices
(d) A description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established pursuant to subsection (3)(a)	Chapters 6, 8
(e) A strategy for development, maintenance, and replacement of public infrastructure, including drinking water systems, wastewater treatment facilities, sewer systems, solid waste facilities, fire protection, facilities, roads, and bridges	Chapters 7, 8
(f) An implementation strategy that includes: i) A timetable for implementing the growth policy; ii) A list of conditions that will lead to a revision of the growth policy; and iii) A timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary;	Chapter 8
(g) A statement of how governing bodies will coordinate and cooperate with other jurisdictions that explains: i) If a governing body is a city or town, how the governing body will coordinate and cooperate with the county in which the city or town is located on matters related to the growth policy; If a governing body is a county, how the governing body will coordinate and cooperate with cities and towns located within the county's boundaries on matters related to the growth policy	Chapter 8
(h) A statement explaining how government bodies will: i) Define the criteria in 76-3-608(3)(a); and ii) Evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608(3)(a)	Chapters 5, 6
(i) A statement explaining how public hearings regarding proposed subdivisions will be conducted; and	Chapter 5
(j) An evaluation of the potential for fire and wildland fire in the jurisdictional area, including whether or not there is a need to: <ul style="list-style-type: none"> (i.) Delineate the wildland-urban interface; and (ii.) Adopt regulations requiring; a.) Defensible space around structures; b.) Adequate ingress and egress to and from structures and developments to facilitate fire suppression activities; and c.) Adequate water supply for fire protection. 	Chapters 4, 5

Figure 1-6. Public and Private Land in Gallatin County



Role of Plan

Public input is a critical part of the community conversation around growth and development in the County. Using input from County residents, this document aims to support the following principles:

- » Protect public health and safety
- » Respect private property rights
- » Guide development to suitable areas
- » Deliver services efficiently
- » Keep pace with the demand for new housing
- » Conserve agricultural resources and functions
- » Conserve hydrological resources and functions
- » Protect the natural environment, including critical wildlife resources
- » Develop and/or improve incentive mechanisms that support the goals and policies of the Growth Policy, such as density bonuses for cluster development

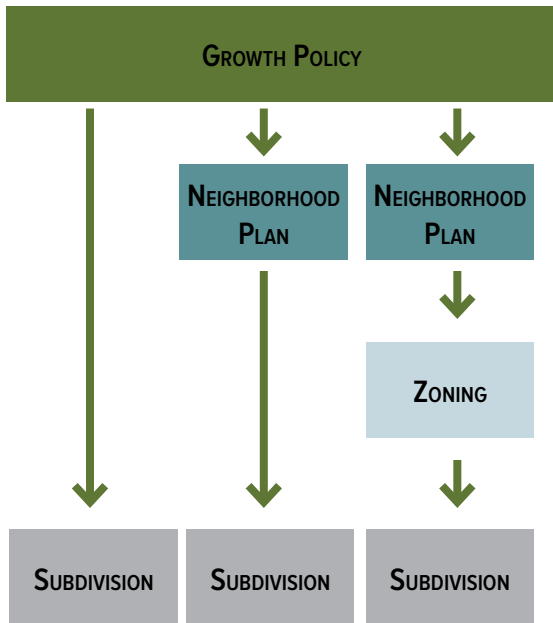
The land use decisions that are made using the guidance from the Growth Policy have numerous significant implications on how growth occurs in the County. It is the community's hope, and the County's commitment, that growth occurs in a coordinated, logical, and cost-effective manner that minimizes sprawl.

Another role of the Growth Policy is to guide other plans and regulations. Neighborhood plans provide land use guidance for more localized areas, while zoning districts and subdivision regulations provide detailed and specific directives regarding development. Plans and regulations can become ineffective if there is inconsistency between documents. It is important that the Growth Policy inform these other plans and regulations, and that they be regularly reviewed and updated to be consistent with the Growth Policy.

The Growth Policy also provides policy statements to guide the identification, evaluation, and mitigation of impacts resulting from new development as the County grows. Potential adverse impacts from development must be effectively mitigated before, or concurrent with, that development. In certain cases, avoiding the impact is more desirable than mitigating the impact. This approach should help avoid reactionary and more costly solutions later.

Lastly, the Growth Policy will provide guidance for not only planners and decision-makers, but also for developers, citizens, advocates, realtors, business owners, non-profits, and other government agencies and jurisdictions. It is a document that is meant to be practical and useful to a wide range of users.

Figure 1-7. Plan and Document Overlap



APPLICATION

Application of Plan

This section provides a more detailed look at how the Growth Policy informs and relates to other plans and regulations, and how those plans and regulations guide more specific land use decisions. The relationship between the Growth Policy and other planning documents is further detailed in Chapter 5.

Neighborhood Plans

A neighborhood plan is intended to be the guide for a specific geographic area. While a neighborhood plan is not regulatory, it does provide greater specificity. Currently, there are six established neighborhood plans throughout the County:

- » Amsterdam/Churchill Community Plan
- » Gallatin County/Bozeman Area Plan
- » Four Corners Community Plan
- » Gallatin Gateway Community Plan
- » Gooch Hill West Neighborhood Plan
- » Triangle Community Plan

Some of these neighborhood plans also have associated zoning regulations, while other neighborhood plans do not. As the Growth Policy is updated, neighborhood plans should be reviewed for consistency and updated as appropriate.

Subdivision Regulations

The subdivision of land is the division of larger parcels of land into smaller parcels. Subdivision regulations apply to all privately owned land under County jurisdiction. Some of these areas have neighborhood plans, zoning regulations, both, or neither.

The intent of subdivision regulations include, but are not limited to, the promotion of orderly development, the coordination of local infrastructure and services, the mitigation of undesirable impacts, and the avoidance of unnecessary environmental damage and public health risks. The current Gallatin County Subdivision Regulations have been adopted in accordance with the Growth Policy and should be reviewed for consistency and updated as appropriate.

THE COUNTY CURRENTLY HAS 22 DIFFERENT ZONING DISTRICTS:

- » 101 Zoning Districts
 - » Bear Canyon
 - » Bozeman Pass
 - » Bridger Canyon
 - » Gallatin Canyon/Big Sky
 - » Hebgen Lake
 - » Hyalite
 - » River Rock (formerly Royal Village)
 - » Springhill
 - » South Gallatin
 - » Sypes Canyon #1
 - » Sypes Canyon #2
 - » Trail Creek
 - » Wheatland Hills
 - » Zoning District #1
 - » Zoning District #6
- » 201 Zoning Districts
 - » Gallatin County/Bozeman Area (the “Donut”)
 - » East Gallatin (Belgrade)
 - » Four Corners
 - » Middle Cottonwood
 - » North Gallatin Canyon
 - » Reese Creek
 - » South Cottonwood Canyon

Zoning Regulations

Zoning regulations are adopted in conformity with the Growth Policy to the greatest extent possible under existing Montana State law. Zoning may regulate various components of development or impacts from development, including building setbacks, building height, density, use, landscaping, and other standards and provisions not listed here.

The Montana Annexation and Planning Statutes allow for the creation of two types of zoning: Part 1, also known as 101 zoning districts, and Part 2, also known as 201 zoning districts. Information on Part 1 zoning districts can be found in MCA 76-2-101. Information on Part 2 zoning districts can be found in MCA 76-2-201. It is Gallatin County’s position that all zoning regulations and districts should be formulated in a manner that is consistent with the stated goals and policies of the Growth Policy and the Gallatin County Subdivision Regulations.

Refer to the Land Planning Map in Chapter 5, and the County’s interactive mapping platform (webapps.gallatin.mt.gov/mappers) to view zoning districts. Additional information on zoning can be found in Chapter 8 and on the Zoning Regulations page of the County Planning Department website. (<https://gallatincomt.virtualltownhall.net/planning-community-development/pages/zoning-regulations>)

Relationship to Other Plans

In addition to Neighborhood Plans, Subdivision Regulations, and Zoning Regulations, there are other important planning documents that fall within the jurisdiction of the County and that are influenced by the Growth Policy. These plans guide land use and infrastructure planning according to topic or geographic area.

- » [Gallatin County Transportation Design and Construction Standards](#)
- » [Triangle Trail Plan](#) (update in progress)
- » Greater Triangle Area Transportation Plan (update in progress)
- » [Gallatin County Trails Report and Plan](#)
- » [Gallatin County Hazard Mitigation Plan](#)

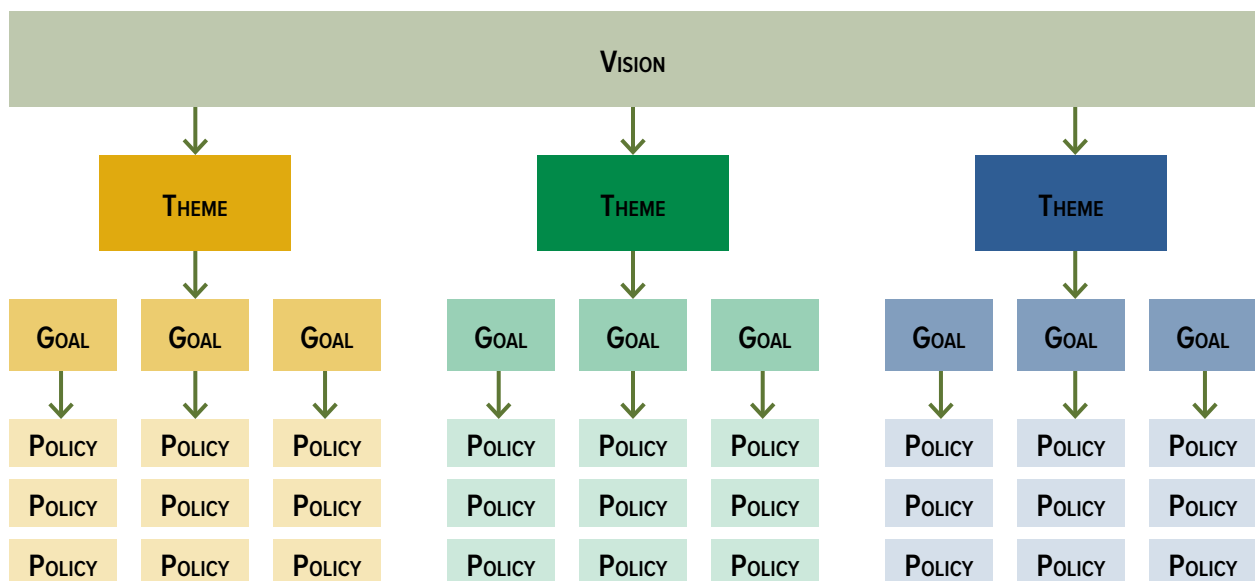
Lastly, there are other community plans that are related, but not within the purview of the County Growth Policy:

- » [City of Belgrade Growth Policy](#)
- » [City of Bozeman Community Plan](#)
- » City of Three Forks Growth Policy (in progress)
- » Town of Manhattan Growth Policy (in progress)
- » [Town of West Yellowstone Growth Policy](#)





Figure 2-1. Relationship Between the Vision, Themes, Goals, and Policies





2 | Vision, Themes, and Values

OVERVIEW AND RELATIONSHIP

Public participation has been at the forefront of the Growth Policy update from the start. The Vision and Themes are built on the foundation of shared values that were heard through the community-driven conversation. These shared values help guide and inform the Growth Policy document, which ultimately helps the decision-making process, providing elected officials and the community a basis for making rational, informed decisions.

The Vision is based on community values gathered during the outreach process and establishes the Growth Policy's aspirational outlook, intent, and direction. The Vision Statement connects three overarching Themes that were repeatedly heard in the outreach process.

The Themes were developed by gathering and identifying the most common words we heard in response to questions asked in the outreach process. Citizens were asked what they love about the County and what they want for the future. Each Theme has value statements associated with it, listed as bullet points, that provide a more in-depth look at what the community said regarding each topic.

It is important to remember these Themes are all related and intertwined. For example, the Open Space and Heritage Themes both embrace conservation and recreation, which are also key components of the Opportunity theme.

As shown in Figure 2-1, the Goals will be organized under each Theme and represent a specific intention or path to a desired result. The Policies are the most specific components of the Growth Policy, and are statements of intent or expectation that guide action. The Goals and Policies reflect the Vision Statement and the values associated with each Theme.



Photo Credit: Jared Unverzagt



VISION

Gallatin County upholds and advances values that protect the unparalleled beauty of its landscape, honor its rich history rooted in agriculture, and promote the development of healthy, welcoming communities that offer a variety of extraordinary opportunities.

THEMES & VALUES

Heritage celebrates Gallatin County's cultural and historical significance, which is represented by the tradition, charm, and western community character that permeates our working lands, natural areas, and urban areas.



We value:

- » Working agricultural lands that remain a viable long-term Gallatin County industry and defining feature of the landscape;
- » The environmental legacy of the County's original Indigenous inhabitants and the ongoing contributions of their descendants;
- » Productive soil, minimal impacts to agricultural land from development, and access to local food;
- » Balancing property rights with maintaining rural character;
- » Healthy native plant and wildlife habitat and protection of areas important for wildlife movement and migration;
- » An abundance of healthy wildlife.



Photo Credit: Mathieu Menard



THEMES & VALUES

Open Space recognizes the importance of protecting our world-renowned natural environment and open space networks and their profound influence on our social, economic, and recreational activities that take place across Gallatin County.

We value:

- » Protection of the natural environment;
- » Fish and wildlife resources;
- » Land use that is suitable for and compatible with natural features and environmental characteristics;
- » Social, economic, and recreational activities that take place within the open space network, public lands, and waterways;
- » Stewardship of public lands;
- » Supporting enhanced stewardship of private lands;
- » Key viewshed protection;
- » Physical and mental health benefits that open space access provides.

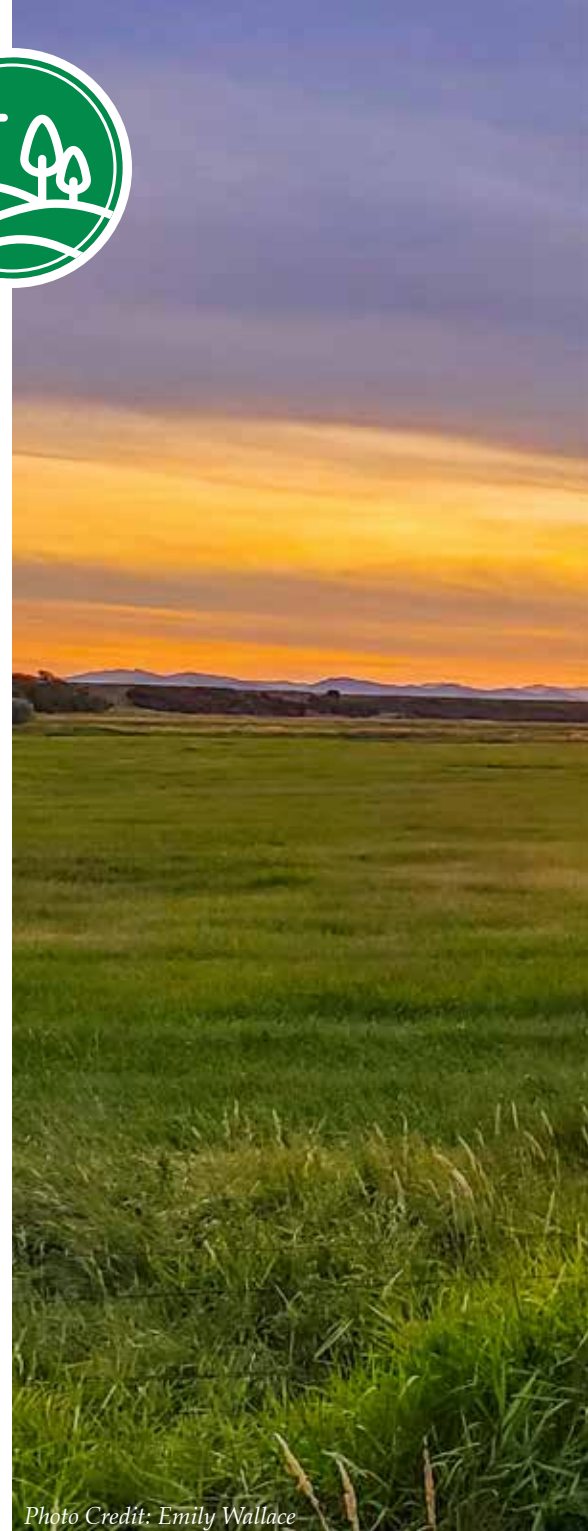


Photo Credit: Emily Wallace



THEMES & VALUES

Opportunity reflects the development of healthy and welcoming communities that offer a variety of cultural, recreational, and educational amenities.



We value:

- » Proactive and thoughtful planning of infrastructure, transportation networks, and community services;
- » Land use that follows logical settlement patterns, concentrating development in areas where a full range of services are available and resulting in the fiscally-efficient delivery of public services;
- » Land use and development patterns that ensure and prioritize public health and safety from identified man-made hazards;
- » Developer responsibility for adequate provision of infrastructure;
- » Development that includes sustainable best practices and technologies, such as green building techniques and renewable energy resources;
- » Development regulations that are clear and consistent to the greatest degree possible;
- » Diversity and variety in neighborhood and housing options;
- » Educational excellence and abundant, accessible cultural opportunities;
- » Coordination with other towns and cities in the County to advance shared goals and priorities.



Photo Credit: Kayla Jones





Photo Credit: Gallatin County Planning



3 | Outreach Process and Community Participation

INTRODUCTION

Envision Gallatin is the result of a two-year planning process that included public outreach efforts at key milestones. Public involvement has been critical to the success of this Growth Policy update, and all members of the community have been encouraged to participate in the process. This concerted effort at engagement elicited responses from people representing a diverse array of socio-economic backgrounds, industries, organizations, and others. The team kept track of the number of event attendees and digital respondents. These response rates are shown on the following pages, by outreach type and event.

The Gallatin County community showed significant interest in this process, to the tune of 1,465 submissions to questionnaires and engagement tools. There were more than 5,000 visits to the website where informational content was provided throughout the project, in addition to the questionnaires, photo submissions, mapping tools, and more.

In-person events held prior to the COVID-19 Pandemic involved hundreds of people, and the County was present at events such as the Bite of Bozeman, Sweet Pea Festival, Music in the Mountains, Manhattan Potato Festival, Belgrade Fall Festival, various farmers' markets and land planning classes at Montana State University.

Phase 1 Outreach: Informing the Vision

One-on-One Interviews

Focus Groups

Public Listening Sessions

3 In addition, social media
events announcements and nearly
400 email invitations
were sent out to residents
regarding three public
50 listening sessions. These
attendees sessions were held in
Amsterdam, Bozeman, and
Four Corners, attracting
over 50 people all together.

[illegible]

During Phase 1, residents shared aspects of life in Gallatin County they love and would like to improve. The word clouds below were collected from interviews, focus groups, listening sessions, meetings, and surveys conducted over seven months. The larger the word, the more it came up in conversation. The Steering Committee then took the 20 most common words from outreach and grouped them into three overarching themes: Heritage, Open Space, and Opportunity. Using those themes as guidance, the Committee developed the vision of the document. The themes and vision are found in Chapter 2, which in-turn inform the goals and policies in Chapter 7.

Community Events

July - October 2019

Online/ Menti Questionnaire

September 2019 - January 2020

Beef Producer's Meeting

January 2020

11 County staff members were present at numerous events across the County. Staff set-up a booth with interactive opportunities, including games, posters, and maps. Handouts included information about the Growth Policy and how to get involved.

1,000 handouts

- » Bite of Bozeman
- » Sweet Pea Parade
- » Music in the Mountains
- » Potato Festival
- » Bogert Farmers Market
- » Three Forks Farmers Market
- » Belgrade Fall Festival
- » MSU Land Planning Class

338 Over 2,500 visitors to the project website were tracked during Phase 1. There were nearly 800 participants in the online questionnaire and 320 participants in the Menti.com text poll.

799 online respondents

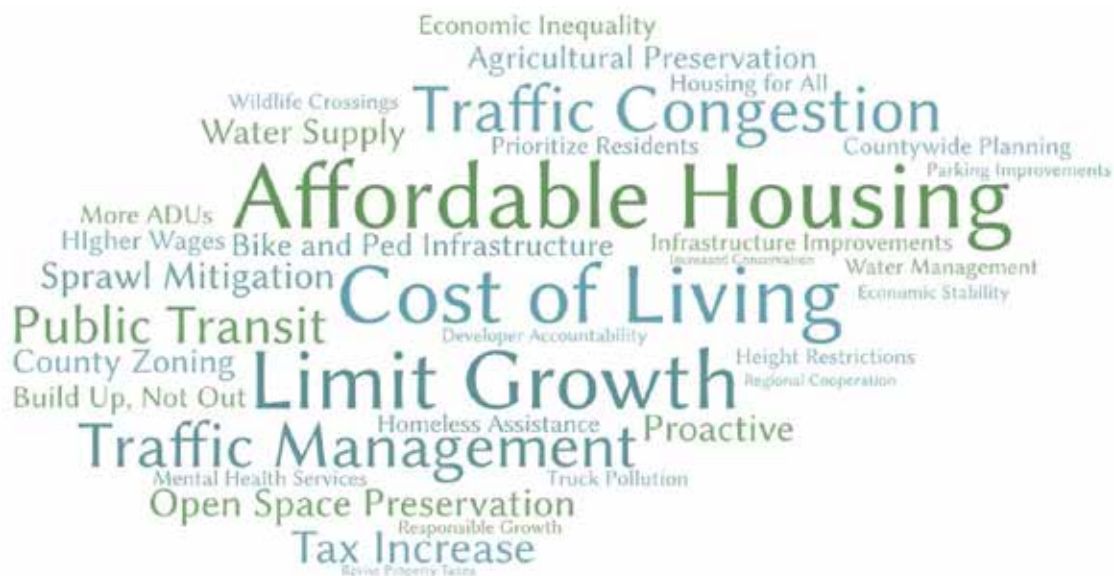
50 As a supplemental meeting to the earlier focus groups, special consideration was given to reaching out to the agricultural community.

16 County staff presented at the Gallatin County Beef Producers January 2020 meeting and received feedback through a hard-copy questionnaire.

50 attendees

16 questionnaire respondents

What would you IMPROVE about Gallatin County?



OUTREACH DESCRIPTION BY PHASE

Phase 2 Outreach: Goal and Policy Review

Due to the COVID-19 pandemic, Phase 2 participation was limited to digital engagement to ensure adherence to statewide and local health mandates. County residents were notified of engagement opportunities through Facebook, the Envision Gallatin website, email, articles in newspapers, and other digital platforms. Opportunities to engage in Phase 2 included a digital review of the draft goals and policies meant to help the County achieve its vision. Additionally, the Envision Gallatin website hosted a photo submission tool that allowed participants to have their images included in the final draft of the Growth Policy, with credit to them.

Photo Submission

January - November 2020

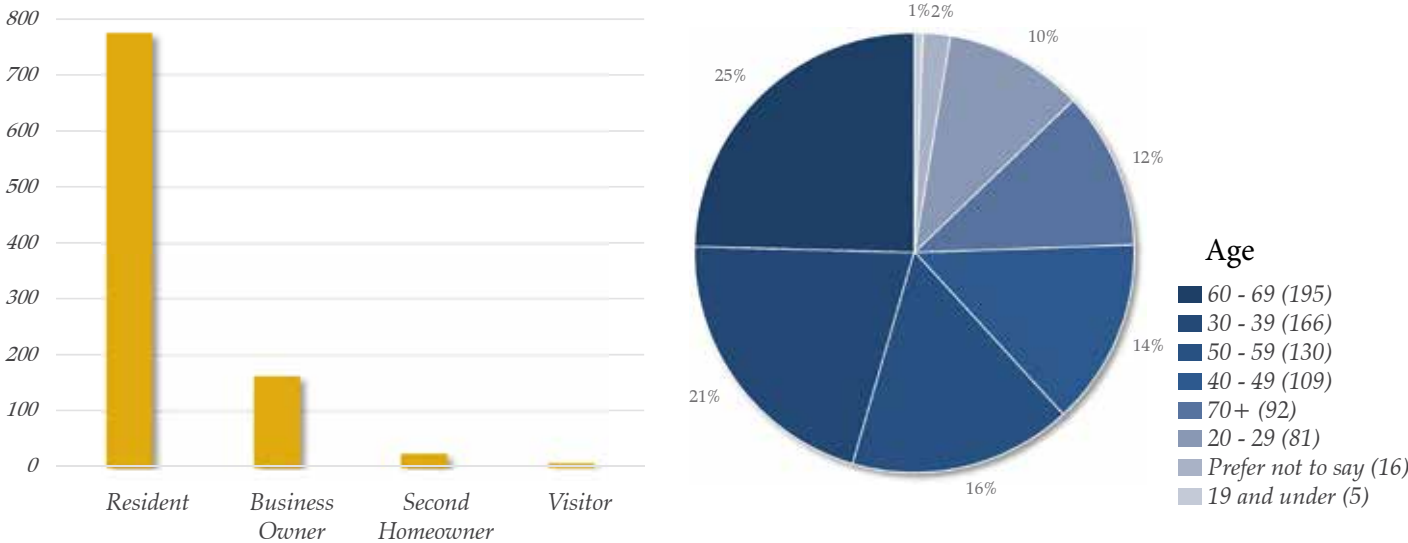
169 Throughout the course of 2020, 169 images were submitted via the Photo Upload tool on the Envision Gallatin website.

Online Questionnaire

September - November 2020

131 Between September and November of 2020, 131 community members provided detailed feedback on the draft goals and policies chapter. The majority of respondents indicated satisfaction with each of the goals and policies and collectively provided suggestions to enhance them.

Figure 3-1. Overall Respondent Demographics



Phase 3 Outreach: Draft Plan Review

For ease of access, and due to the continuing COVID-19 pandemic, Phase 3 outreach was again conducted virtually. County residents were notified of engagement opportunities through Facebook, the Envision Gallatin website, email, articles in newspapers, and other digital platforms. A public working draft of the plan was posted to the project website for a 45-day period in March and April 2021, allowing citizens to offer feedback and to view and respond to other comments. Staff responded to all public comments via a public comment matrix, which was posted to the project website along with an adoption draft. After multiple public hearings with the Planning Board and County Commission, final drafts of the Growth Policy and the public comment matrix were posted on the project website on September 1, 2021.

Online Plan Review

March - April 2021

268 Between March and April of 2021, 44 online comments community members provided feedback on the Growth Policy working draft through the project website. Several agencies and individuals also submitted comments via email and through meetings with County staff.

443 plan views

Public Hearings

June - September 2021

6 During late spring and summer of 2021, community members were able to provide feedback on the adoption draft of the Growth Policy through the formal review and adoption process, including two (2) public hearings with the Planning Board and four (4) public hearings with the County Commission, as well as a County Commission work session.

Figure 3-2. Overall Respondent Demographics (continued)

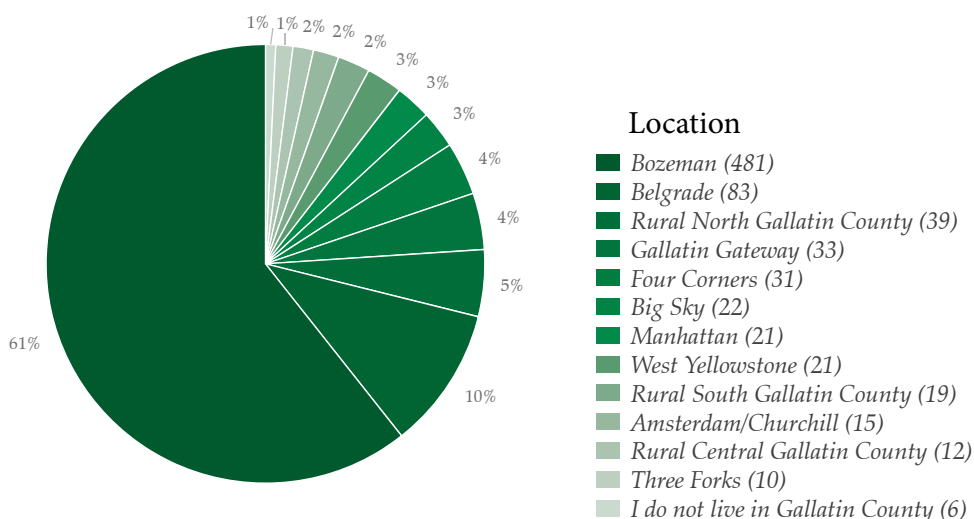




Photo Credit: Jared Unverzagt



4 | Existing Conditions and Future Projections

INTRODUCTION

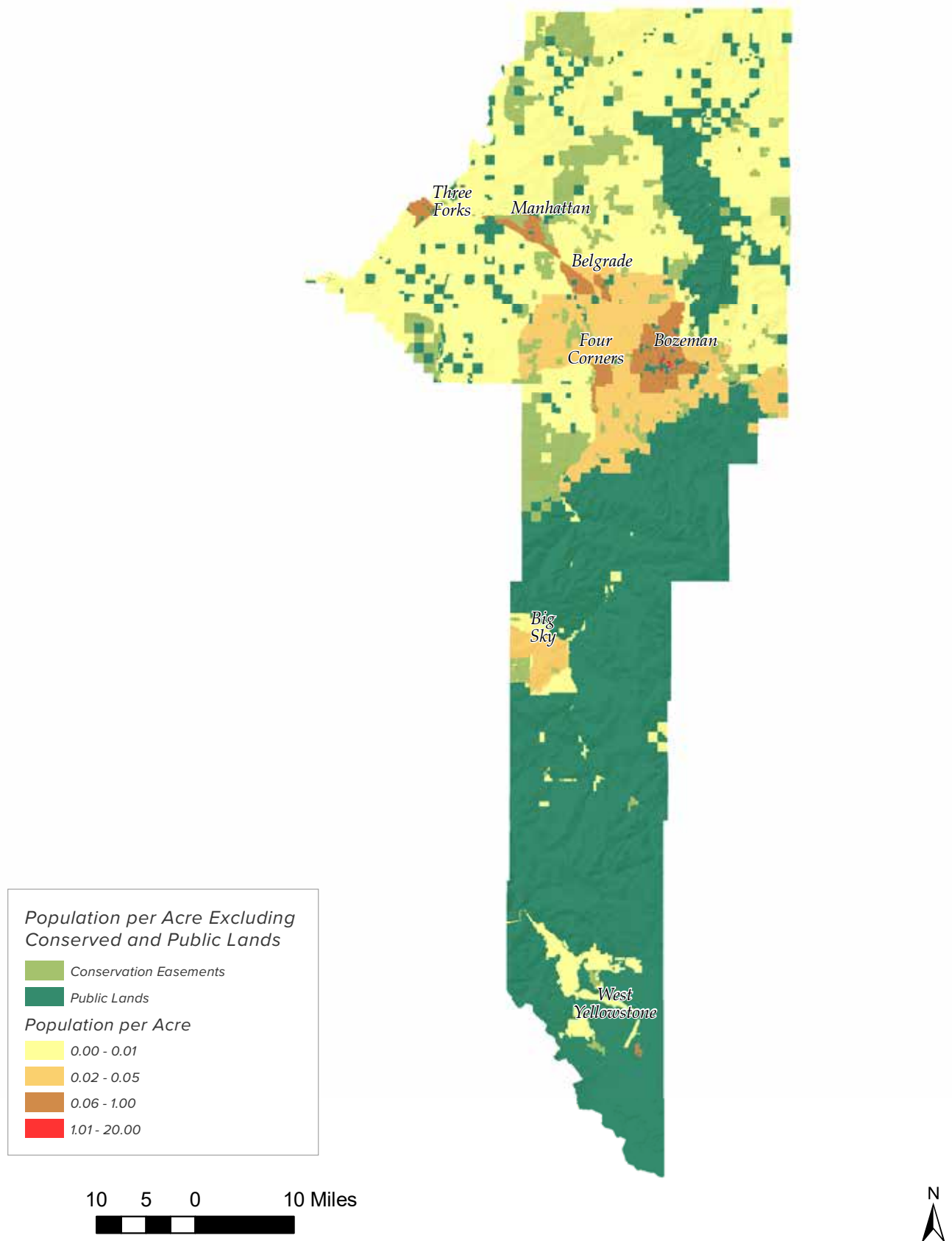
This Chapter presents snapshots of existing conditions in Gallatin County that are meant to provide baseline context for land use planning goals and policies.

The US Census Bureau released some 2020 American Community Survey (ACS) data in April 2020. Some of the content within this Chapter has been updated to reflect 2020 ACS data. The Growth Policy will be updated in full once 2020 decennial Census data is released.

LAND USE

Gallatin County covers more than 2,600 square miles in southwest Montana, nearly 1,250 square miles of which are public lands. The County contains three cities, two towns, 13 Census-designated places, and other unincorporated areas. The County also contains roughly 204 square miles of private land placed under conservation easement. As mentioned in the Introduction, not all land within the County is under the purview of the Growth Policy. The lands that are subject to the Gallatin County Growth Policy, Subdivision Regulations, Neighborhood Plans, or Zoning Regulations are considered County jurisdiction, which makes up about 47% of the total land area in the County.

Figure 4-1. Population Density in Gallatin County



POPULATION

Gallatin County's population has increased significantly over the last two decades. The US Census Bureau counted 68,406 County residents in 2000, 89,513 in 2010, and estimated 118,960 in 2020, the latest year for which population estimates are available. Our population has increased 71% in 20 years. Figure 4-2 illustrates that this increase represents nearly 20-30% more growth than Montana's two other fastest-growing counties, Broadwater and Flathead. Gallatin County's growth also greatly exceeds that of the State of Montana's, whose population grew by roughly 22% over the same period. Figure 4-3 shows growth rates within Gallatin County, Bozeman, Belgrade, Four Corners, and Big Sky. All experienced significant growth during that 20-year period, with Four Corners and Big Sky, which are recognized as a Census Designated Places (CDPs), growing more than 200%.

Figure 4-2. Comparison of County Growth Rates, 2000 - 2020

Source: US Census Bureau City and Town Population Totals: 2010-2020; ACS 5-Year Estimates 2010 and 2020

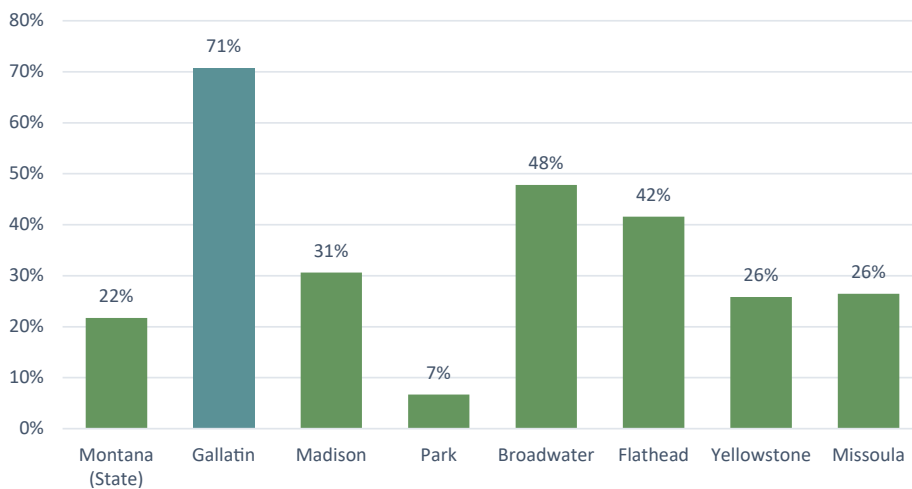
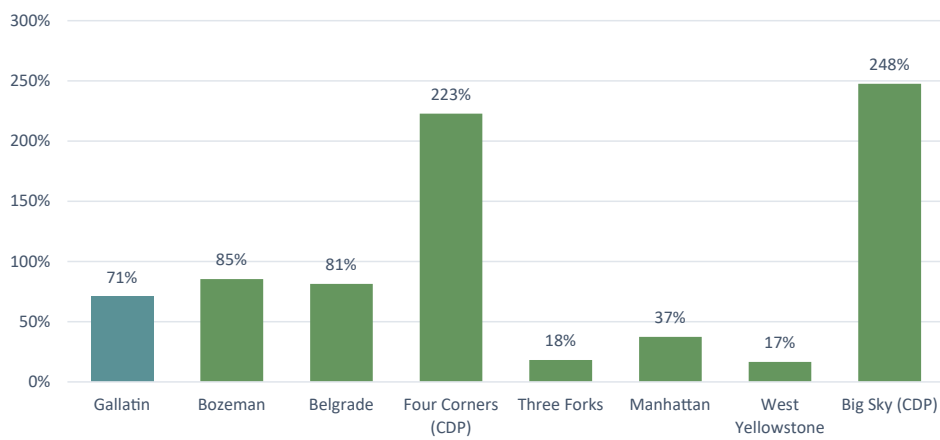


Figure 4-3. Comparison of Growth Rates within Gallatin County, 2000 - 2020

Source: US Census Bureau City and Town Population Totals: 2010-2020; ACS 5-Year Estimates 2010 and 2020



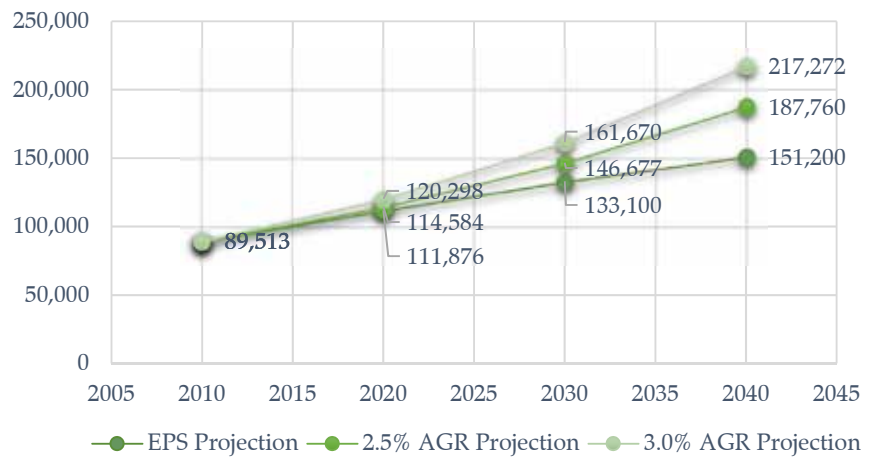
Population Projections

Gallatin County is currently the fastest-growing county in Montana and the 36th fastest-growing county in the nation. If growth continues at a rate of 2.75% annually, the County would reach a population of approximately 200,000 by 2040.

Figure 4-4 depicts a population projection from Economic and Planning Systems (EPS) alongside projections using annual growth rates of 2.5% and 3.0% from ACS 5-Year estimates. The EPS projections are at the low end of the population growth that is expected. Figure 4-4 illustrates that, regardless of the methods used for estimating our population, substantial growth will occur over the next two decades. This considerable increase in the number of Gallatin County residents will necessitate thoughtful planning.

Figure 4-4. Gallatin County Population Projections through 2040

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates; Economic and Planning Systems (EPS), 2018, Demographic and Real Estate Market Assessment



The 2020 pandemic appears to be playing a role in Gallatin County's growth. It likely contributed to a "Zoom Town" boom, in which telecommuting has allowed some workers newfound mobility. Early evidence suggests many people with the option to work remotely are relocating to Gallatin County and contributing to the increased housing shortage and costs.

HOUSING

The US Census Bureau estimated that in 2019 there were approximately 108,063 people in Gallatin County living in 49,478 housing units. About 61% of these people owned the homes they were living in; the remaining 39% rented. The County’s share of owner-occupied housing is lower than Montana’s overall, which is approximately 68%.

Median household incomes for homeowners and renters in Gallatin County (Figure 4-5) exceed those throughout the state and nation. However, income levels follow a similar pattern seen at both geographies: renters have significantly lower median household incomes. Renting households in Gallatin County earned \$41,866 in the past 12 months, only 48% of the income (\$86,544) earned by their homeownership counterparts.

Figure 4-5. Median Household Income of Renters and Owners, 2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates



A number of factors contribute to a lower share of local homeownership. For example, the approximately 14,000 undergraduate students at Montana State University may not see homeownership as practical if they expect to leave the County upon receiving their degree. However, high housing costs depress homeownership rates for all County residents and may influence the decisions of recent graduates about whether long-term tenure in the County is viable. Prospective home buyers in the County had to contend with median home values that were 65% higher than those statewide and 61% higher than median home values nationally. Renters also face higher housing costs in Gallatin County than elsewhere, although not to the same degree as those trying to buy. Median monthly rent payments are estimated at \$1,074 in Gallatin County, \$810 in Montana, and \$1,062 nationally.

Figure 4-6. Median Home Value and Monthly Rent, 2019

Region	Home Value	Monthly Rent
Gallatin County	\$357,100	\$1,074
State of Montana	\$230,600	\$810
United States	\$217,500	\$1,062

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates

Comparing median housing costs to income levels can provide insight into how affordable housing is in Gallatin County. The United States Department of Housing and Urban Development (HUD) has set a threshold of affordability, based on how much of a person’s income goes toward housing costs. If the occupant is spending 30% or less of their gross income on housing costs, including utilities, HUD considers their housing to be affordable. The US Census Bureau estimates that 33% of housing units in Gallatin County are unaffordable for their residents. Renters are disproportionately impacted by a high housing cost burden; half of all rental units (50%) cost more than a third of the occupant’s income. About a quarter of homes (24%) are unaffordable for their owners.

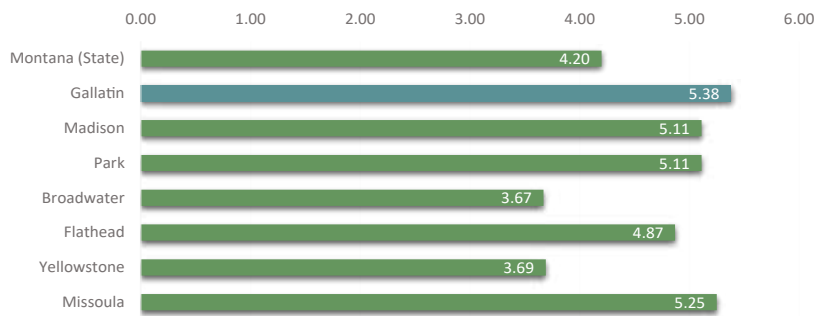
“I’m concerned about the increasing housing prices and property taxes that make it hard to have a diverse community in terms of income, socio-economic status, race, education level, and age.”

Figure 4-7 illustrates housing affordability for home buyers in terms of an “affordability index,” which is calculated by dividing median home price by median household income. The resulting number—the “index”—represents the number of years of household income required to pay off a home (not including interest and other fees). Another way to look at it is how many times higher median home prices are than median household income. The median home price in Gallatin County is 5.38 times higher than the median household income of \$66,499. Generally speaking, the lower the resulting number, the more affordable homes are in a given area. The higher the number, the less affordable homes are in a given area.

By this measure, Gallatin County is the least affordable county in Montana and is less affordable than the composite affordability indexes for both the state of Montana and the United States. However, homes in Gallatin County are more affordable than the City of Bozeman (6.60), where home prices are nearly seven times the median income. It is also important to keep in mind that this analysis is a snapshot in time. Housing prices can shift dramatically in a short period, as we saw in the lowering of prices due to the 2008 recession and the increase of prices during the 2020 COVID-19 pandemic.

The County continues to be seen as an affordable alternative to the City of Bozeman, a perspective that has the potential to induce and compound County-wide planning challenges. The search for affordable housing can lead to development in agricultural areas with limited infrastructure and services, or on lands that serve important ecological functions and provide wildlife habitat. County residents who must commute by car to regional employment centers like Bozeman will place additional stress county infrastructure while increasing roadway congestion, crashes, and air pollution.

Figure 4-7. Income to Housing Cost Index

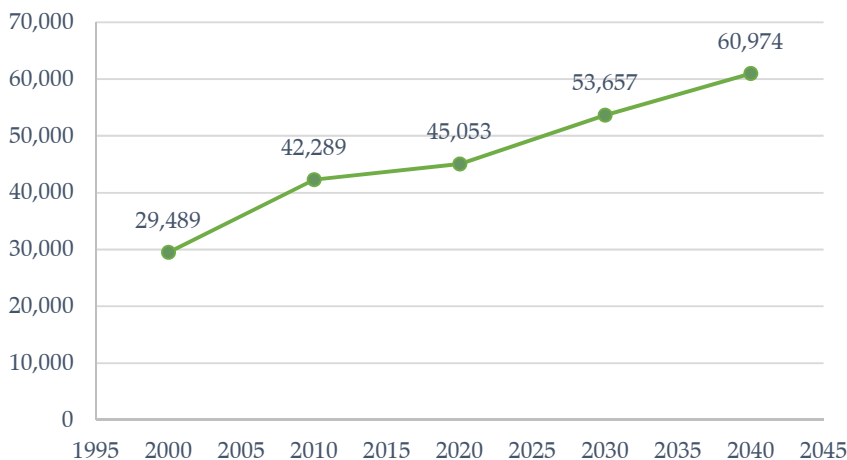


Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates

Housing Projections

Projected housing demand is directly related to the amount of population growth. A conservative estimate using the EPS population projection shown in Figure 4-4 indicates that roughly 151,000 people will be living in the County by 2040. These people would require an additional 19,000 housing units in the County by 2040, a 45% increase from the existing 42,000 housing units to approximately 61,000 housing units. The policies outlined in Chapter 7 under the Housing Goal are designed to help meet this demand, although a comprehensive housing strategy will likely be necessary to achieve these policies.

Gallatin County Housing Unit Projections, Through 2040



Source: EPS, 2018, *Demographic and Real Estate Market Assessment*

ECONOMY

The Bureau of Labor Statistics' 2019 data indicate that the majority of Gallatin County's workforce is employed in four industries: Retail Trade, Accommodation and Food Service, Construction, and Health Care and Social Assistance. The 16,000+ workers in the top two industries (Retail Trade and Accommodation & Food Service) have some of the lowest average wages in the County, at less than \$34,500 annually. Workers in the construction and health care are better compensated, with annual average wages of between \$50,000 and \$60,000. The highest paying jobs in Gallatin County are in Finance and Insurance (\$79,956), Mining, Quarrying and Oil and Gas Extraction industry (\$78,422), and Federal Government positions (\$76,483). While Mining, Quarrying, and Oil and Gas Extraction jobs are the highest paying in the County, they also are the rarest, with only 212 total jobs.

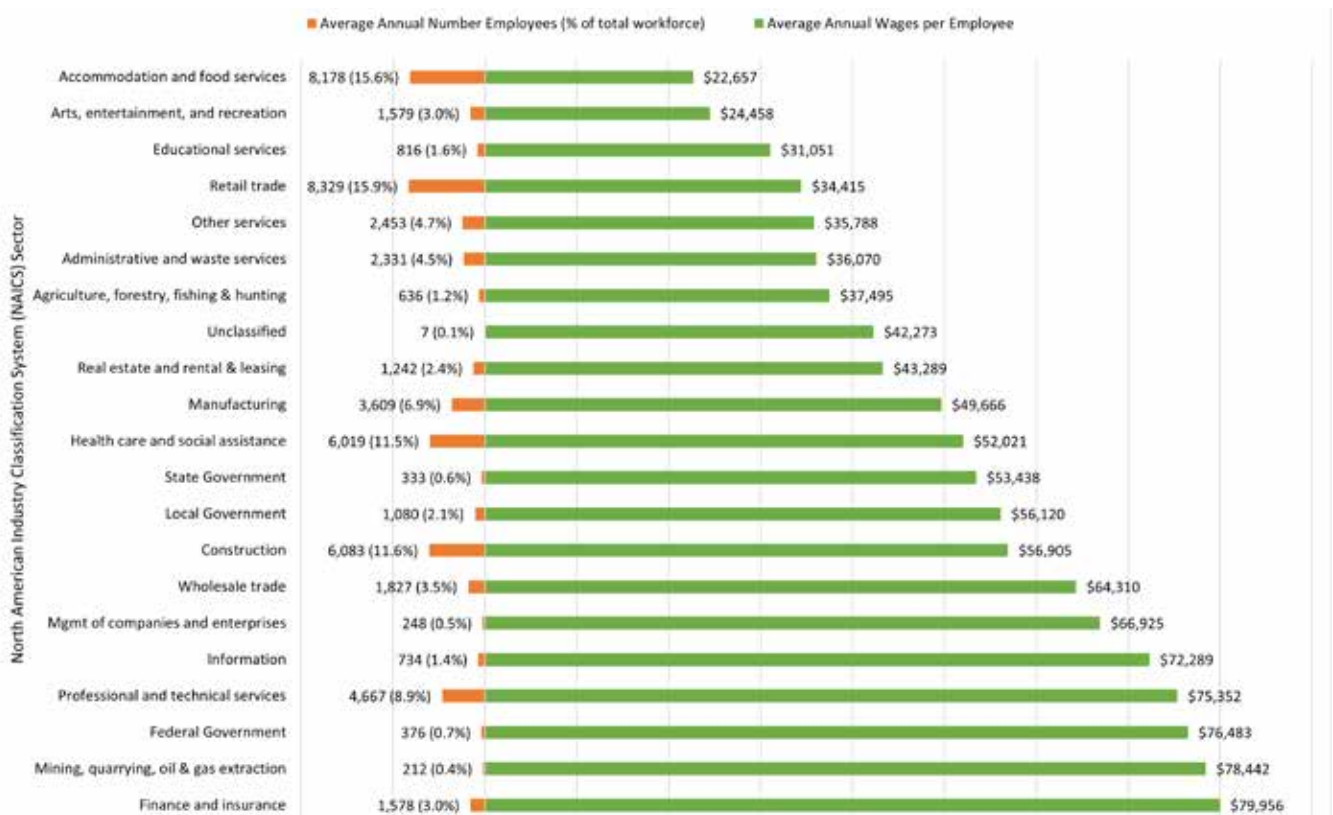
Regional Employers

The top 10 private and public employers in Gallatin County include companies that have an international presence and range from 250 to more than 2,000 employees. The employers are listed in order below, along with the estimated range of total employees:

1. Bozeman Health: 2,000+
2. Montana State University: 1,000+
3. Oracle America: 500 - 999
4. Belgrade School District: 500 - 999
5. Bozeman School District: 500 - 999
6. Gallatin County: 500 - 999
7. City of Bozeman: 250 - 499
8. Kenyon Noble Lumber & Hardware: 250 - 499
9. Town Pump: 250 - 499
10. Walmart: 250 - 499

Figure 4-9. Average Annual Number of Employees & Average Annual Wages per Employee, by NAICS Sector

Source: Bureau of Labor Statistics, 2019. *Quarterly Census of Employment and Wages (annual averages).*



“I love that Gallatin County is still Montana but has a bustling economy ripe with opportunity.”

Economic Projections

EPS used data from the Bureau of Economic Analysis to project that there will be an increase of over 35,000 jobs between now and 2040. The industries that are projected to experience the largest rates of growth are Transportation and Warehousing, Educational Services, Management, Construction, and Accommodation/Food Services. This projection corresponds to the low-end population projections highlighted earlier in this Chapter. The table below shows the growth projected to occur within each industry by decade through the year 2040. For example, the Construction industry is projected to grow from 7,650 jobs in 2017 to 12,210 jobs in 2040. Projections shown were developed prior to the COVID-19 pandemic. Impacts of the pandemic may not be fully realized by the time the Growth Policy is adopted.

*2017 data shown in this table is from the Bureau of Economic Analysis and includes job figures that account for proprietors and contractors, which are not included in the Wage and Employment graph earlier in this document, as those figures come from the Bureau of Labor Statistics, a different agency.

Figure 4-10. Gallatin County Projected Job Growth, 2017 - 2040

Industry	2017	2020	2030	2040	% Increase
Transportation and warehousing	1,799	1,966	2,529	3,090	71.8%
Educational services	1,608	1,796	2,326	2,740	70.4%
Management of companies and enterprises	347	387	501	591	70.3%
Accommodation and food services	8,287	9,055	11,393	13,419	61.9%
Construction	7,650	8,178	10,216	12,210	59.6%
Manufacturing	3,842	4,198	5,166	5,864	52.6%
Health care and social assistance	6,343	6,781	8,286	9,545	50.5%
Admin, Support, Waste Mgmt, and Remediation Services	3,003	3,245	3,936	4,468	48.8%
Arts, entertainment, and recreation	3,064	3,726	3,915	4,444	45.0%
Professional, scientific, and technical services	7,266	7,768	9,284	10,538	45.0%
Wholesale trade	2,177	2,327	2,781	3,157	45.0%
Finance and insurance	2,678	2,862	3,421	3,883	45.0%
Information	1,036	1,095	1,290	1,497	44.5%
Real estate and rental and leasing	5,984	6,327	7,452	8,459	41.4%
Mining, quarrying, and oil and gas extraction	621	656	773	877	41.2%
Forestry, fishing, and related activities	741	801	951	1,046	41.2%
Utilities	121	125	143	162	33.9%
Retail trade	9,772	10,332	11,902	13,018	33.2%
Other services (except public administration)	3,863	4,084	4,705	5,146	33.2%
Government and government enterprises	10,220	10,336	10,973	11,692	14%

Source: EPS, 2018, Demographic and Real Estate Market Assessment

LOCAL SERVICES AND PUBLIC FACILITIES

Services funded by Gallatin County include agriculture extension, law enforcement, emergency management, open lands, public health, environmental health, road and bridge maintenance, planning, and many others. There are major public services provided by entities other than Gallatin County, including education and fire protection, which are funded through property taxes.

Wastewater Treatment

Gallatin County does not provide wastewater treatment as a public service, but facilitates procedural guidelines established by the State, which assist the development of County Water and Sewer Districts. Water and Sewer Districts are administered by a local board of directors funded and supported by the individual district. Once established, these districts are subject to state requirements for operation and maintenance, as well as a monitoring program. Depicted in Figure 4-11, there are 17 water and sewer districts in Gallatin County.

Water Supply

Water use permitting is dictated by law and administered by the Montana Department of Natural Resources and Conservation. Although supplies of water are physically available in the Gallatin, according to the 2017 Gallatin Watershed Sourcebook: A Resident's Guide, "new water rights for surface water or large groundwater uses are not legally available. The Gallatin is one of several rivers in the upper Missouri Basin closed to new withdrawals."

The County's growing population will require both more water and expanded water delivery infrastructure as farmland and ranches are converted to residential, commercial, and industrial. County residents currently rely more on groundwater (approximately 57%), rather than surface water (approximately 43%) as the source of their water.

Belgrade, Bozeman, Manhattan, Three Forks, and West Yellowstone have set up public water supply systems to distribute water to residents. Public systems serve 15 or more connections or 25 or more persons daily and are responsible for regularly testing their water and notifying users of any problems. Bozeman, which has the largest system, draws water from Sourdough, Hyalite, and Lyman Creeks.

Outside of these municipalities, areas including River Rock Subdivision, Four Corners, Rae, and Big Sky are served by combined Water and Sewer Districts. These Districts are units of government within the State of Montana that supply potable water and provide wastewater treatment. Some of these districts solely provide wastewater treatment, while others provide water for fire protection, irrigation, and domestic water.

The remaining residents and businesses in the County draw water from a combination of individual and shared wells, springs, irrigation ditches, and other surface water sources. A home with one acre of lawn

uses approximately two and a half acre-feet of water a year. Since 1973, permit exemptions have been allowed for wells and developed springs that produce fewer than 10 acre-feet of water a year and whose flow rates are less than 35 gallons per minute. These exemptions facilitate the subdivision of land with minimal oversight from the Department of Natural Resources and Conservation, as long as each subdivision uses no more than 10-acre feet of water annually. Data from the Montana Bureau of Mines and Geology indicates there are 18,739 wells in Gallatin County, only 553 of which are for public water supplies.

No rules or regulations currently obligate owners of private water supply systems to test their water for contaminants or to maintain their water distribution systems. However, strategies like wellhead protection strive to keep pollutants away from water sources. Gallatin County can require water quality monitoring reports as part of the subdivision approval process.

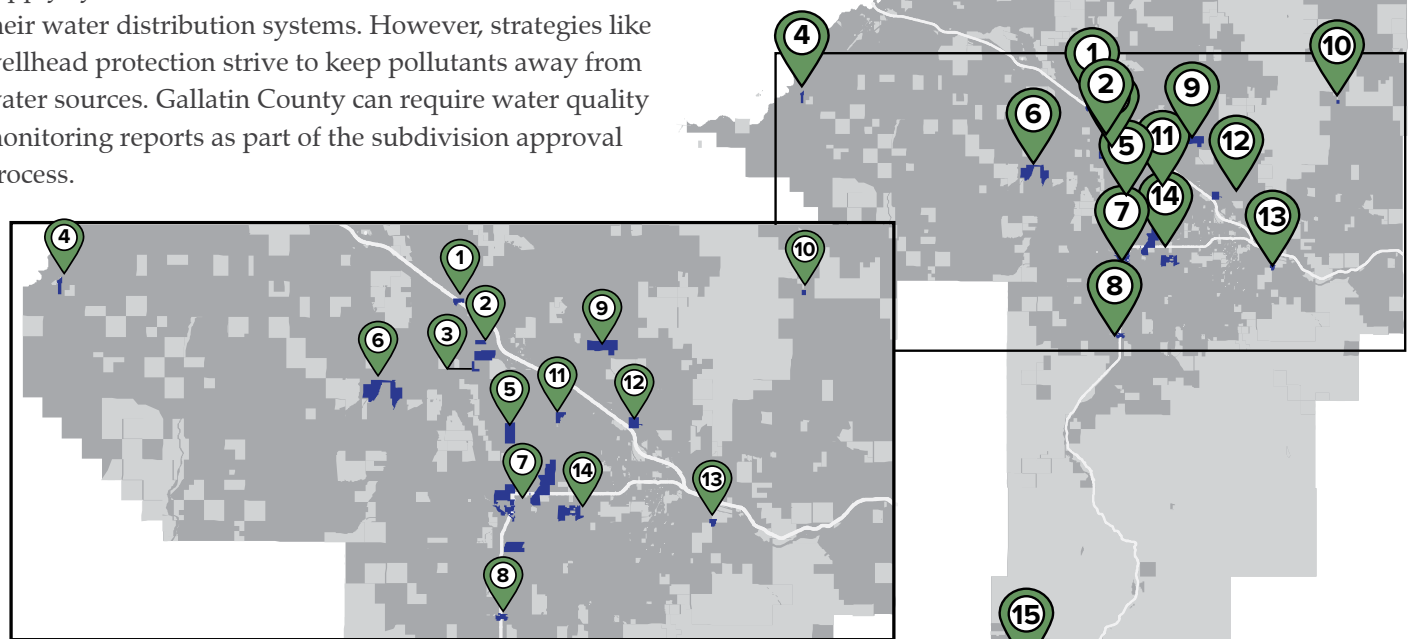


Figure 4-11. Gallatin County Water and Sewer Districts

Water and Sewer Districts

- | | |
|----------------------------------|-----------------------------|
| 1. Four Dot Meadows WSD | 9. Spain Bridge Meadows WSD |
| 2. Gallatin Valley Homesteads SD | 10. Bridger Pines WSD |
| 3. River Rock WSD | 11. Valley Grove WSD |
| 4. Willow Creek SD | 12. Riverside WSD |
| 5. Countryside Estates WSD | 13. Mount Ellis Meadows WSD |
| 6. Amsterdam Churchill SD | 14. Rae WSD |
| 7. Four Corners WSD | 15. Big Sky WSD |
| 8. Gallatin Gateway WSD | 16. Yellowstone Holiday WSD |
| | 17. Hebgén Lake Estates WSD |

Source: Gallatin County GIS



Photo Credit: Phillip Luebke



Photo Credit: Mitch Hendrick

“We also need to rethink transportation and stop making every road multi-lane/size of a freeway. Resources should instead be spent on making our transportation corridors walkable and bikeable and with more mass transit options.”

Roadways

The Gallatin County Road Department is responsible for maintaining more than 800 miles of roadway and more than 200 bridges. The Montana Department of Transportation (MDT) is responsible for maintenance of federal highways, as well as primary and secondary state highways. City roads are maintained at the municipal level. The responsibility of maintaining internal subdivision roads lies with private landowners within the subdivision, usually in the form of a property owners’ association.

Available geographic information systems data shows that the City of Bozeman’s bike network contains 18 miles of bike routes, 33 miles of bike lanes, 23 miles of shared-use paths, and 92 miles of natural unpaved surface trails. While data is not as readily available for several other communities, the high levels of outdoor recreation and activity by residents and visitors lends itself to the importance of non-motorized infrastructure throughout the County.

Bus Travel

The Streamline and Skyline bus systems are the primary mass transit system in the County, with routes through Bozeman, Belgrade, Four Corners, Big Sky, and other locations. Streamline provides approximately 300,000 rides annually; it surpassed three-million total rides in 2018. Other bus services within the County include Link Express, Galavan, Van Pool, and the West Yellowstone Foundation’s service, which together provided nearly 250,000 rides in 2019. While bus service is present in the more urbanized areas of the County, some rural areas experience minimal to non-existent bus service and primarily rely on personal vehicles for transportation.

Bus travel within the County has seen overall growth, though Streamline ridership data shows a slight decline between 2015 and 2019, from about 320,000 annual rides to 285,000 rides. Other bus services in the region have seen increases, with Galavan experiencing the greatest increase, going from about 60,000 rides in 2015 to nearly 89,000 in 2019. Galavan specifically serves senior citizens and person with disabilities. The future of bus travel in the County is difficult to predict, but with a growing population comes additional resources for planning, including the potential for a Metropolitan Planning Organization (MPO), which is a transportation planning agency required by federal law for any metropolitan area over 50,000 people. Opportunities to connect Bozeman to Big Sky via bus rapid transit could be found through the establishment of an MPO.

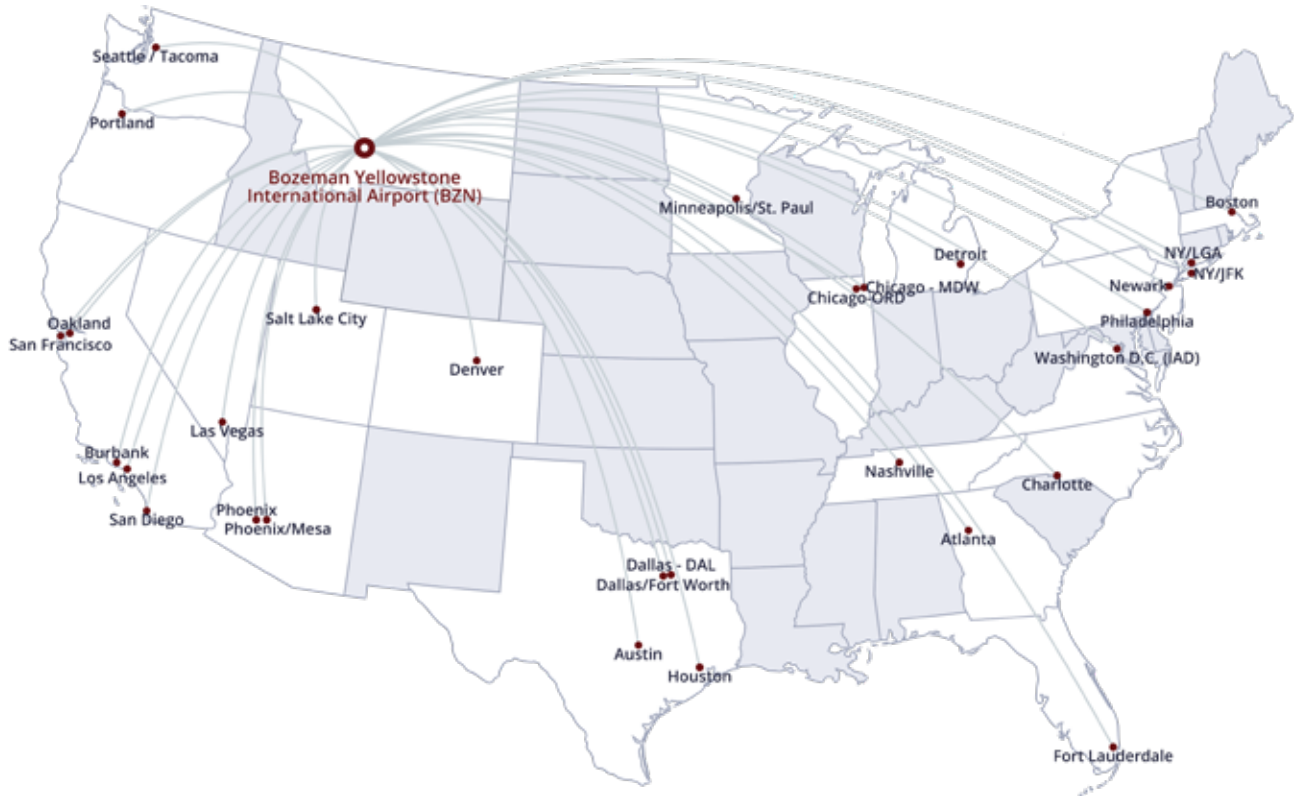


Figure 4-12. Bozeman-Yellowstone Non-Stop Destinations, 2020

Source: bozemanairport.com

Air Travel

A 2020 report indicated that the Bozeman Yellowstone International Airport (BZN), located in Belgrade, set a new passenger record for the tenth year in a row. Nearly 1.6 million travelers went through the airport in 2019, an increase of over 230,000 from 2018, and up from 730,000 total travelers in 2010. The 104% increase since 2010 can be attributed to multiple factors, including the County’s growing population, the increasing student population at MSU, the national and local economic boom, and increasing visits to Yellowstone National Park and Big Sky, among others. Due to the COVID-19 pandemic, the total amount of passengers traveling through BZN in 2020 dropped by 43.5% to 889,775, from the record-setting 1.6 million in 2019.

Nine airlines currently have routes to BZN, including Alaska, Allegiant, American, Delta, Frontier, JetBlue, Southwest, Sun Country, and United. Of the nine airlines, United and Delta together account for 70% of the airline market share. As shown in the Figure 4-12, there are 21 non-stop destinations around the country from BZN, including, but not limited to Seattle, Los Angeles, Atlanta, New York, Chicago, Denver, and Houston. The airport also serves a large private market that includes international arrivals.

Air travel into Bozeman has continued to experience growth for the past ten years. The airport has met demand by both adding flights and expanding the airport facility. An increase in visitation to the region is likely, which will continue to increase demand for airport capacity.

“I love the access to infrastructure (airport, great roads) and services while still having such wonderful access to outdoor recreation.”



Photo Credit: Dacia Dalton

NATURAL RESOURCES

Conservation and Land Cover

Of the 1,685,617 acres of land in Gallatin County, 53% is in private ownership. Of the 886,074 acres of private land in the County, nearly 130,000 acres are placed under conservation easement. At the time of the adoption of the 2003 Growth Policy, there were 67,000 acres of land in conservation easements, indicating that the total acreage of conservation easements has nearly doubled since 2003. The Growth Policy recognizes that conservation easements are an important tool to protect the natural resources in Gallatin County and reduce rural land consumption.

The remaining 47% of land is publicly owned and managed by Federal Agencies, such as the Bureau of Land Management (BLM), US Forest Service (USFS), and National Park Service (NPS); State Agencies, such as Montana Fish Wildlife and Parks (FWP), Montana Department of Transportation (MDOT), and Department of Natural Resources and Conservation (DNRC); and local governments.

Rivers and Streams

A critical source of water in Gallatin County is the Gallatin River. The Gallatin River Watershed stretches across approximately 1,800 square miles (about 68%) of Gallatin County as it flows north from Yellowstone National Park to join the Jefferson and Madison Rivers in the Gallatin Valley. In an average year, the Watershed's rivers and streams carry enough water to cover 1,200 square miles—an area the size of Rhode Island—in a foot of water. The West Gallatin River currently provides water for 75% of the irrigated land in the Gallatin Valley.

Mountain snowpack provides most of the water that feeds the streams, springs, groundwater, and wetlands throughout the Valley. Climate change is likely to cause more moisture to arrive as rain instead of snow, and lead to earlier spring runoffs and drier summers.

“Access to trails, open space, and non-motorized transportation alternatives enriches my quality of life.”

Figure 4-13. The Gallatin River Watershed

Source: Gallatin Watershed Council by Carto-Logic GIS, Inc., *Local, City, or County land depicted in yellow represents land held for public water supply purposes (e.g., reservoirs). Area in gray is private land.

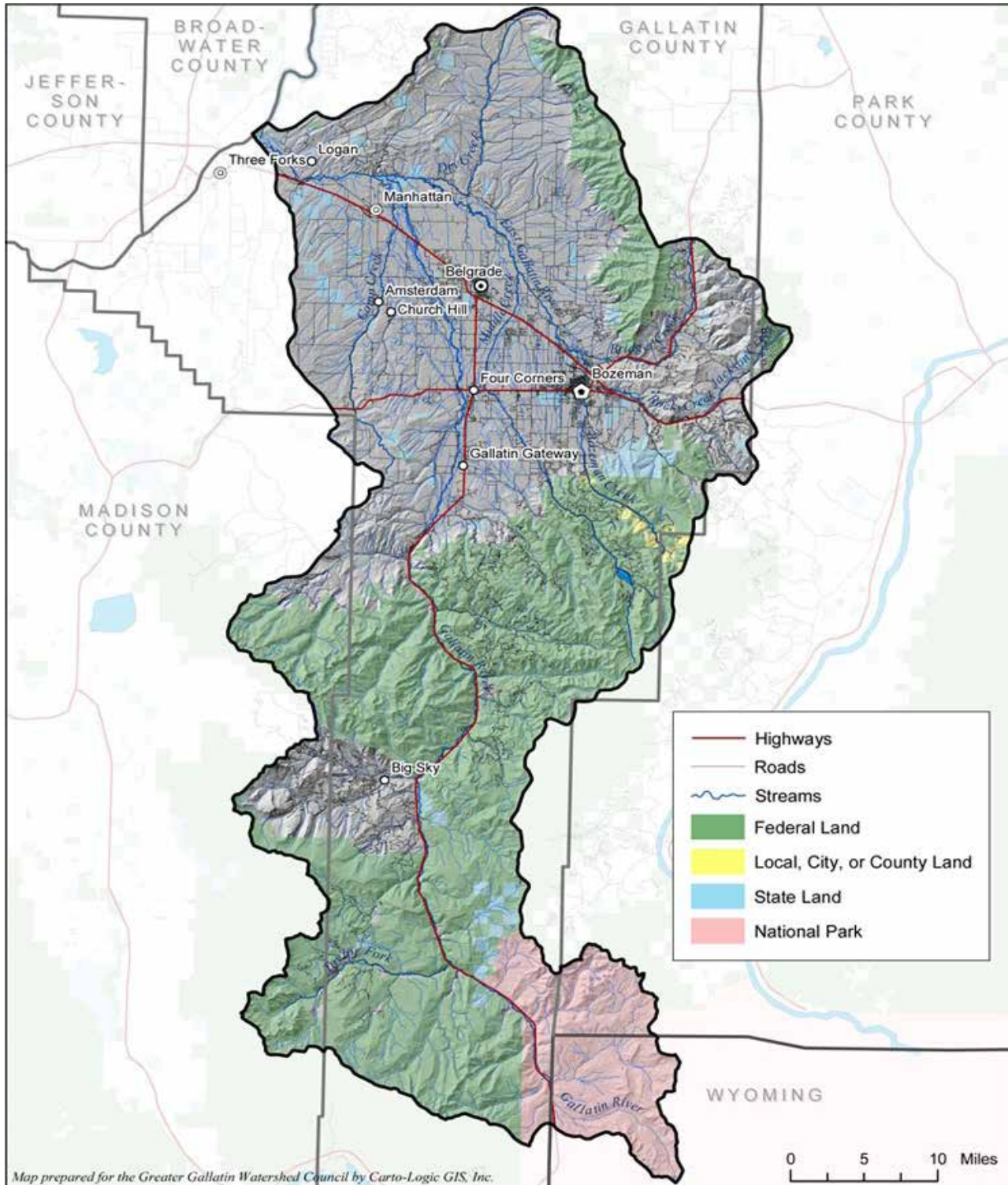




Photo Credit: Cathy Martin



Photo Credit: Somer Erdmann

Wildland-Urban Interface

The Wildland-Urban Interface (WUI) is defined as “any area where the combination of human development and vegetation have a potential to result in negative impacts from wildfire on the community.” As Gallatin County has continued to grow at a high rate, residential development has increased within forested and other wildland areas. Increasing human presence in the WUI poses a greater risk to the community and presents a challenge for fire and other emergency response agencies. The Gallatin County Community Wildlife Protection Plan (CWPP) is the guiding document for these areas.

The CWPP highlights Gallatin County’s history of wildfires dating back to the 1980s starting with the Greater Yellowstone Fires in 1988 up until the smaller, less destructive Horseshoe Fire of 2018. As of the authoring of the CWPP, finalized in June 2019, most wildfires over the previous 10 year period were less than 10 acres and only five fires were larger than 1,000 acres. Please see the CWPP for more information on these areas. It should be noted that the CWPP does not include information on the 2020 Bridger Foothills fire, which was a significant fire event.

“Beautiful scenery can be found up in the mountains and down in the valleys. However, it isn’t just scenery. We like natural outdoor places because we recognize them as our habitat. All species are capable of recognizing their habitat, humans included. When we are in our habitat, we find solace and security. This is why natural outdoor places are important. We are fortunate Gallatin County has a lot of natural outdoor places. Future generations will need them even more than we do.”

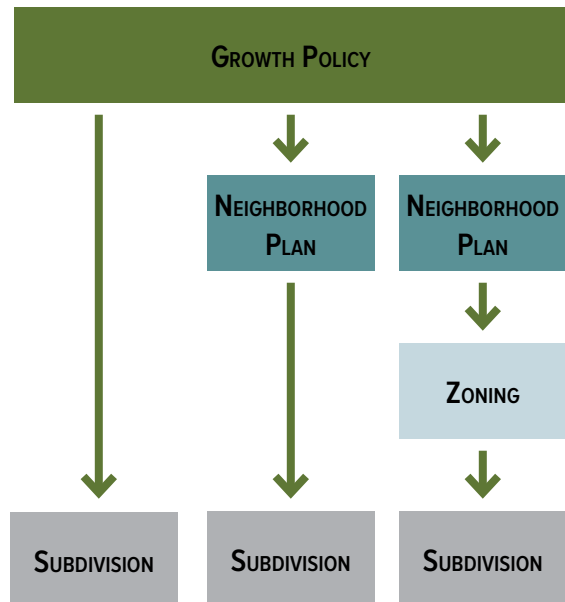
Wildlife and Wildlife Habitat

Gallatin County has an abundance and variety of fish and wildlife species. The county is within the Greater Yellowstone Ecosystem, which supports the iconic species of Yellowstone National Park including elk, bison, and grizzly bears. Animals use native habitats and developed areas, navigating the patchwork of public and private lands. Water bodies including rivers, streams, lakes, reservoirs, wetlands, and riparian areas provide important habitat for fish and wildlife. Rivers and streams in Gallatin County support conservation populations of westslope cutthroat trout and Arctic grayling. The Bridger Mountains and Gallatin Range south of Bozeman provide important winter range for elk and mule deer. The area around Big Sky provides important habitat for bears, elk, and moose and the Hebgen Lake area provides important habitat for bears, elk, moose, and bison. The Hebgen Lake and Bozeman Pass areas are also important for wildlife movement and migration. Pronghorn antelope, elk, and mule deer use and move through areas in the northern portion of the county. Golden and bald eagles, which are protected under the Bald and Golden Eagle Protection Act, can be found nesting on cliffs and in large trees along water bodies. Riparian areas, wetlands, and cottonwood galleries provide habitat for a suite of other game and non-game species, such as nesting songbirds, upland game birds, waterfowl, and webless migratory birds (e.g., staging areas for sandhill cranes). Bighorn sheep use and move through the area north of Big Sky which includes the Highway 191 corridor, the Gallatin Range, and portions of Gallatin County north of Hebgen Lake. Mountain goats exist mainly on the high-elevation public lands of the Bridger, Gallatin, and Madison Mountain Ranges. Elk also use and move through the Highway 191 corridor from Big Sky south to Yellowstone National Park. The Montana Natural Heritage Program provides a complete listing of Montana Species of Concern for the county and the U.S. Fish and Wildlife Service maintains the current list of threatened and endangered species under the Endangered Species Act.



Photo Credit: Kara Adams

Figure 5-1. Plan and Document Overlap





5 | Land Planning Map and Matrix

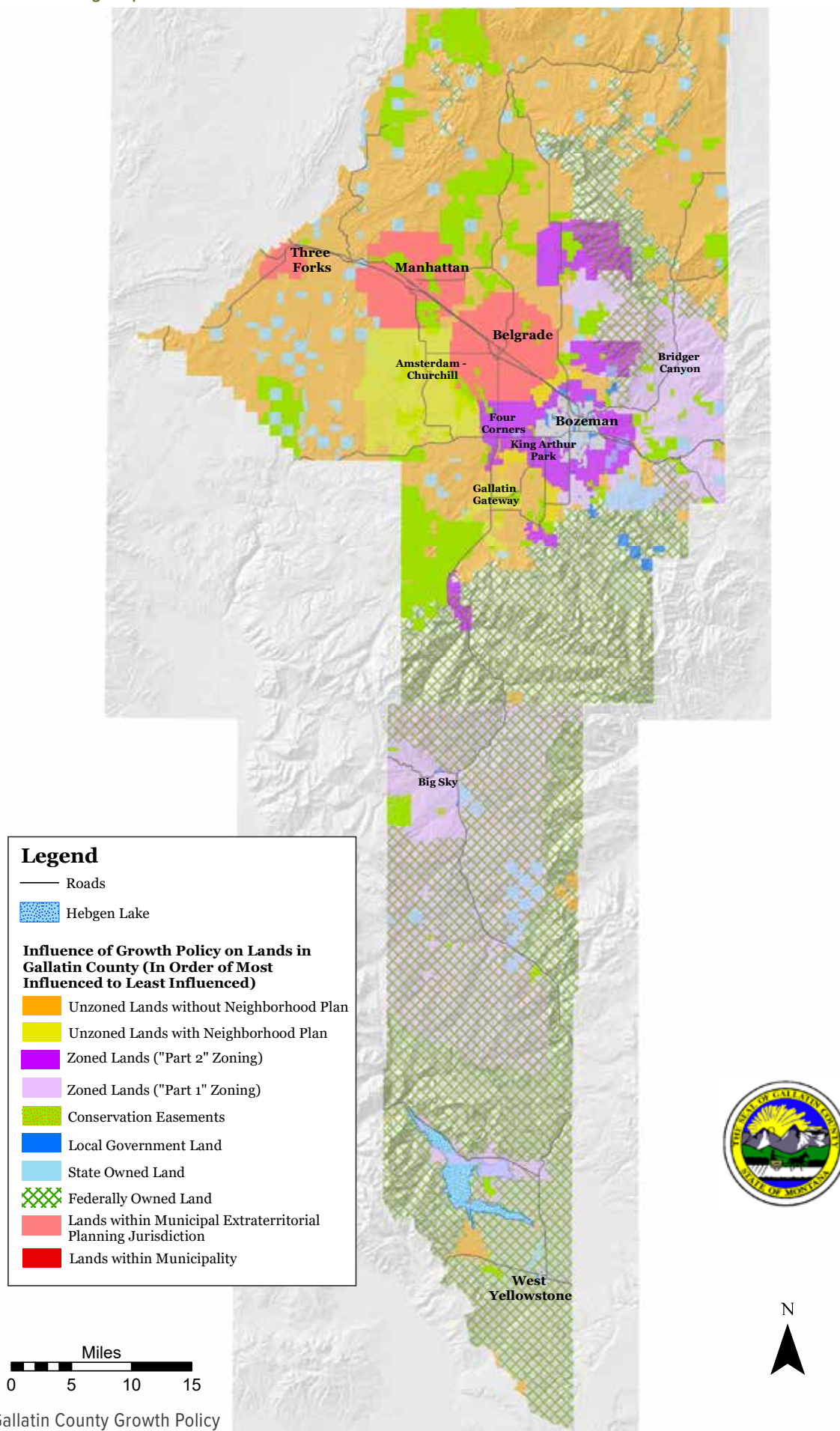
INTRODUCTION

The Gallatin County Land Planning Map and Matrix provide a bridge between existing conditions in the county and the Growth Policy's vision for the future. They provide a snapshot of current planning goals and practices, and can be used to highlight development constraints and considerations that inform and guide future land use decisions.

The Land Planning Map is a visual tool showing 10 planning designations. These designations are listed hierarchically in the Map's legend, with areas most influenced by the Growth Policy at the top and areas least influenced by the Growth Policy at the bottom. Due to the size of the County and the scale of the Map, there is an accompanying Planning Document Matrix that indicates the Growth Policy's level of influence on each planning designation and identifies applicable planning documents. These planning documents provide more guidance and detail on development considerations and constraints, as well as any applicable regulatory requirements.

The Growth Policy will exert the greatest influence and provide the most guidance in areas of the County with minimal planning and land use documents (e.g., zoning regulations and neighborhood plans). Areas that have existing zoning or neighborhood plans will require less of the Growth Policy's direct guidance, as these documents must be created in compliance with the Growth Policy. The Growth Policy has variable influence on land where other jurisdictions or regulations have equal or greater authority, such as lands protected under conservation easements or managed by the Federal Government. Lastly, there are lands where the Growth Policy has very little influence, namely within municipalities.

Figure 5-2. Land Planning Map.



The Map and Matrix are not intended to be static. Future conditions can change and the County does not currently have a Future Land Use Map. A Future Land Use Map establishes a land use vision for the future and provides guidance based on community values and ideas, as well as realities facing growth and development. The Implementation Table in Chapter 8 recommends the development of a Future Land Use Map.

Figure 5-3. Planning Document Matrix

Map Category	Influence of Growth Policy	Applicable Documents
Unzoned Land Without a Neighborhood Plan	Highest	Applicable to all unzoned land without a neighborhood plan: <ul style="list-style-type: none"> » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations
Unzoned Land with a Neighborhood Plan	Higher	Applicable to all unzoned land with a neighborhood plan: <ul style="list-style-type: none"> » Local neighborhood plan » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations Applicable to some unzoned land with a neighborhood plan: <ul style="list-style-type: none"> » All of the above, plus: <ul style="list-style-type: none"> » Transportation and other applicable infrastructure plans » Trails Plans
Zoned Land ("Part 2" Zoning)	Medium	Applicable to all "Part 2" zoned land: <ul style="list-style-type: none"> » Local zoning regulation » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations Applicable to some "Part 2" zoned land: <ul style="list-style-type: none"> » All of the above, plus: <ul style="list-style-type: none"> » Local neighborhood plan » Transportation and other applicable infrastructure plans » Trails Plans
Zoned Land ("Part 1" Zoning)	Medium	Applicable to all "Part 1" zoned land: <ul style="list-style-type: none"> » Local zoning regulation » Local neighborhood plan » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations » The Growth Policy* Applicable to some "Part 1" zoned land: <ul style="list-style-type: none"> » All of the above, plus: <ul style="list-style-type: none"> » Transportation and other applicable infrastructure plans » Trails Plans <p><i>*Note: While historically not viewed as under the jurisdiction of the Growth Policy, any significant decisions within or updates to Part 1 Zoning Districts should align with the Growth Policy in order to provide consistency across the County.</i></p>

Land Subject to Conservation Easements	Variable	<p>Applicable to all land subject to conservation easements*:</p> <ul style="list-style-type: none"> » Development restrictions associated with conservation easement » Open Lands Board History and Strategic Plan » Local neighborhood plan » The Growth Policy » Transportation Design and Construction Standards » Building for Lease or Rent Regulations » Subdivision Regulations » Floodplain Regulations <p>Applicable to some land subject to conservation easements:</p> <ul style="list-style-type: none"> » All of the above, plus: <ul style="list-style-type: none"> » Local zoning regulation » Neighborhood plan » Transportation and other applicable infrastructure plans » Trails Plans <p><i>*Note: The terms of each conservation easement will impose unique, permanent development limitations on land under easement.</i></p>
Public Land (Owned by Local, State, and Federal Governments)	Variable	<p>When public land is used for a public purpose, it is often—but not always—exempt from local government review.</p> <p>A considerable amount of public land is included within the boundaries of zoning districts. However, zoning may only be applicable if the public land is used for a private purpose or if the public land is converted to private ownership. In such instances, public land would generally be subject to the same applicable documents as the corresponding zoned land.</p>
Land Within Municipal Extraterritorial Planning Jurisdictions	Low	<p>Applicable to all land within municipal extraterritorial planning jurisdictions*:</p> <ul style="list-style-type: none"> » City-County Growth Policy » Subdivision Regulations » Floodplain Regulations » County Transportation Design and Construction Standards » County Building for Lease or Rent Regulations <p>Applicable to some land within municipal extraterritorial planning jurisdictions*:</p> <ul style="list-style-type: none"> » Local zoning regulation » Local neighborhood plan » Capital improvements plan » Park and recreation plans » Transportation and other applicable infrastructure plans <p><i>*Note: Some development applications may require approval by both the municipality and the County.</i></p>
Municipal Lands	Lowest	<p>A variety of municipal planning documents may be relevant to development. Please contact appropriate municipality for further details.</p>

UNZONED LAND WITHOUT A NEIGHBORHOOD PLAN

About 70% of private land in the County—roughly 965 square miles—lies outside of a zoning district or neighborhood plan boundary. Development characteristics of the County’s unzoned land vary, but the majority of existing development in these areas is on larger agricultural parcels, with little to no infrastructure or public services to support higher-density development.

While different in many ways, unzoned communities without neighborhood plans, such as Clarkston, tend to exhibit a dispersed development pattern. A handful of communities, such as Willow Creek, provide infrastructure and community services in small, clearly-delineated town centers, whose built environments feature slightly more compact development patterns than the surrounding land.

A key consideration for any development in these areas is the concurrency of any proposed increase in density with the provision of necessary infrastructure, such as water, sewer, and transportation networks that are accessible to people of all ages and abilities. Furthermore, development that is not consistent with the goals and policies of the Growth Policy or that cannot mitigate adverse impacts to the Primary Criteria detailed in Chapter 6 should be discouraged.

See applicable planning documents in the Planning Document Matrix.

UNZONED LAND WITH A NEIGHBORHOOD PLAN

Chapter 1 identifies six neighborhood plans that have been adopted across the County. Neighborhood plans are intended to be a more specific and detailed version of a Growth Policy. These plans describe the vision of the community and the guiding principles for growth.

The adoption of a neighborhood plan represents a significant investment in planning by residents of these communities. Their neighborhood plans provide frameworks for evaluating projects. If a project is not consistent with the goals and policies identified in the neighborhood plan, it should be discouraged. As with unzoned land without neighborhood plans, any proposed increase in density should be concurrent with the provision of necessary infrastructure, such as water, sewer, and transportation networks that are accessible to people of all ages and abilities. Development that cannot mitigate adverse impacts to the Primary Criteria detailed in Chapter 6 should be discouraged.

Gallatin Gateway and Amsterdam Churchill are two communities that have Neighborhood Plans, but have not adopted complementary zoning regulations. Each of these communities is anchored by a small town core, which is surrounded by a low-density mix of residential and agricultural parcels, interspersed with light industrial and commercial uses. These areas continue to lack infrastructure and other community services needed for high-density development, especially outside of their town cores.

See applicable planning documents in the Planning Document Matrix.

ZONED LAND

There are 22 zoning districts throughout the County. As mentioned in Chapter 1, there are 15 “Part 1” Zoning Districts and seven “Part 2” Zoning Districts.

While historically not considered to be under the jurisdiction of the Growth Policy, any significant decisions within or updates to Part 1 Zoning Districts should align with the Growth Policy in order to provide consistency across the County. Zoning decisions in Part 2 Zoning Districts, not just limited to creation and amendments, must be in compliance with the Growth Policy.

The character of each zoning district is unique, and thus each zoning regulation will vary in terms of requirements for density, uses, lot sizes, setbacks, lighting, signage, watercourse protection, and other standards. Please refer to the applicable zoning regulation for further information on uses, density, development standards, and other aspects of the regulation.

All proposed subdivisions in these areas are subject to compliance with the underlying zoning regulations, and will also need to consider and appropriately mitigate impacts to the Primary Criteria, detailed in Chapter 6.

See applicable planning documents in the Planning Document Matrix.

LAND PROTECTED UNDER CONSERVATION EASEMENT

Conservation easements are voluntary, legal agreements between a landowner and a land trust that impose permanent development restrictions on private land. Development restrictions are primarily governed by the terms of the conservation easement and can vary from no additional development to allowances for certain types of uses (e.g., agriculture, public access) and structures. All projects proposed on land under conservation easement are subject to the limitations of the easement, any applicable zoning regulations, and applicable neighborhood plans; subdivision proposals will also be evaluated for impacts to the Primary Criteria, detailed in Chapter 6.

See applicable planning documents in the Planning Document Matrix.

PUBLIC LAND (LOCAL, STATE, FEDERAL)

This category covers land that is owned by local governments and political subdivisions (e.g., water and sewer districts), the State of Montana, or the United States government.

For a variety of legal reasons, when public land is used for a public purpose, it is often exempt from local government review. As such, development constraints to land held in the public trust will largely be limited to legal and physical access, physical characteristics of the property, or similar considerations.

A considerable amount of public land is included within the boundaries of zoning districts. Zoning may be applicable if the public land is used for a private purpose or if the public land is converted to private ownership. In such instances, public land would generally be subject to the same development considerations as the underlying zoned lands.

See applicable planning documents in the Planning Document Matrix.

LAND WITHIN MUNICIPAL EXTRATERRITORIAL PLANNING JURISDICTION

These are areas outside of incorporated city limits, but within a municipality’s statutory authorized extraterritorial planning boundary. These lands have a higher likelihood of being annexed into the adjoining municipality. Infrastructure may be available or planned in communities with capital improvements plans.

Some portions of municipal extraterritorial planning jurisdictions may be appropriate for growth and development, albeit at a lower density than within municipal boundaries. In addition to physical characteristics of the land, constraints could include ability to annex, cost of expanding water and sewer service, the road network, and other infrastructure and services. Zoning regulations may also influence the characteristics of allowed development in these areas.

Considerations will vary more widely than Municipal lands, depending on the area of proposed development, the existing infrastructure, and the nature of the development proposal. In general, transportation impacts, water and sewer service, and other infrastructure considerations may receive more scrutiny. Development will also need to demonstrate consistency with applicable regulations, plans, and policies.

See applicable planning documents in the Planning Document Matrix.

LANDS WITHIN MUNICIPALITIES

These are areas within the city limits of incorporated municipalities. With well established, publically-maintained infrastructure, and a full range of municipal services and amenities, municipal lands are generally capable of accommodating more intense and higher-density development than other lands within the County.

While these are areas planned for the highest density and/or intensity of growth and development, constraints still exist, but tend to be different in nature or character than other parts of the County. More often in these areas, constraints will be posed by present infrastructure limitations, such as water and sewer capacity or transportation levels of service.

Development will also need to demonstrate consistency with regulations, plans, and policies that are applicable to the municipality.

Key Considerations: Concurrent Infrastructure, Public Services, and Topographical Features.

Regardless of where development is proposed in the County, projects should be built concurrently with adequate levels of infrastructure and services for residents and users. Development of all types should minimize impacts to or from hazardous and/or ecologically-important features of the environment.

Concurrent Infrastructure	
»	Potable water
»	Wastewater and sewer
»	Solid waste service
»	Roads and bridges
»	Pedestrian and bicycle facilities
»	Power and other utilities
Public Services	
»	Fire protection
»	Emergency medical
»	Law enforcement
»	School capacity
»	Libraries
»	Parks and open space
Topographical Features	
»	Wildfire risk
»	Flood risk
»	High water table
»	Geohazards, such as slopes, landslides, or avalanche paths
»	Water conveyance facilities
»	Watercourses
»	Wetlands
»	Wildlife and habitat
»	Prime farmland

Minimizing impacts is often achieved via compact development, which is commonly found within municipal boundaries and other densely-developed areas of the County. Compact development pairs higher densities of people, households, and/or jobs with a diversity of land uses, high street network connectivity, access to destinations important for day-to-day life, and short distances to transit, where appropriate.



Photo Credit: Mitch Hendrick

As described in Chapter 1, Montana Code Annotated provides the Growth Policy's legislative authority. Section 76-1-606 addresses subdivisions, stipulating that subdivision regulations must be in accordance with the Growth Policy.



6 | Primary Criteria and Subdivision Review

BACKGROUND

The Montana Subdivision and Platting Act (Title 76, Chapter 3, Montana Code Annotated) requires all local governments to adopt and enforce subdivision regulations. For every subdivision proposal, there are seven Primary Criteria listed in Section 76-3-608(3)(A) MCA that must be reviewed:

- » Agriculture
- » Agricultural water user facilities
- » Local services
- » Natural environment
- » Wildlife
- » Wildlife habitat
- » Public health and safety

Each local government in Montana is given the responsibility to define these criteria and determine how subdivisions will be evaluated for their impact on these criteria, which is done via the Growth Policy. All proposed subdivisions in Gallatin County must be in compliance with the Gallatin County Subdivision Regulations and are evaluated for their impact on these seven criteria, with the purpose of determining if there are significant, unmitigated, adverse impacts. In certain cases, avoiding the impact is more desirable than mitigating the impact. The governing body may deny a subdivision if adverse impacts associated with the development are not appropriately avoided or mitigated.

The first part of this Chapter defines and discusses the Primary Criteria, and then provides a series of maps that show potential impacts from subdivision and development on each of the Primary Criteria.

The second part of this Chapter outlines the review process for different types of subdivision proposals.

DEFINITIONS, IMPACTS, MAPS

The following section is a list of Primary Criteria definitions that Gallatin County adheres to, a list of potential impacts on each Criteria, and maps that are intended to provide spatial and visual context when considering impacts from subdivision.

The impacts on the criteria do not reflect all potential impacts, but they do include a preponderance of the items under consideration. It is the subdivider's responsibility to document proposed mitigation of any adverse impacts in these critical areas.

The maps are visual tools. Individually, each Primary Criteria map is intended to provide a better understanding of the possible impacts from subdivision and development. Together, the maps contribute to a holistic understanding of a project's impacts. The maps are for the benefit of landowners, developers, planners, decision-makers, and the general public.

This page intentionally left blank.

"I love the agriculture in Gallatin County because that's my way of life."

Agriculture

Agriculture and local food production are vital parts of Gallatin County's heritage and economic future, and contribute to the County's overarching sustainability goals. Protecting agriculture and supporting the right to farm and ranch were key values identified by community members.

Definition

The use of the land for grazing and cropping to produce food, feed, and fiber commodities. Examples may include: cultivation and tillage of the soil; dairying; growing and harvesting of agricultural or horticultural commodities; timber production; and the raising of livestock, bees, fur-bearing animals, or poultry. Not including animal feeding operations, as defined. Agriculture does not include gardening for personal use, keeping of house pets, kenneling, medical marijuana, or landscaping for aesthetic purposes.

Integral to the term agriculture is agricultural land, which means: land having soils of agricultural importance, including prime farmland, prime farmland if irrigated, and farmland of statewide and local importance, as defined by the Natural Resources Conservation Service.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on agricultural activities and resources:

- » Productivity and operations of adjacent farms and ranches related to:
 - » Increased traffic and conflicts with movement of agricultural machinery;
 - » Increased population and human activity;
 - » Harassment from domestic pets;
 - » Proliferation of noxious weeds;
 - » Maintenance of fences;
 - » Water availability for irrigation or livestock.
- » Historic and current agricultural productivity and profitability
- » Prime farmland, prime farmland if irrigated, and farmland of statewide and local importance (as defined by the National Resource Conservation Service, NRCS)
- » Prime rangeland (as defined by NRCS)
- » Impact on community-wide agricultural operations and markets
- » Amount of agricultural land removed from production

Figure 6-1. Gallatin County Agricultural Lands, Northern Gallatin County

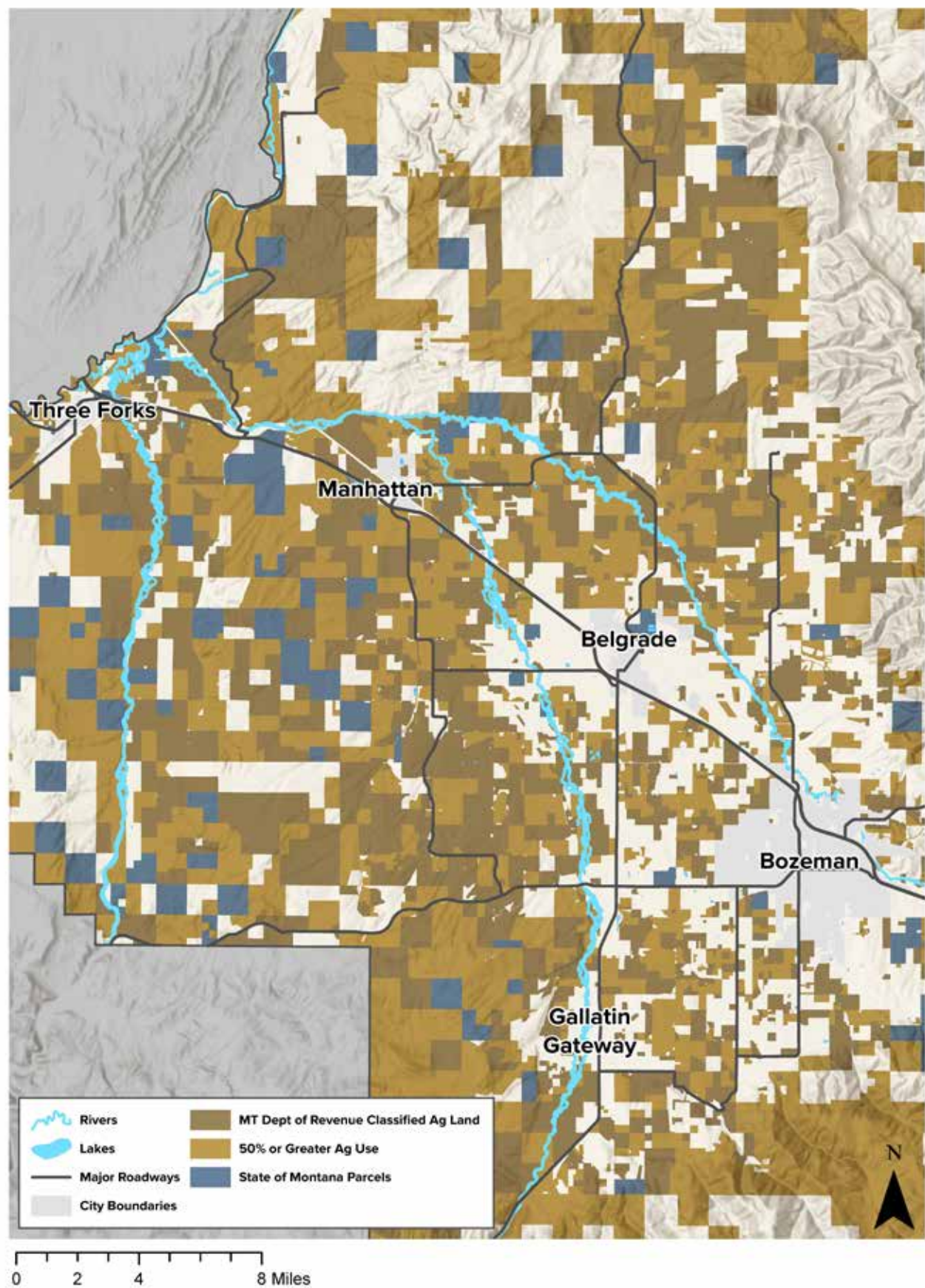


Figure 6-2. Gallatin County Agricultural Lands, Gallatin Triangle

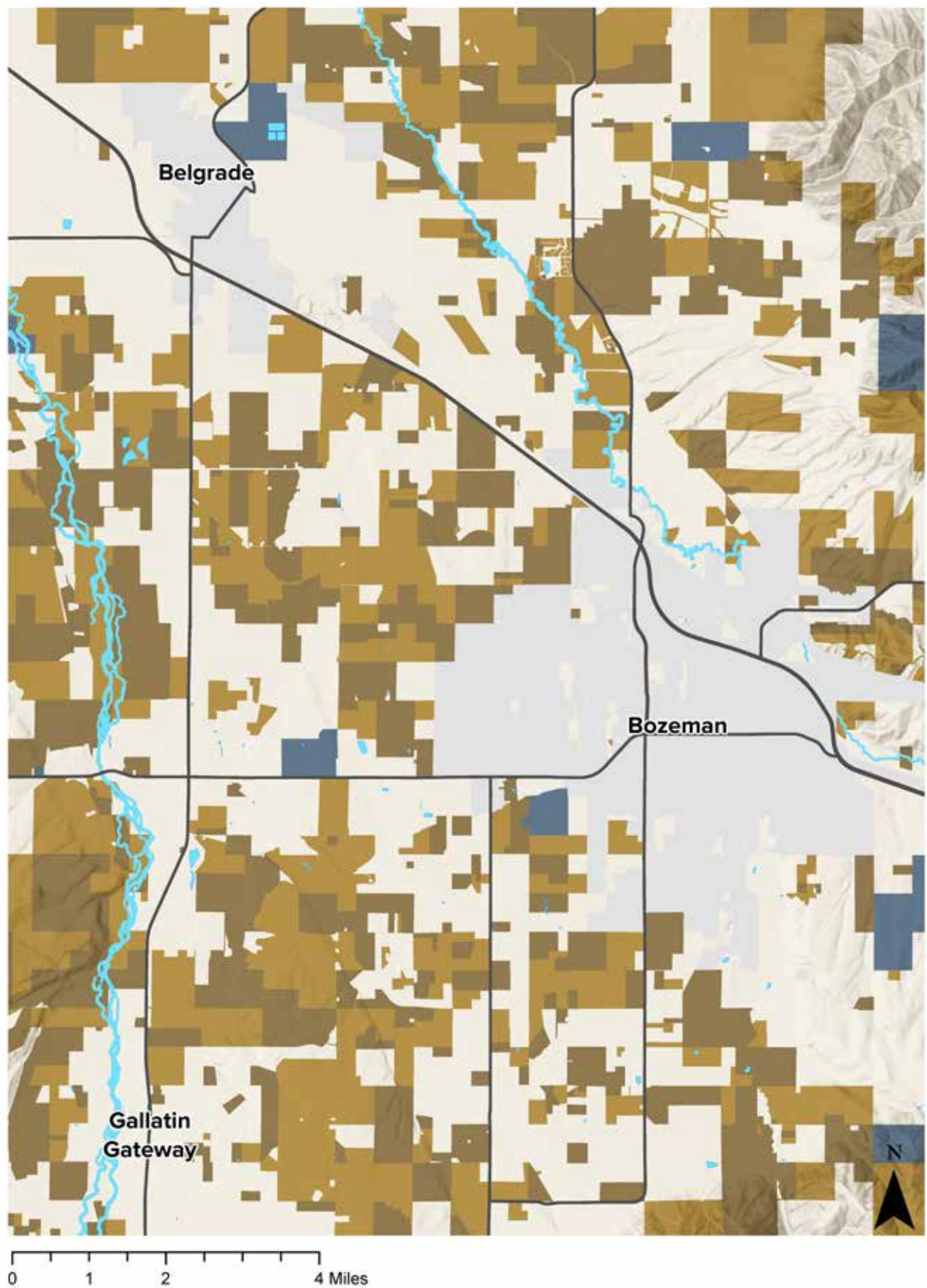


Figure 6-3. Gallatin County Agricultural Lands, Big Sky & West Yellowstone/ Hebgen Basin

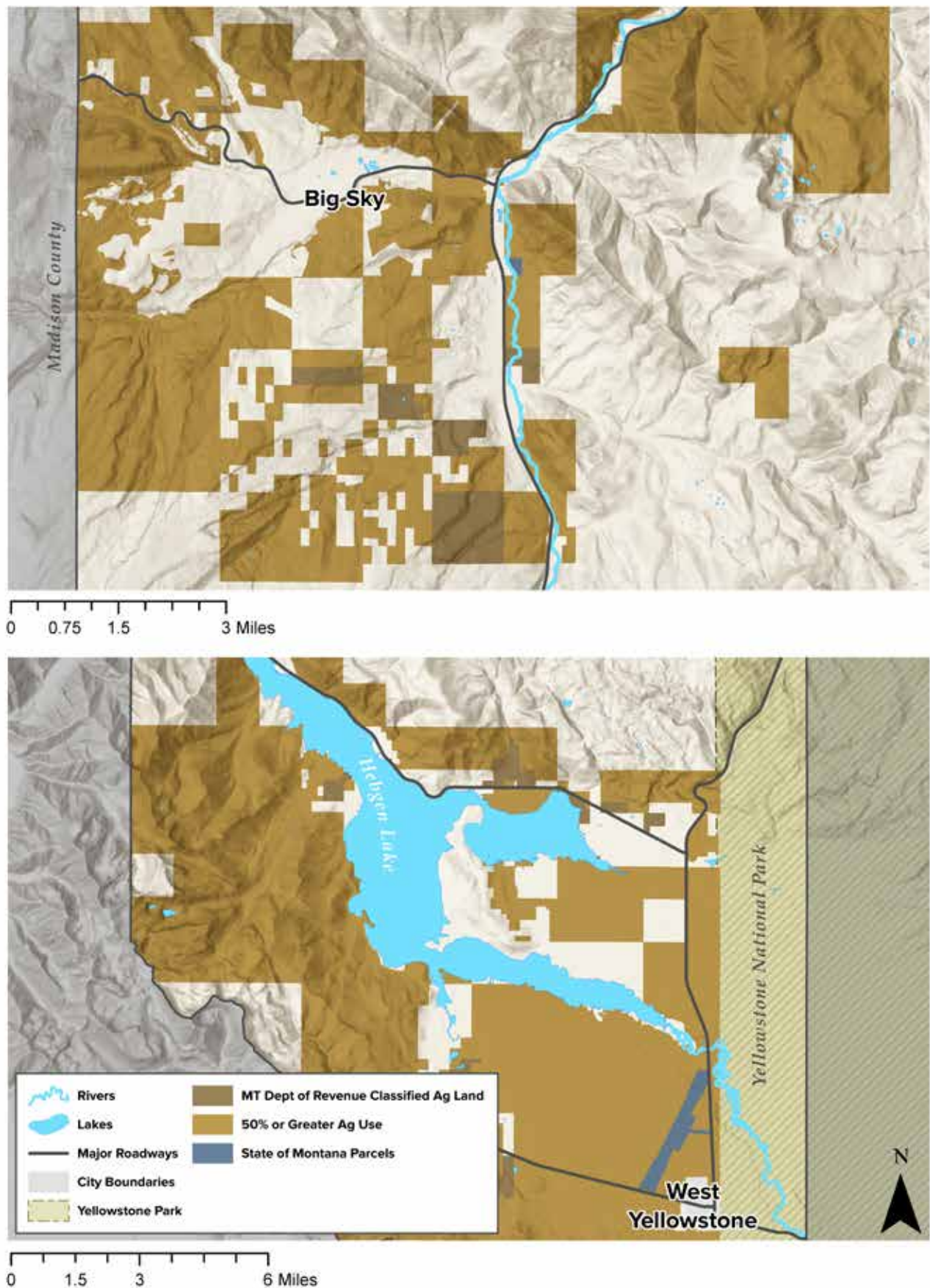


Figure 6-4. Gallatin County Agriculture - Farmland, Northern Gallatin County

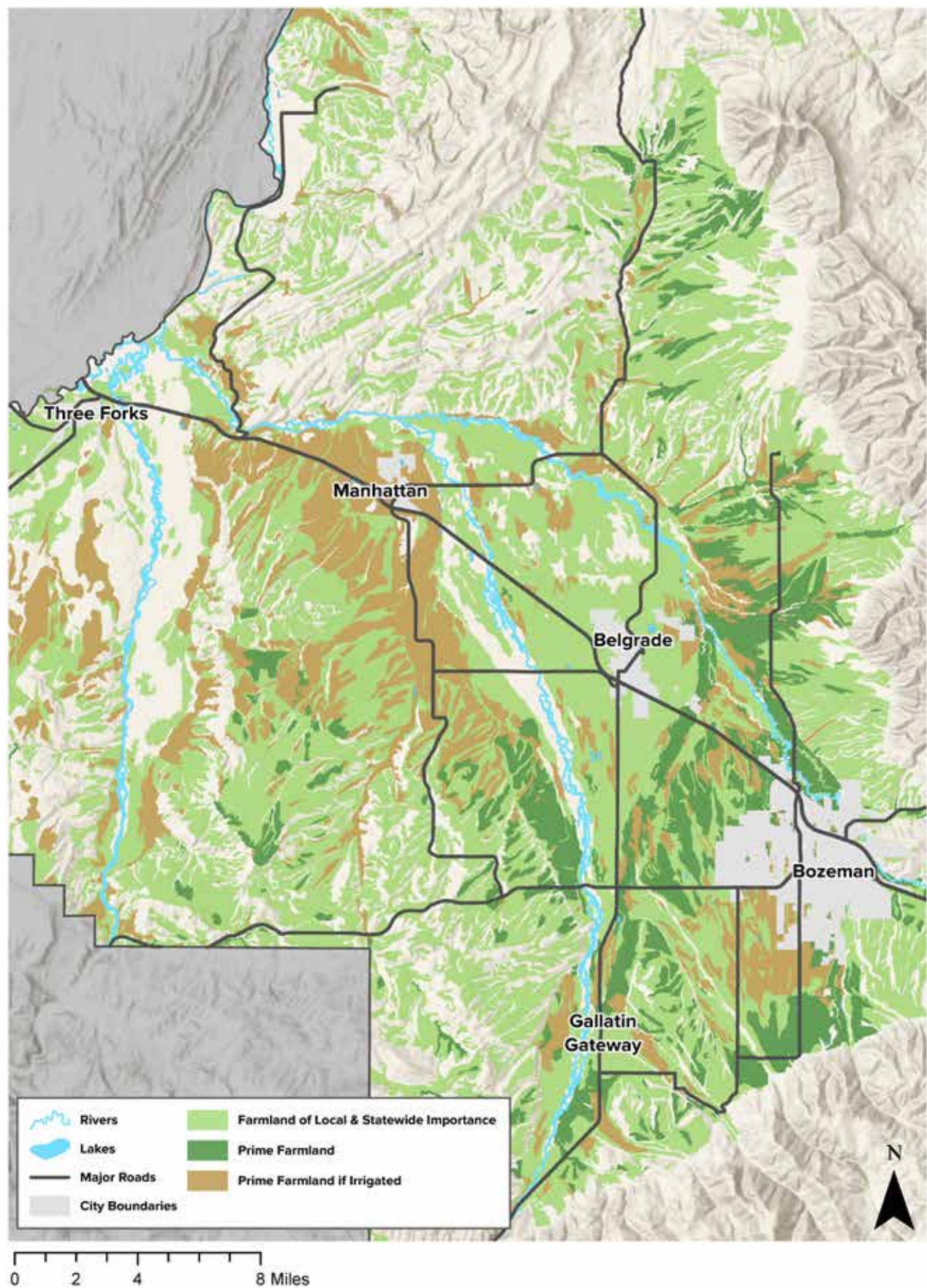
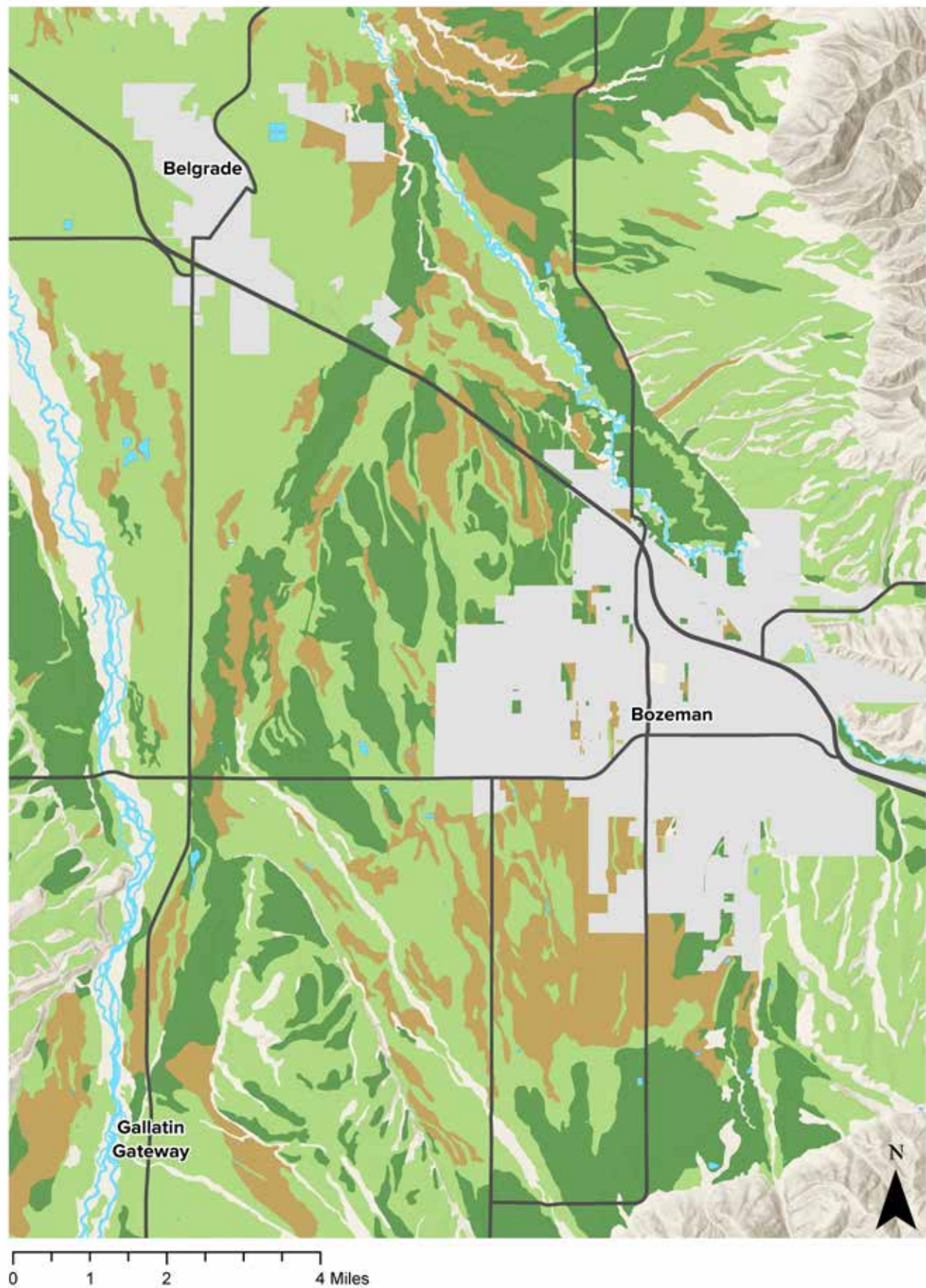


Figure 6-5. Gallatin County Agriculture - Farmland, Gallatin Triangle



Agricultural Water User Facilities (i.e., Water Conveyance Facility)

Agricultural Water User Facilities are a vital component in the success of farming and ranching in Gallatin County. In addition to being critical resources for agriculture, these facilities also provide important ecosystem services, such as maintaining valley water budgets and supporting groundwater recharge. It is important to ensure that that these facilities, and those who use these facilities, are protected.

Definition

Facilities that provide water for the production of agricultural products on agricultural land including, but not limited to ditches, canals, pipes, and head gates. Any part of an irrigation system historically used to produce an Agricultural product on property used for Agricultural purposes as defined in Section 15-7-202, MCA.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on agricultural water user facilities:

- » Availability of irrigation water
- » Changes to water quantity, including impervious surfaces and other components of development that can change the natural flow of water
- » Changes to water quality
- » Physical access for maintenance of water user facilities, including non-interference setbacks and appropriate easements
- » Crossings (e.g. culverts, bridges) and other physical obstructions that either impede the flow of water or increase the cost of maintenance of the water user facilities
- » Liability resulting from development's proximity to agricultural water user facilities (e.g., blowouts, flooding, artificially elevated high groundwater)
- » Liability and risk of accidents involving trespassers
- » Unintended uses, including recreation and landscaping
- » Transfer or removal of water rights

Figure 6-6. Gallatin County Water User Facilities - Irrigated Lands, Northern Gallatin County

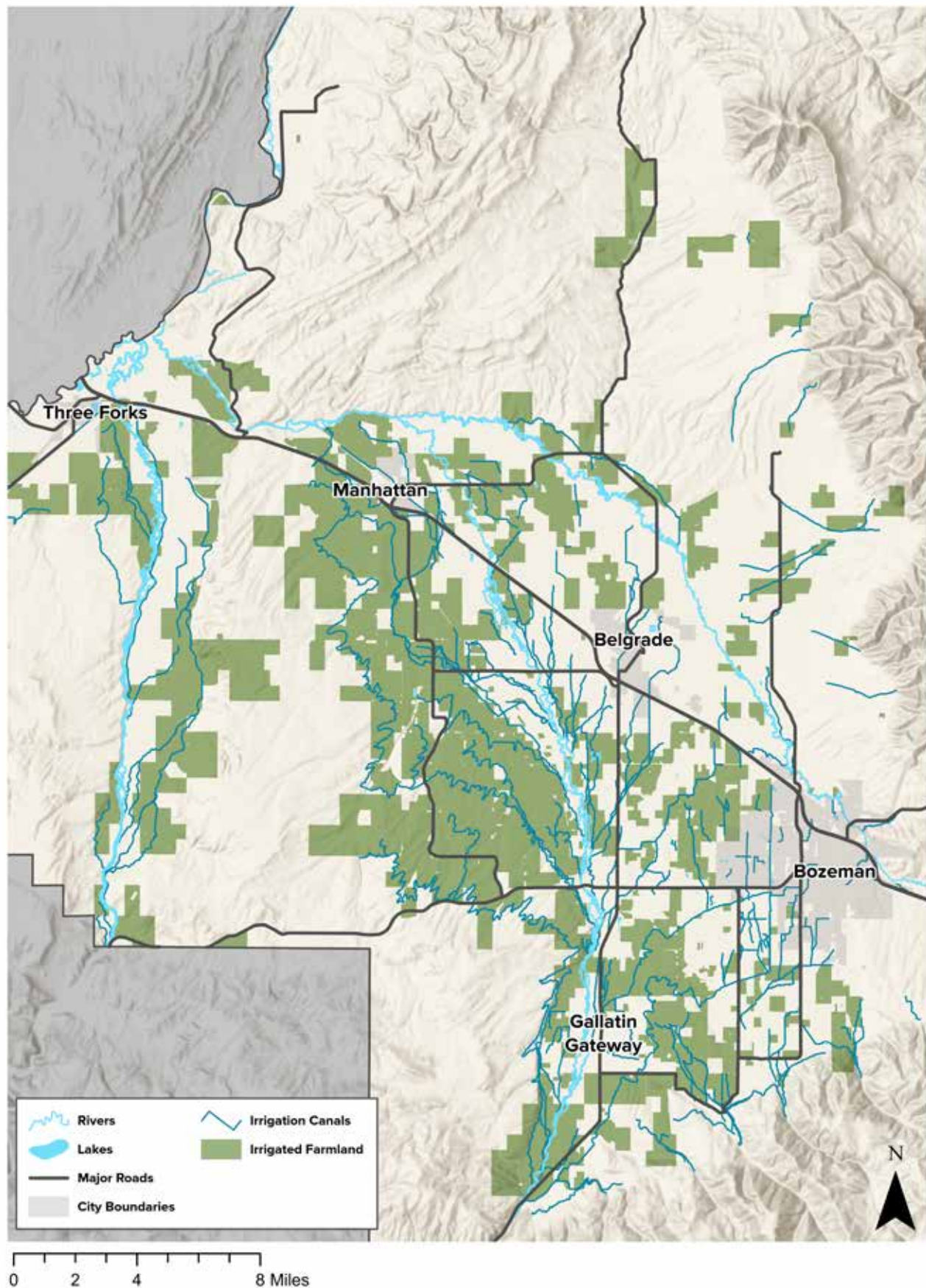
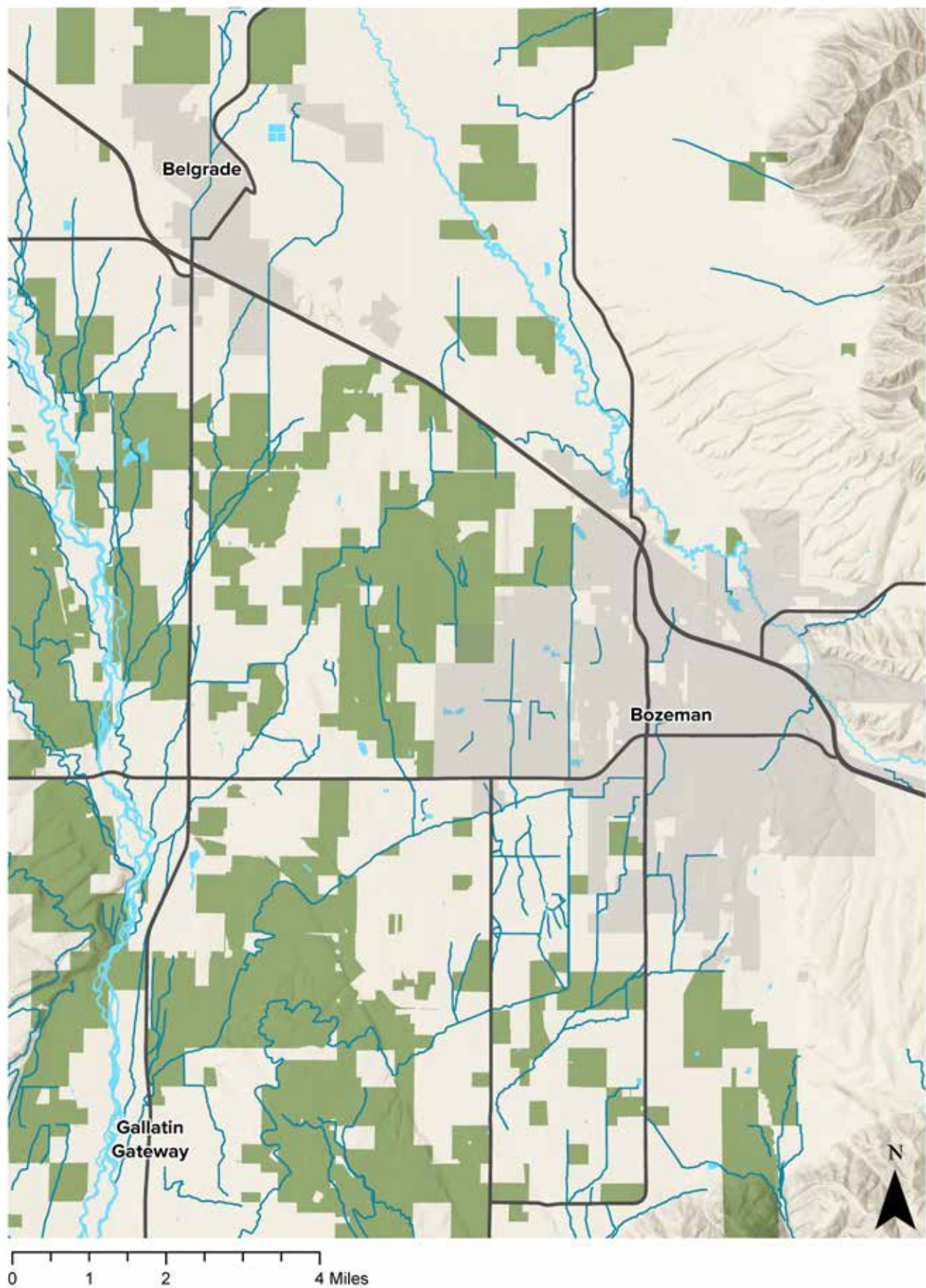


Figure 6-7. Gallatin County Water User Facilities - Irrigated Lands, Gallatin Triangle



This page intentionally left blank.

“Concentrate growth close to services - sewer, water, transportation.”

Local Services

The creation of new subdivisions requires the provision of local services. It is important that new subdivisions do not create unnecessary burdens on local services from a capacity, distance, or fiscal standpoint. The ability of providers to service those subdivisions should be carefully evaluated.

Definition

Local government entities are authorized to provide services, both currently and in the future, for such things as water supply, sewage disposal, law enforcement, fire protection, motorized and non-motorized transportation facilities and systems, recreation, parks, libraries, and schools.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on local services:

- » Current and planned level of service capacity to meet demand
 - » Law Enforcement
 - » Fire Protection Services
 - » Emergency Medical Services
 - » Roads, bridges, other transportation facilities
 - » Multi-modal transportation facilities, including pedestrian and bicycle safety measures and interconnectivity
 - » Schools
 - » Solid Waste Facilities
 - » Water and Wastewater Facilities
- » Fiscal impacts of development on of local services
 - » Law Enforcement
 - » Fire Protection Services
 - » Emergency Medical Services
 - » Roads, bridges, other transportation facilities
 - » Multi-modal transportation facilities, including pedestrian and bicycle safety measures and interconnectivity
 - » Schools
 - » Solid Waste Facilities
 - » Water and Wastewater Facilities
- » Provision of local services and public facilities adequate to serve the project, simultaneous to or prior to onset of development
- » Fiscal impact relating to cost of local services and public facilities, for all states of development including projected future subdivision
- » Whether the cost of providing services to the subdivision will be borne primarily by the subdivider and future owners or the community as a whole

Figure 6-8. Gallatin County Local Services - Public Facilities, Northern Gallatin County

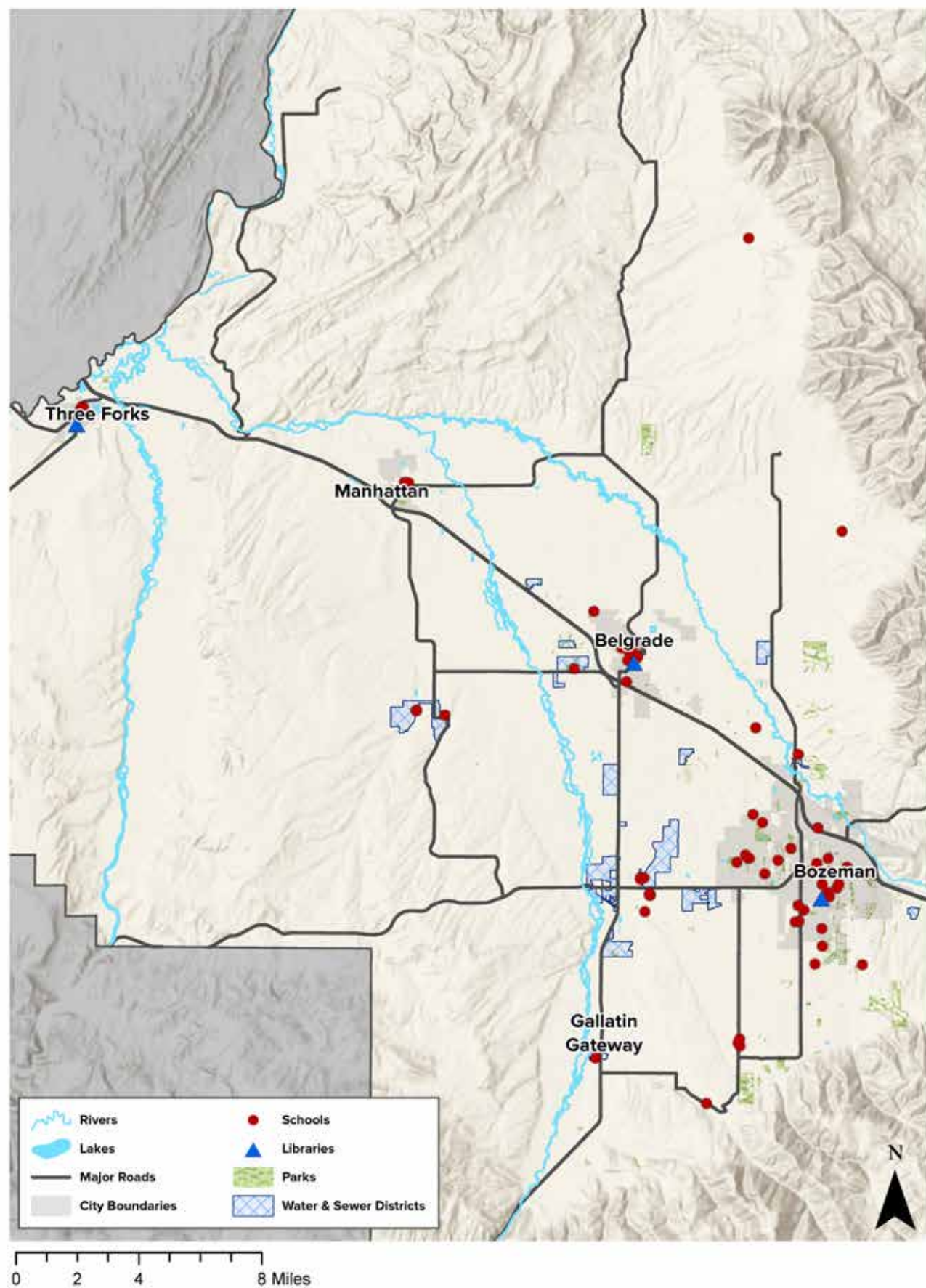


Figure 6-9. Gallatin County Local Services - Public Facilities, Gallatin Triangle

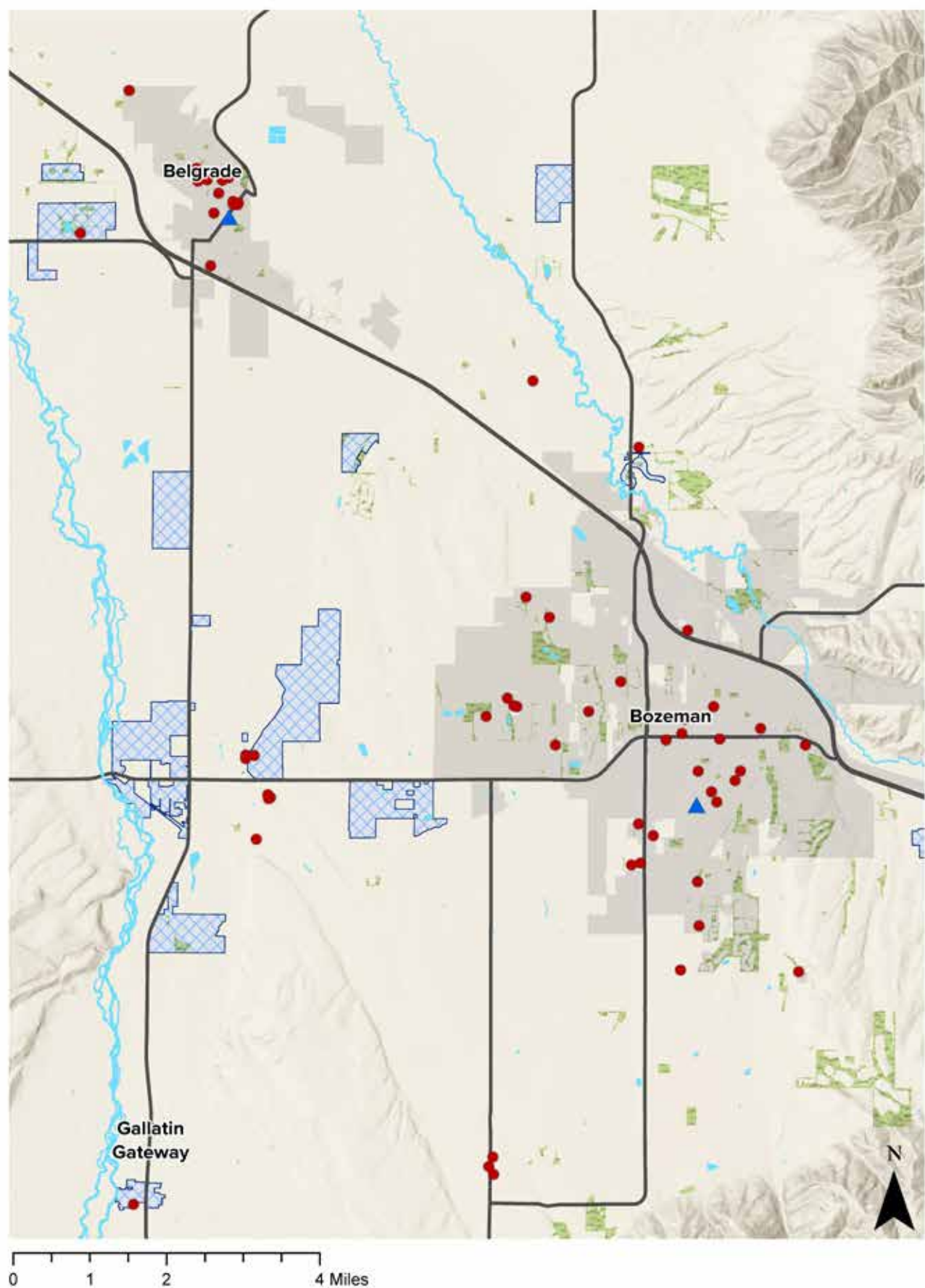


Figure 6-10. Gallatin County Local Services - Public Facilities, Big Sky & West Yellowstone/ Hebgen Basin

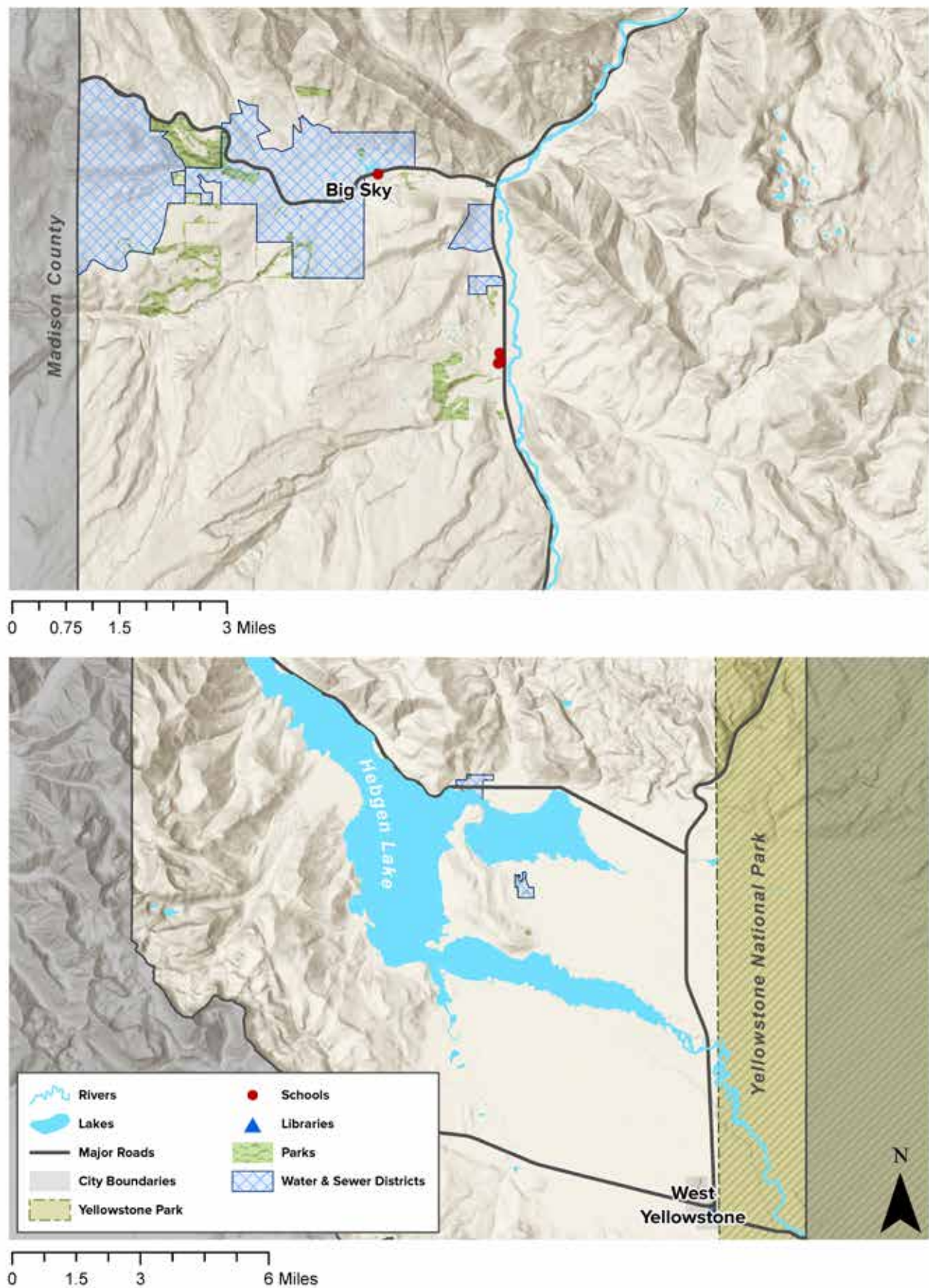


Figure 6-11. Gallatin County Local Services - Transportation, Northern Gallatin County

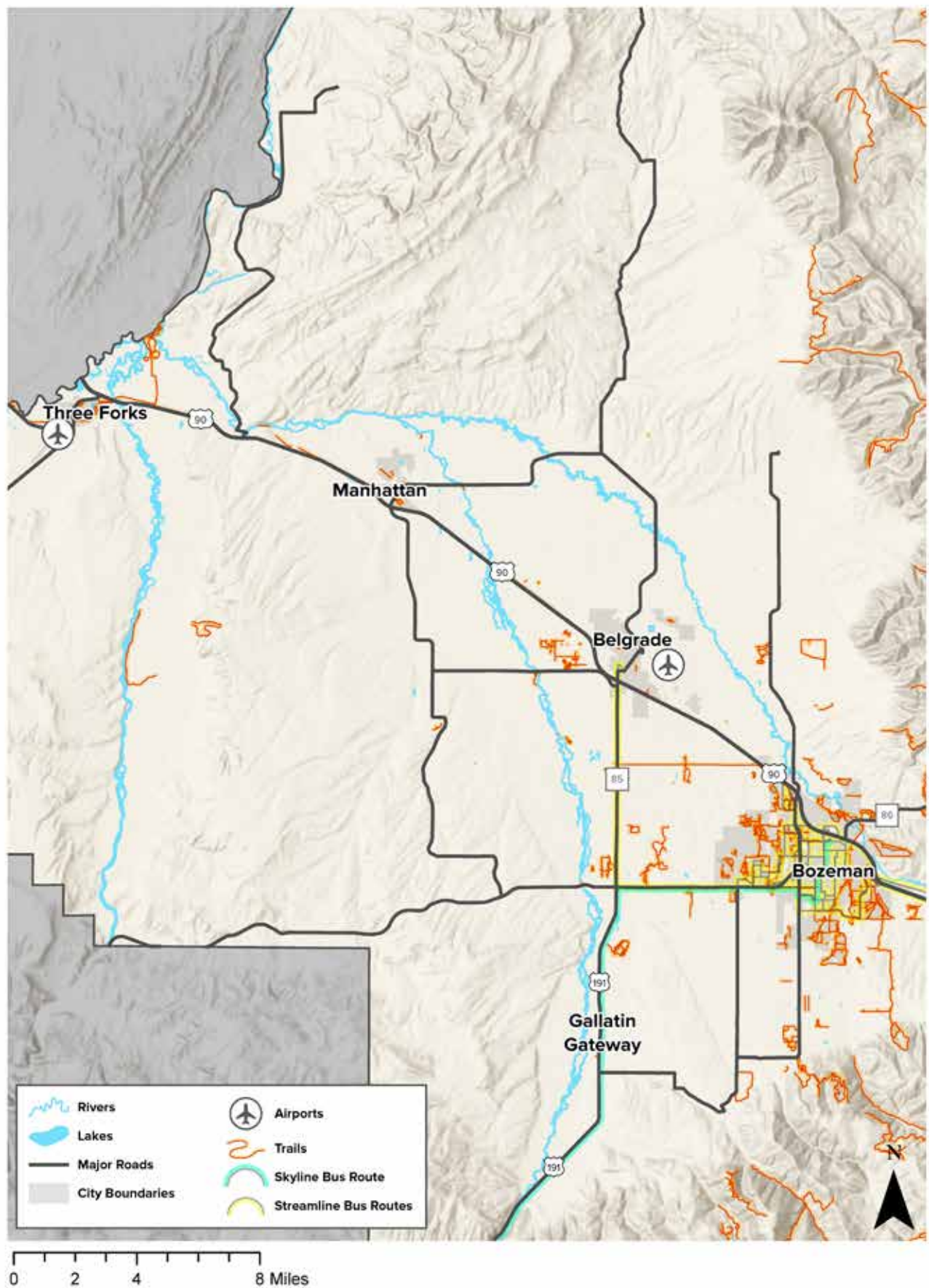


Figure 6-12. Gallatin County Local Services - Transportation, Gallatin Triangle

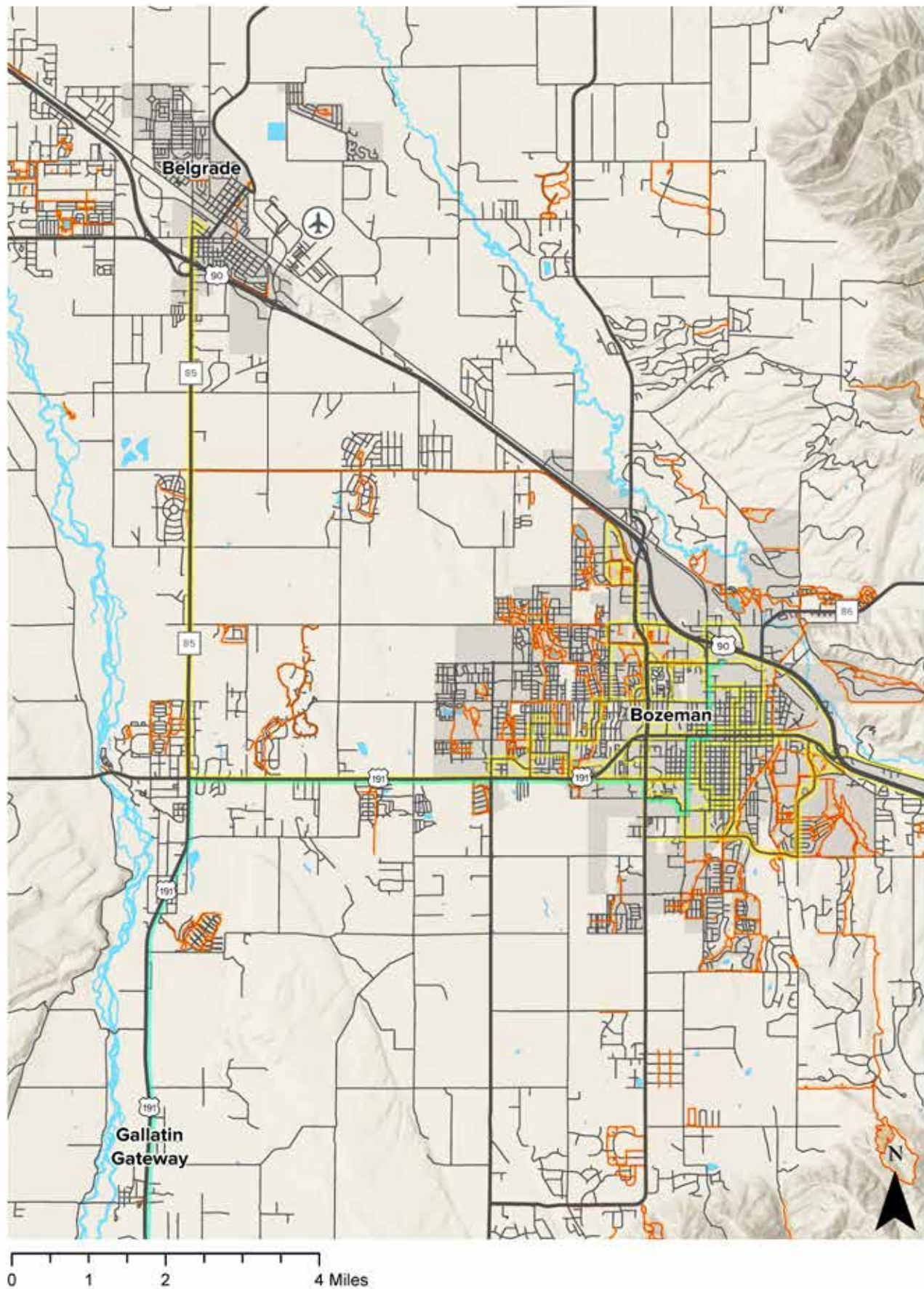


Figure 6-13. Gallatin County Local Services - Transportation, Big Sky & West Yellowstone/ Hebgen Basin

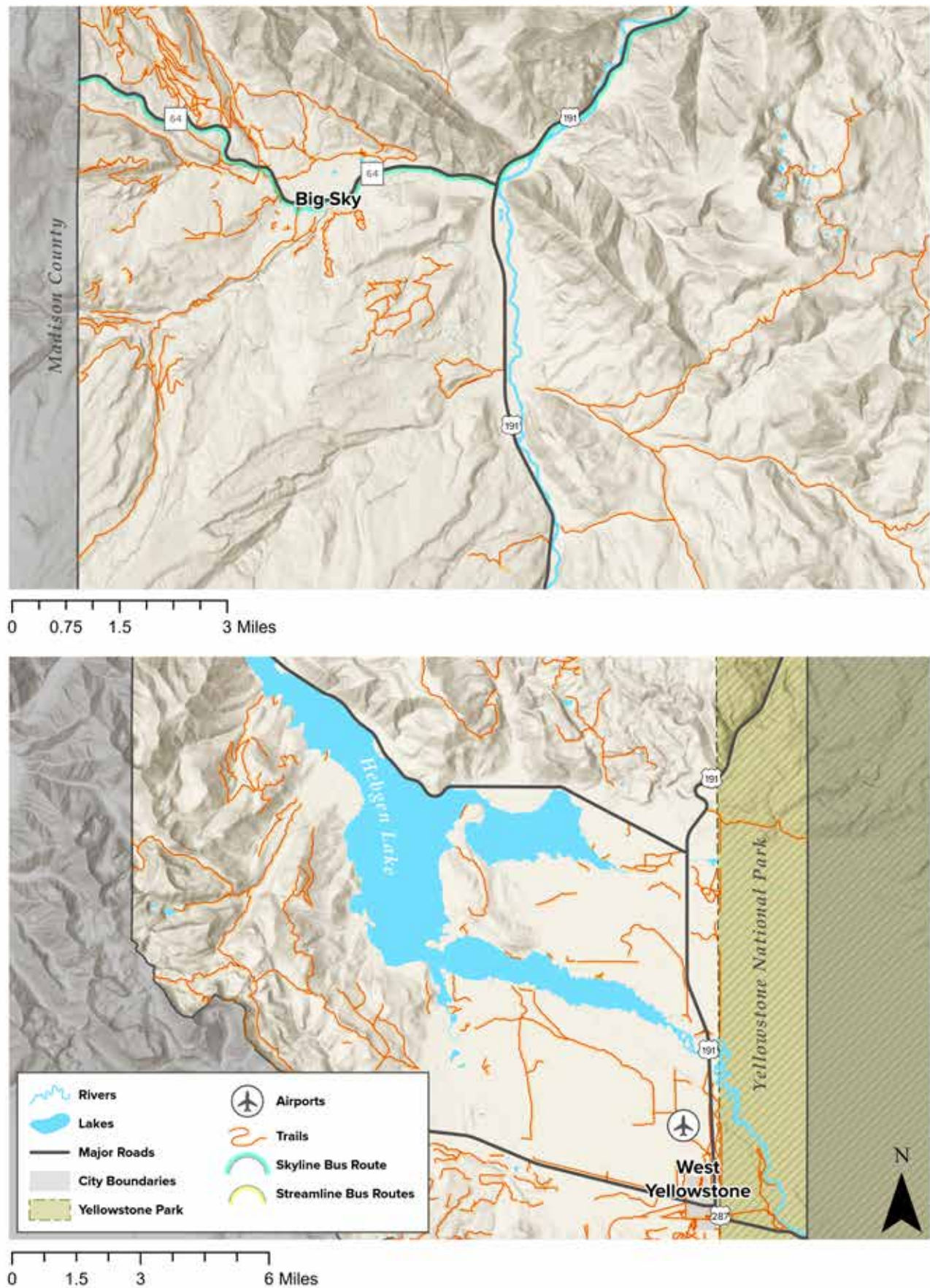


Figure 6-14. Gallatin County Local Services - Emergency Services, Northern Gallatin County

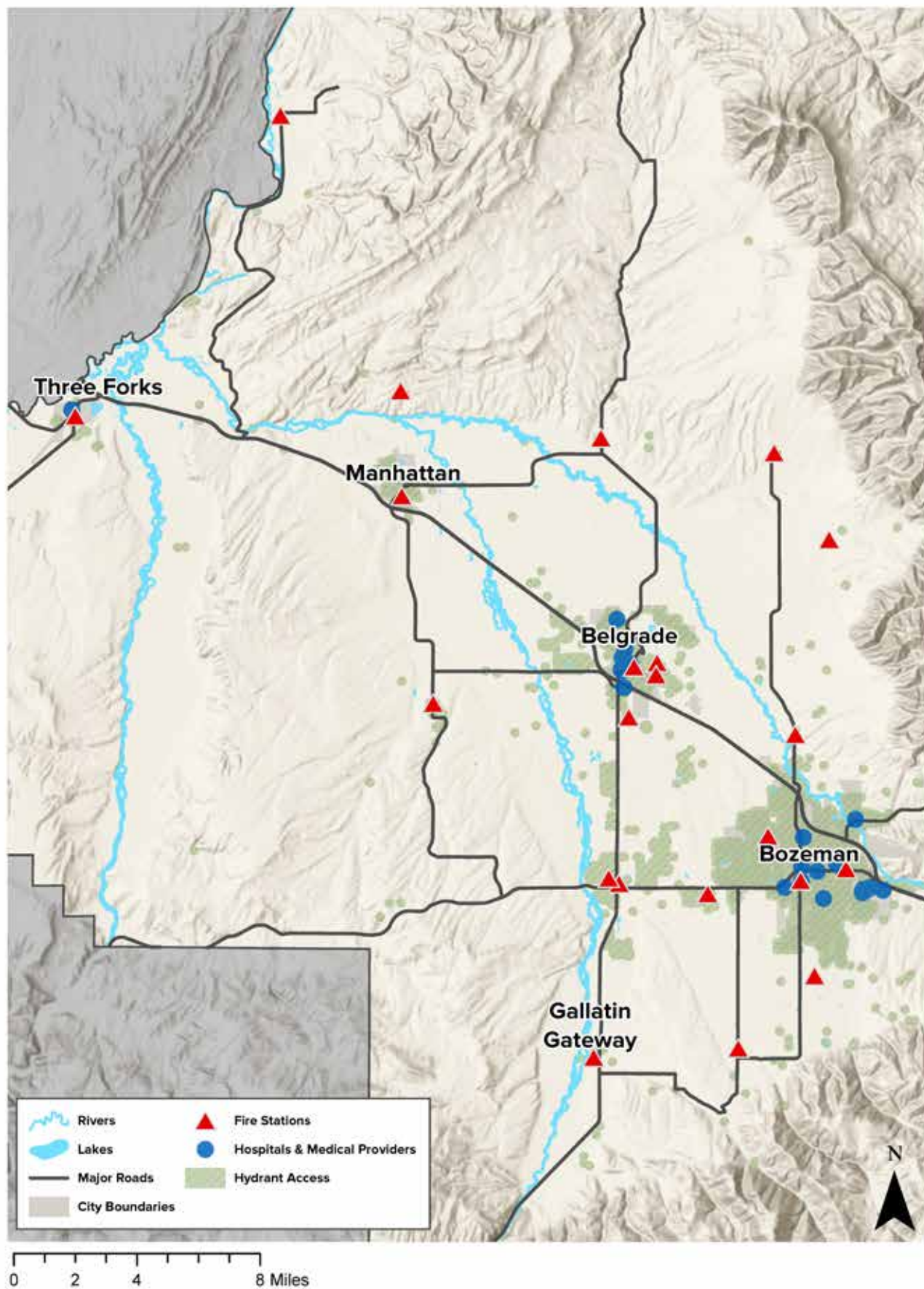


Figure 6-15. Gallatin County Local Services - Emergency Services, Gallatin Triangle

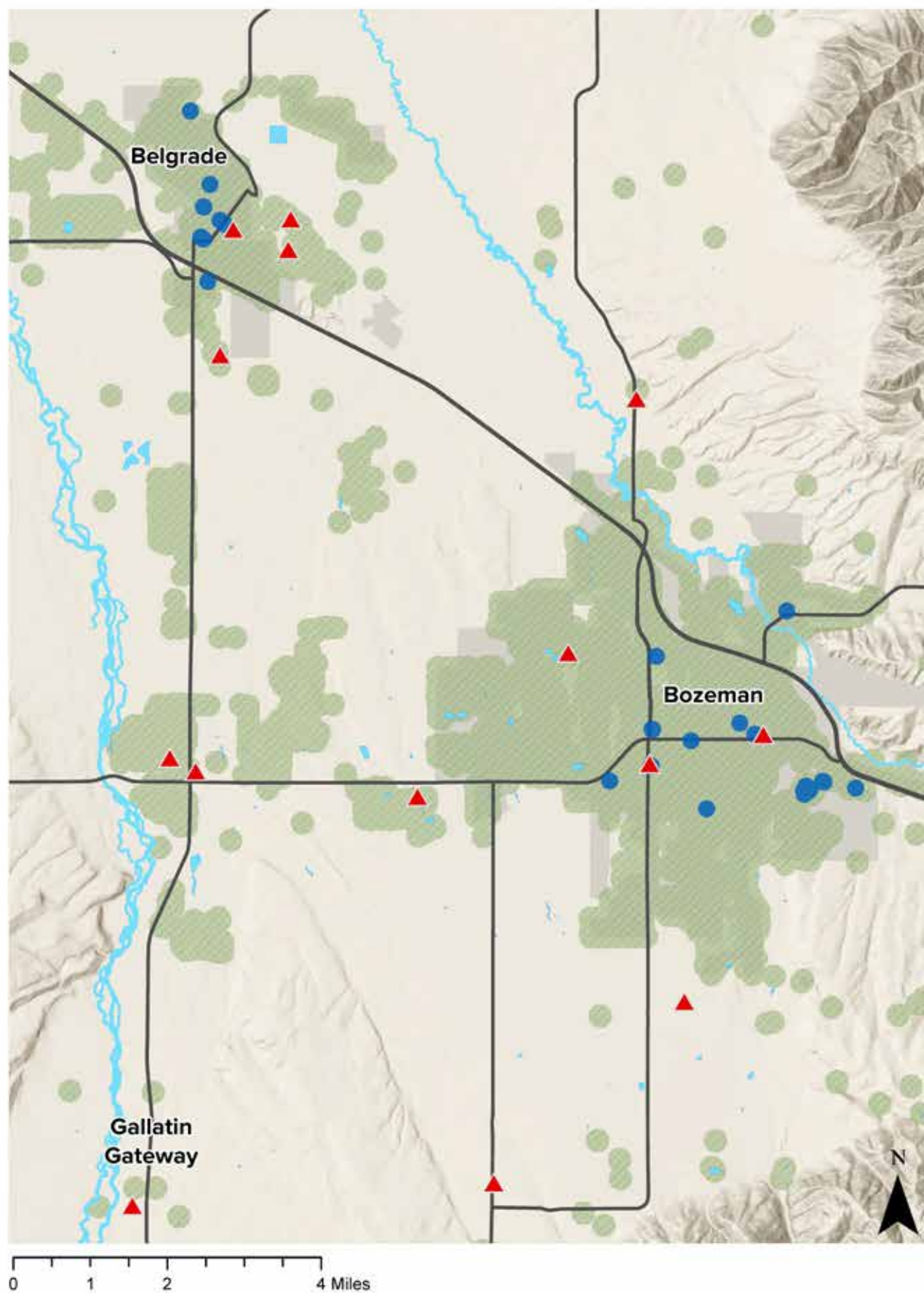
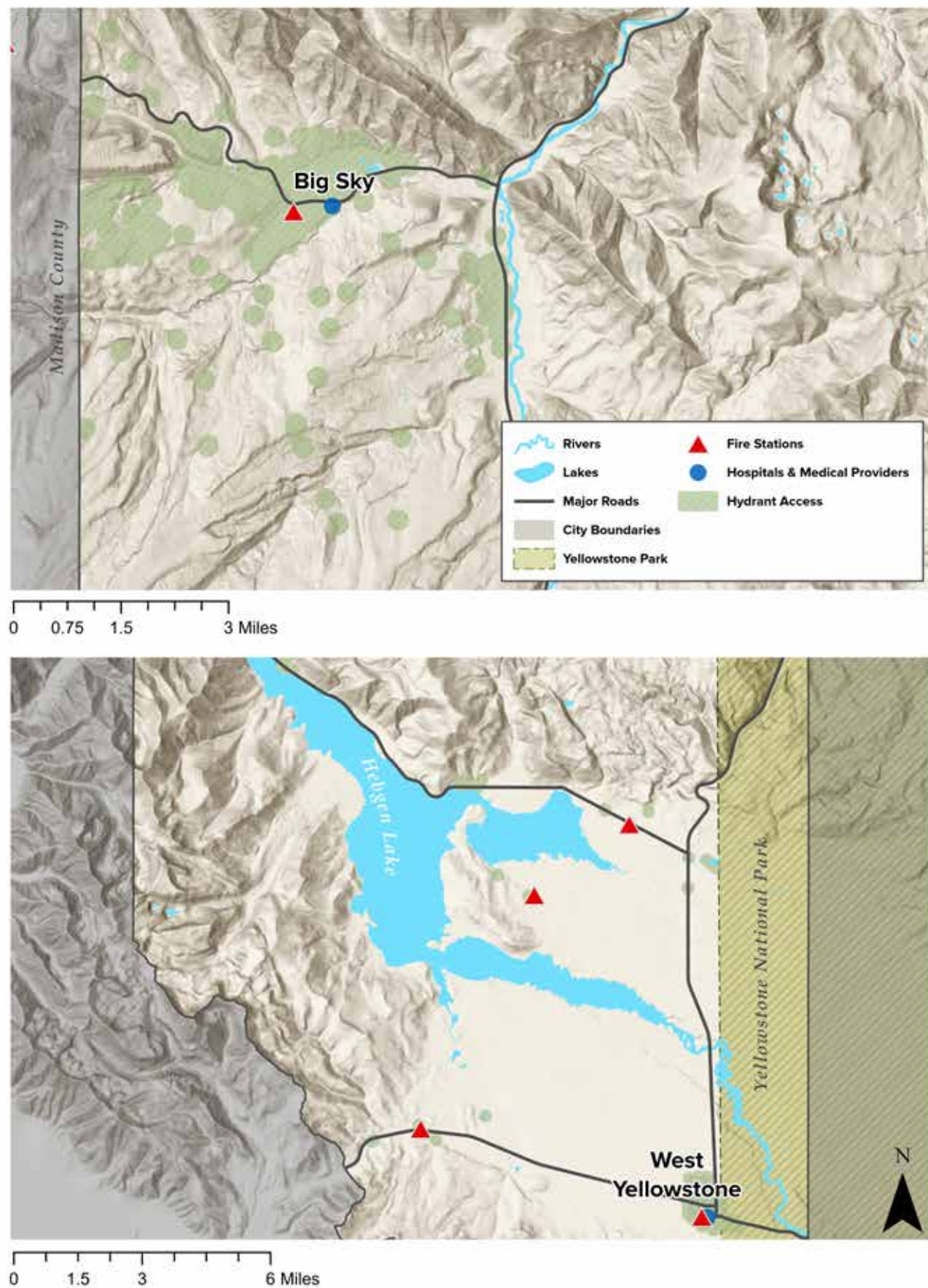


Figure 6-16. Gallatin County Local Services - Emergency Services, Big Sky & West Yellowstone/ Hebgen Basin



“I love the scenic views, open space, beautiful wild areas, and unspoiled river and stream corridors.”

Natural Environment

Gallatin County’s natural resources and environment are highly valued for a number of reasons. From supporting wildlife and wildlife habitat through highly functioning natural systems, to attracting high quality businesses, to providing a backdrop for numerous recreational opportunities, protecting the environment from development impacts is a key way to conserve the County’s diverse landscapes, protect the unique sense of place, and maintain a high quality of life. The natural environment encompasses the ecosystems that maintain clean air and water, which support the six other primary criteria.

Definition

Existing physical conditions relating to land, water, air, plant and animal life of an area and the interrelationship of those elements, such as soils, geology, topography, vegetation, surface water, groundwater, aquifers, drainage patterns, recharge areas, climate, floodplains, scenic resources, and objects or places of historic, cultural, or aesthetic significance.

The following items may be considered when evaluating a proposed subdivision’s potentially significant adverse impacts on the natural environment:

- » Runoff reaching surface waters (e.g., streams, rivers, or riparian areas)
- » Channel migration zones
- » Groundwater supply, recharge, quantity, and quality
- » Air quality
- » Noxious weed management
- » Vegetation cover and type
- » Natural landforms
- » Wetlands
- » Wetlands not covered under nationwide permits
- » Floodplains
- » Floodplains not covered under FEMA
- » Stream bank stability and erosion potential
- » Clearing or other removal of riparian vegetation
- » Light pollution on adjacent property
- » Objects or places of historic, cultural, or aesthetic significance
- » Amount of appropriate open space preserved for natural resource conservation
- » Opportunity for active and passive recreation

Figure 6-17. Gallatin County Natural Environment - Land Resources, Northern Gallatin County

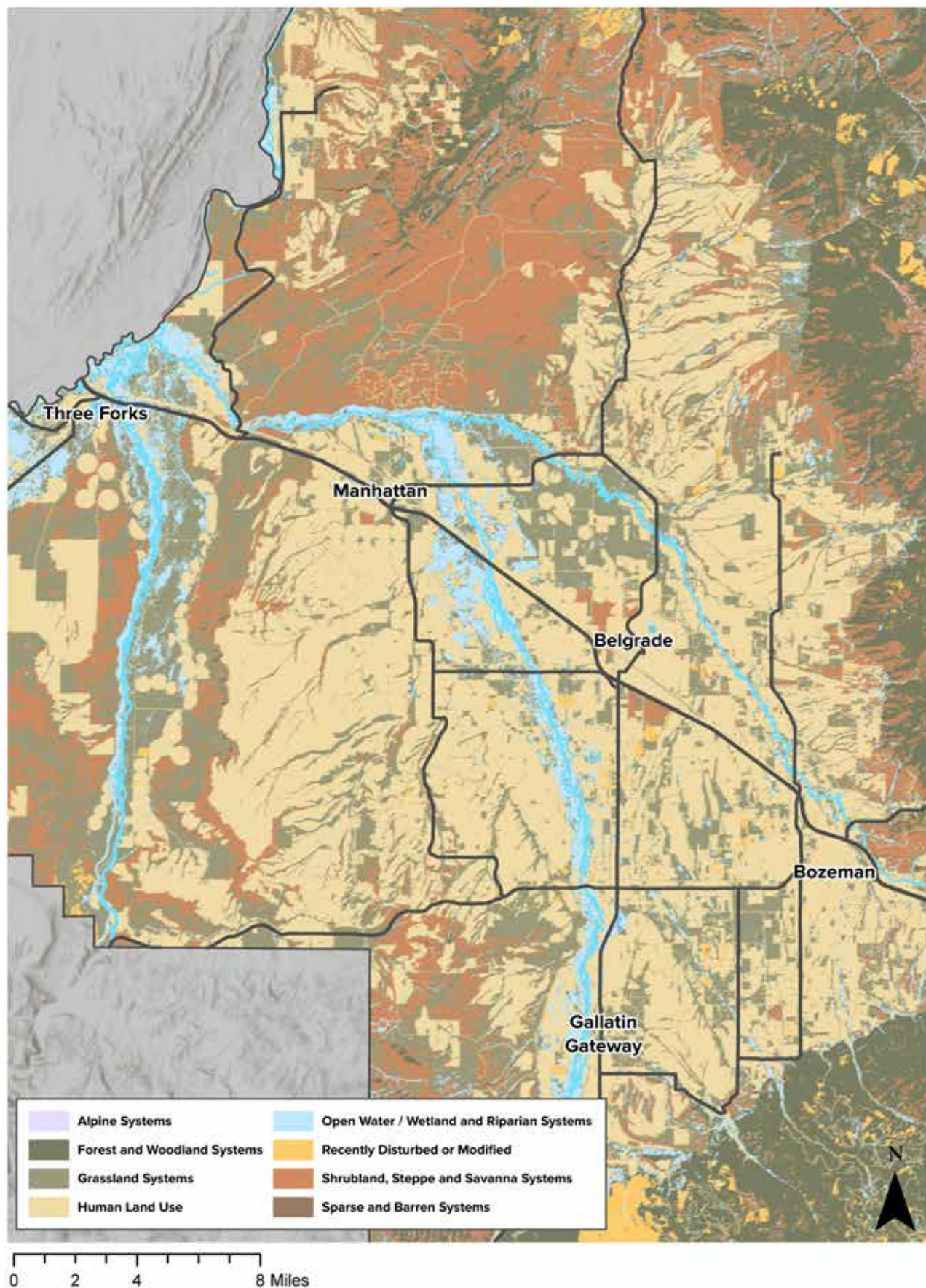


Figure 6-18. Gallatin County Natural Environment - Land Resources, Gallatin Triangle

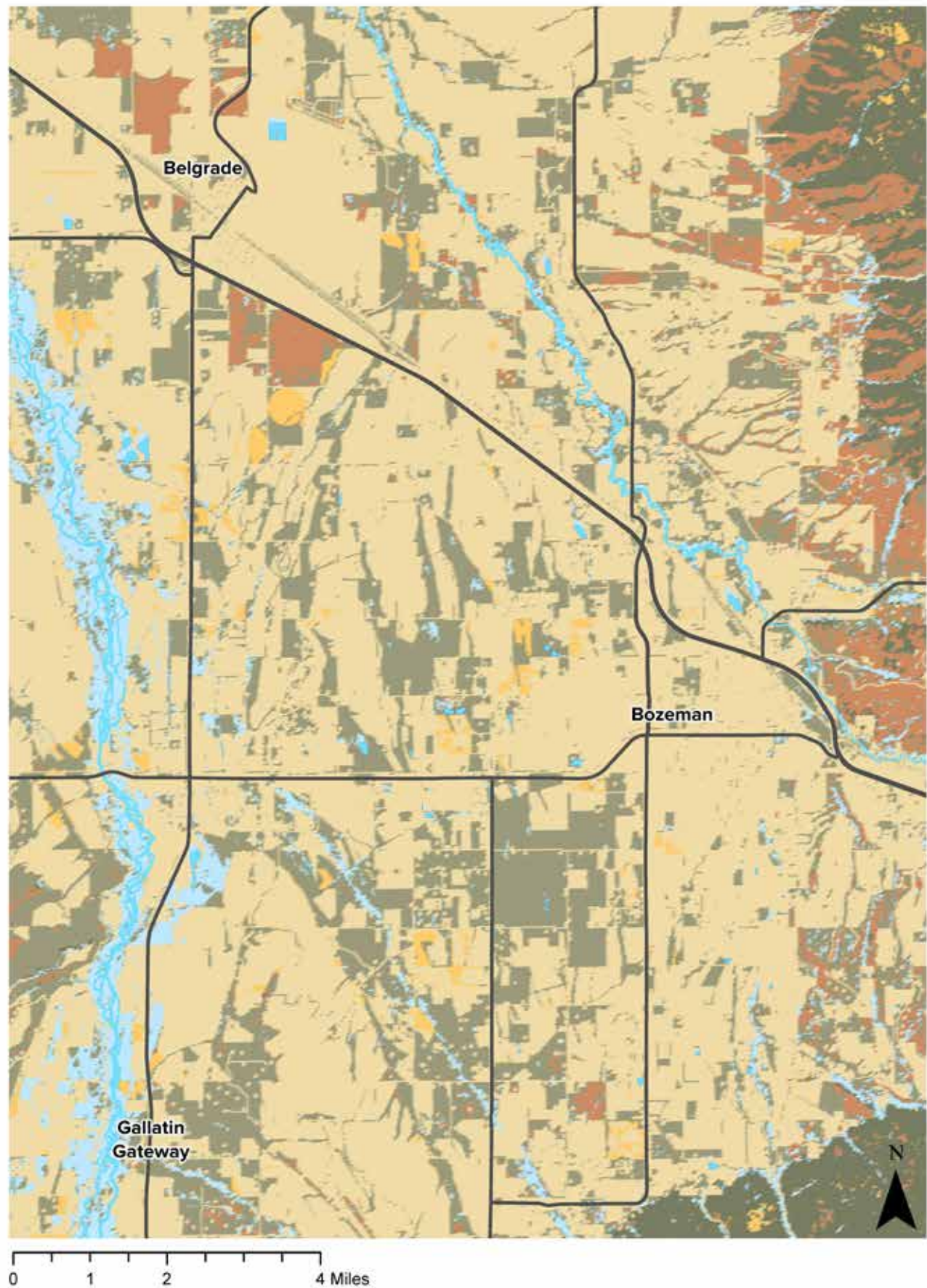


Figure 6-19. Gallatin County Natural Environment - Land Resources, Big Sky & West Yellowstone/ Hebgen Basin

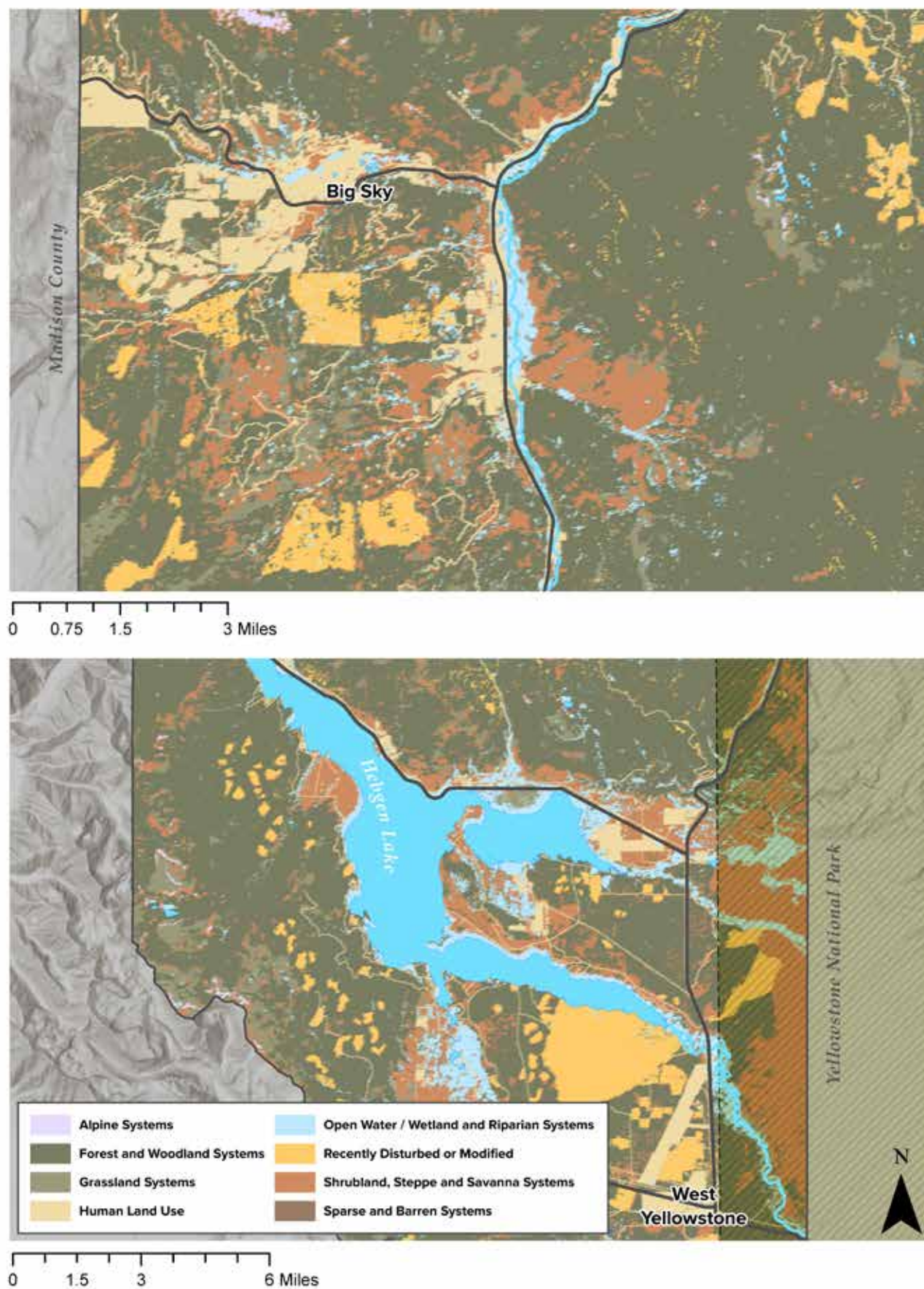


Figure 6-20. Gallatin County Natural Environment - Water Resources, Northern Gallatin County

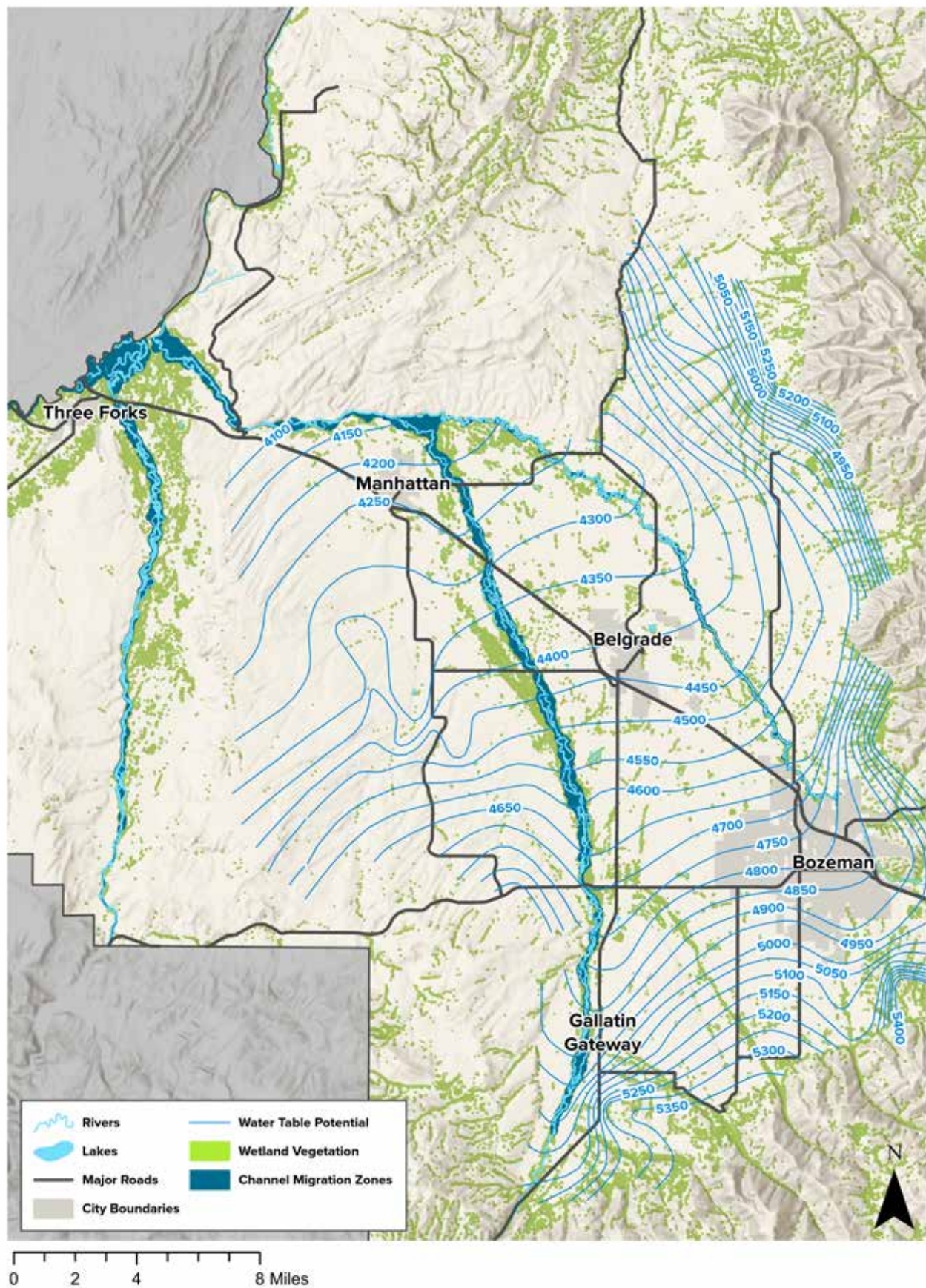


Figure 6-21. Gallatin County Natural Environment - Water Resources, Gallatin Triangle

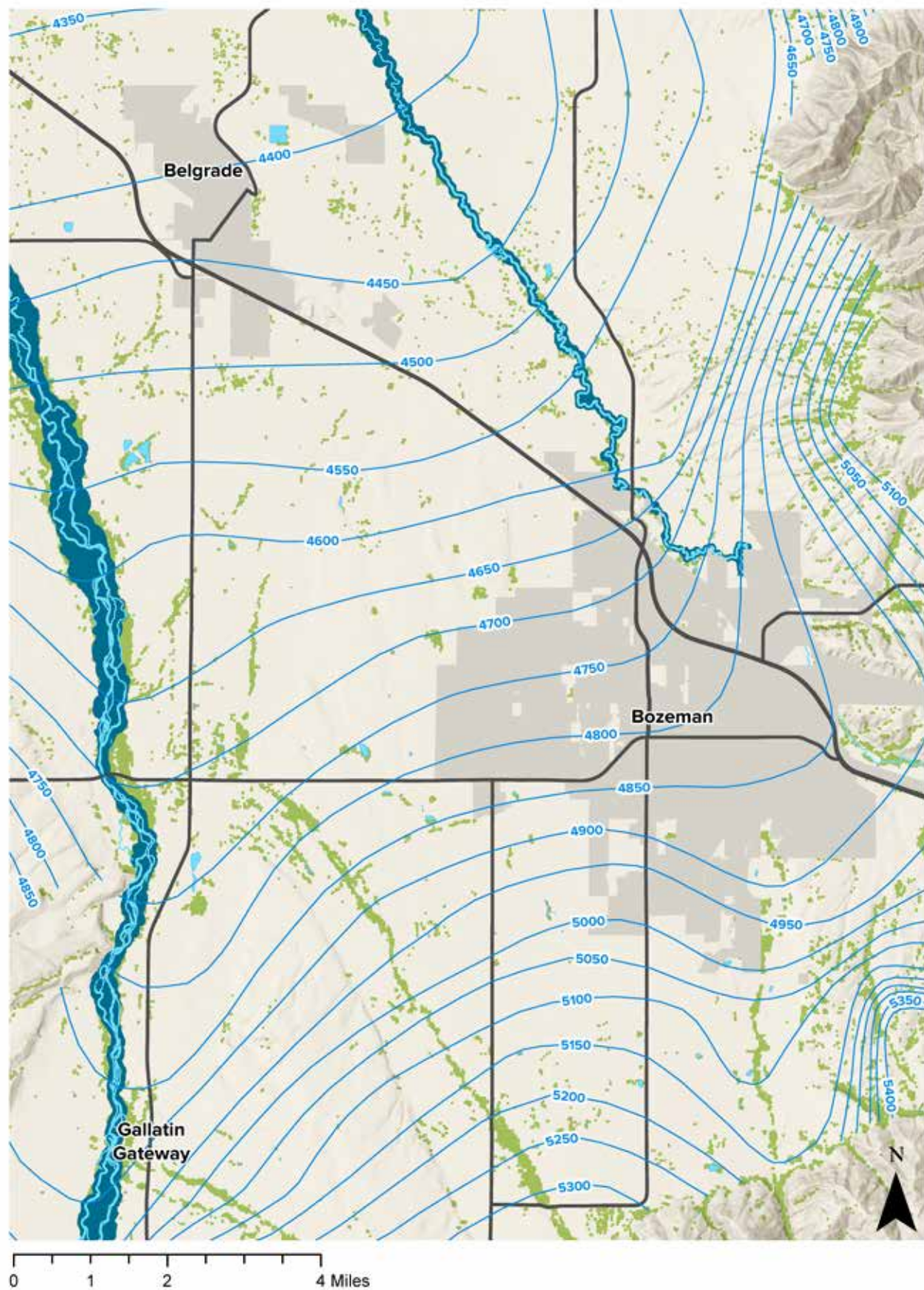
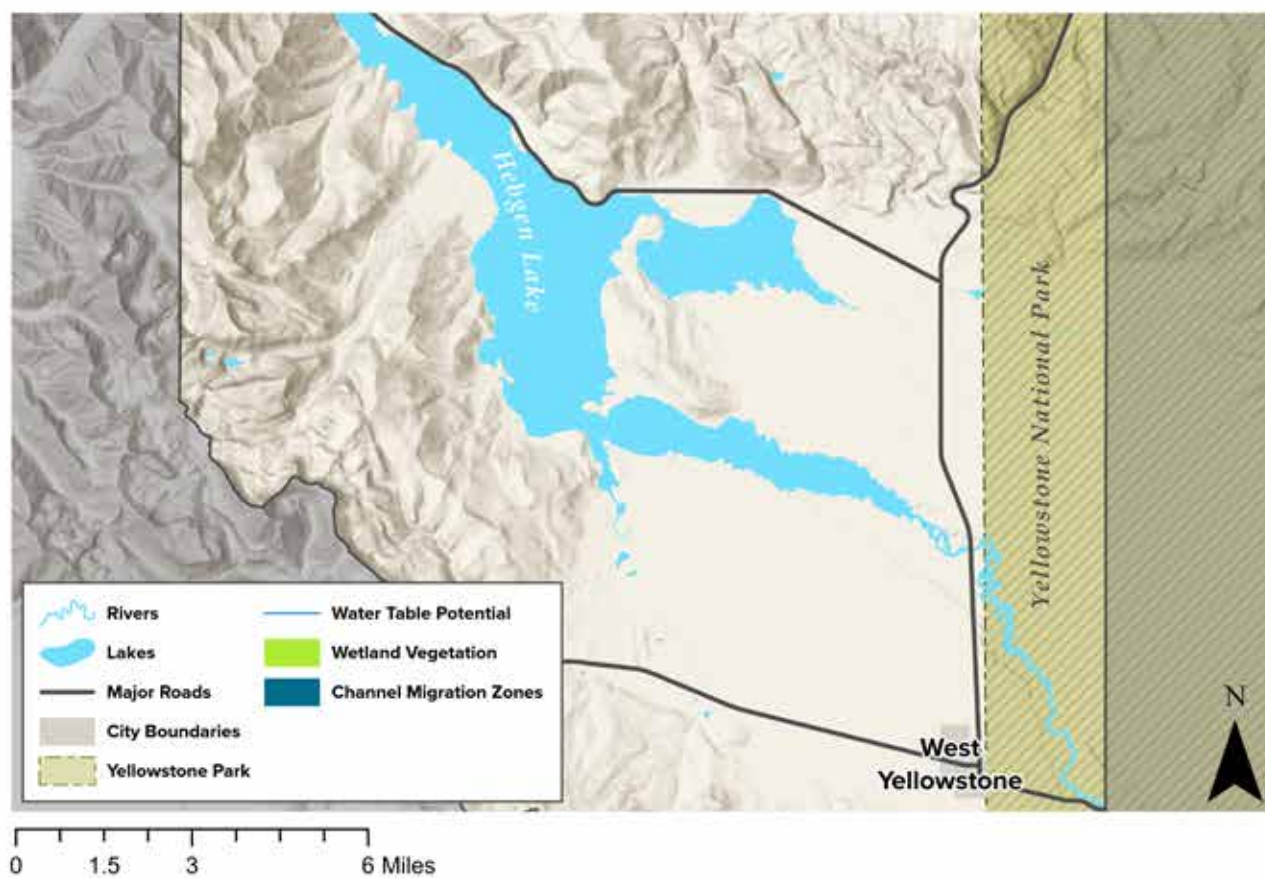
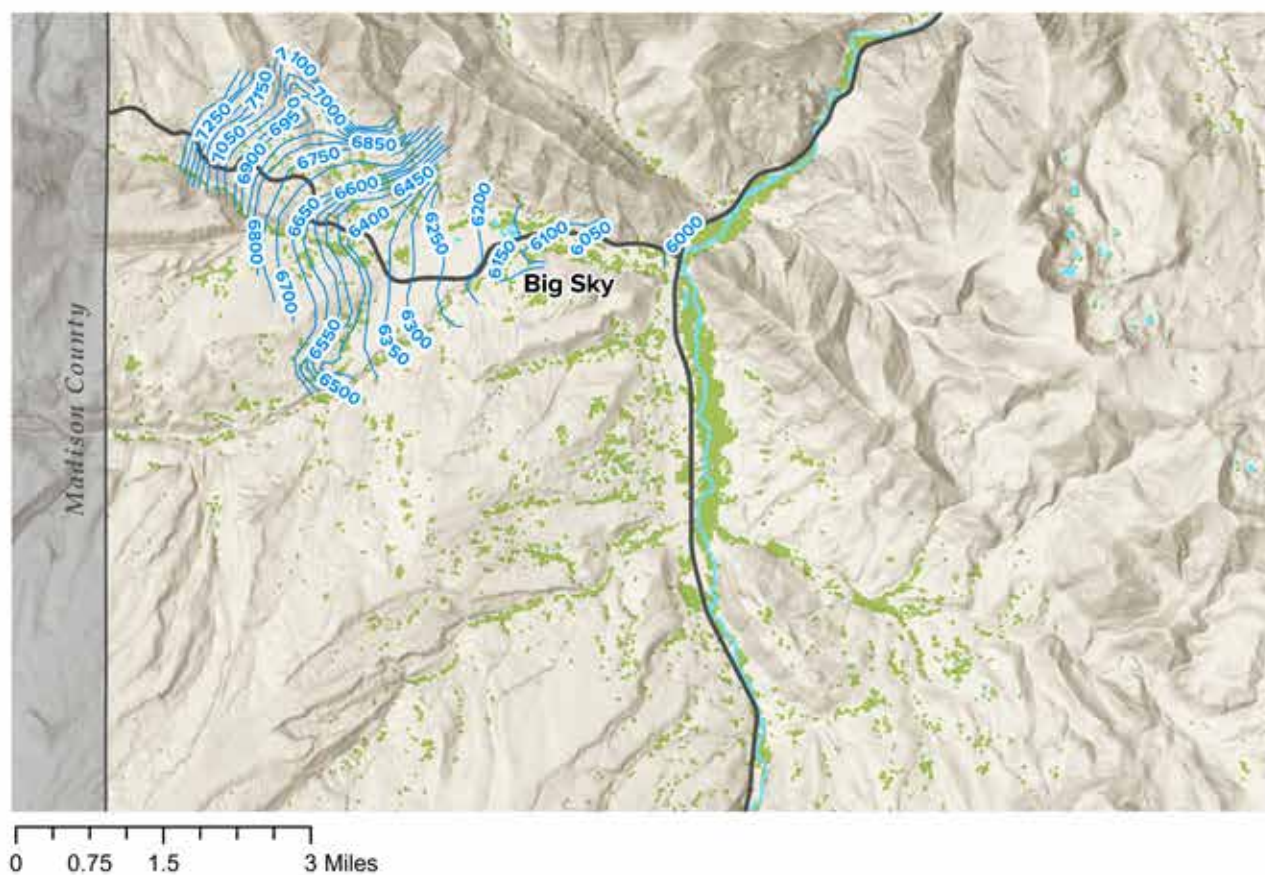


Figure 6-22. Gallatin County Water Resources, Big Sky & West Yellowstone/ Hebgen Basin



This page intentionally left blank.

Wildlife

Wildlife in Gallatin County has intrinsic value. It is also an important part of the heritage and economy, and should be protected for future generations to enjoy. Wildlife and wildlife habitat are interdependent, and a loss of habitat will result in the loss of wildlife.

Definition

Animals (e.g., mammals, birds, reptiles, amphibians, fish, mollusks, crustaceans) that are neither human nor domesticated, existing in their natural environment. This list does not include feral animals, which are animals that have escaped captivity and become wild.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on wildlife:

- » Potential for population decline or displacement of one or more individual wildlife species, including Montana Species of Concern and threatened and endangered species under the Endangered Species Act
- » Potential to result in species introductions (e.g., fish stocking) that could compromise nearby aquatic communities
- » Potential to create or increase human-wildlife conflicts within the subdivision, including pets, fencing, and wildlife attractants such as chickens, garbage, and barbeque grills
- » Impacts on wildlife management options and public hunting opportunities in the vicinity of the subdivision that may affect Montana Fish, Wildlife and Parks' ability to manage wildlife effectively as non-habituated herds and avoid problematic concentrations of big game

Wildlife Habitat

Wildlife habitat in Gallatin County has intrinsic value. It is an important part of the heritage and economy, and should be protected for future generations to enjoy. Wildlife and wildlife habitat are interdependent, and a loss of habitat will result in the loss of wildlife.

Definition

Geographic areas containing physical features (e.g., topography, geology, stream flow) and biological characteristics (e.g., vegetation cover and other species) needed to meet the food, shelter, and reproductive needs of wildlife species. Important wildlife habitat within Gallatin County includes but is not limited to rivers, streams, lakes, reservoirs, wetlands, and riparian areas; habitats supporting conservation populations of westslope cutthroat trout and Arctic grayling; bald and golden eagle nest sites active within the preceding five years; elk and mule deer winter range in the foothills of the Bridger Mountains and along the Gallatin Range south of Bozeman; wildlife habitat surrounding Big Sky; wildlife habitat near Hebgen Lake; areas important for wildlife movement and migration in Bozeman Pass and the Hebgen Lake area; and areas that may have some native habitat and where there is higher wildlife use.

The following items may be considered when evaluating a proposed subdivision's potentially significant adverse impacts on wildlife habitat:

- » Potential for fragmentation and loss of wildlife habitat, including but not limited to the important habitats described in the definition of wildlife habitat
- » Potential for creating barriers to wildlife movement and migration on the landscape (e.g., non-wildlife friendly fencing, construction or widening of roads, and increased traffic volume, light pollution for migrating birds and bats) and aquatic organism passage in streams and rivers (e.g., road crossings of streams that prevent aquatic organism passage)
- » Potential for human disturbance to bald and golden eagle nests
- » Impacts to water quality and quantity that affect area streams and riparian habitats

“I love being a part of an ecosystem where I’m not the top of the food chain. It’s the critters of the area that make it stand apart.”

Figure 6-23. Wildlife Resource Value, Northern Gallatin County

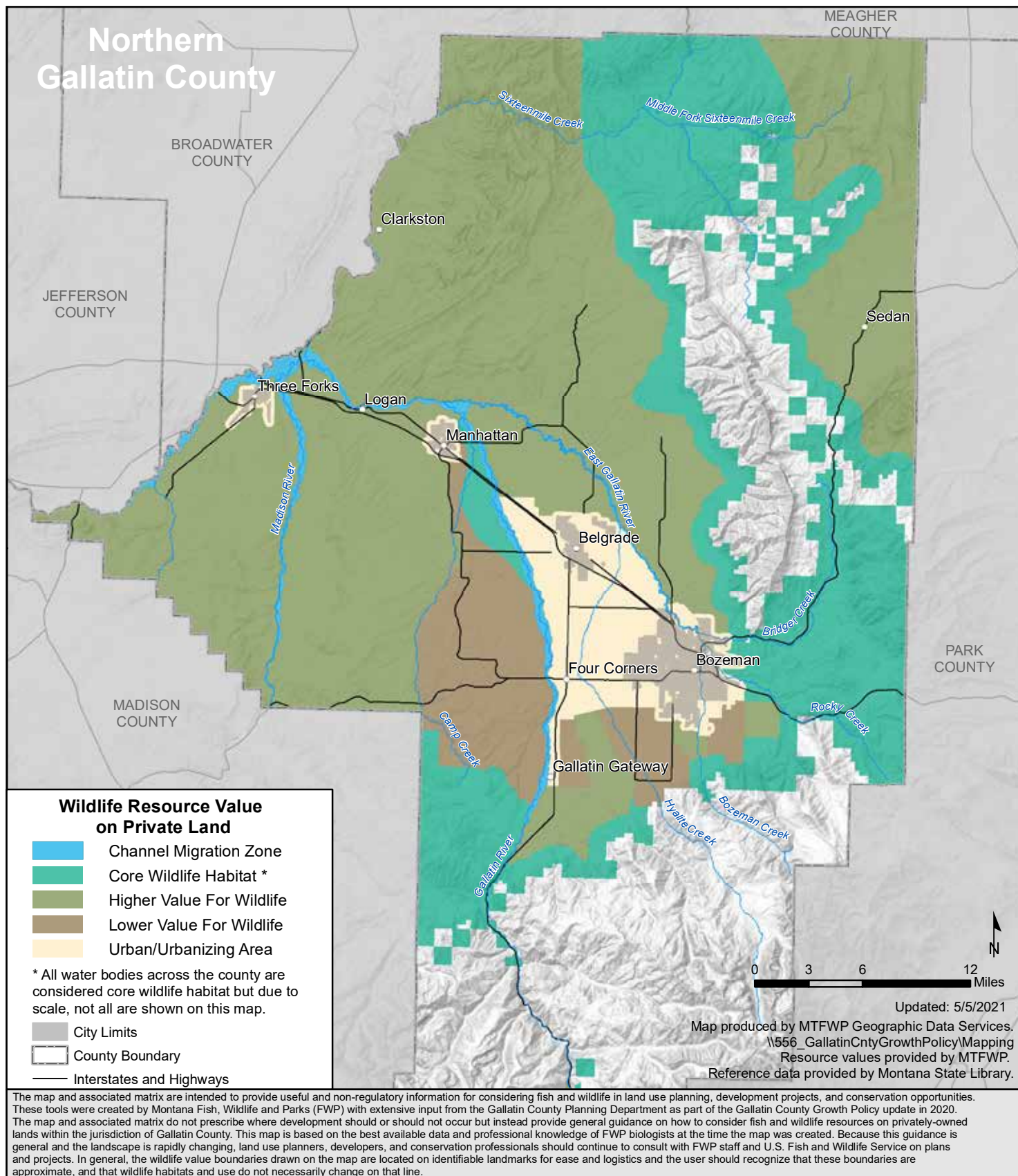


Figure 6.24 Wildlife Resource Value, Southern Gallatin County

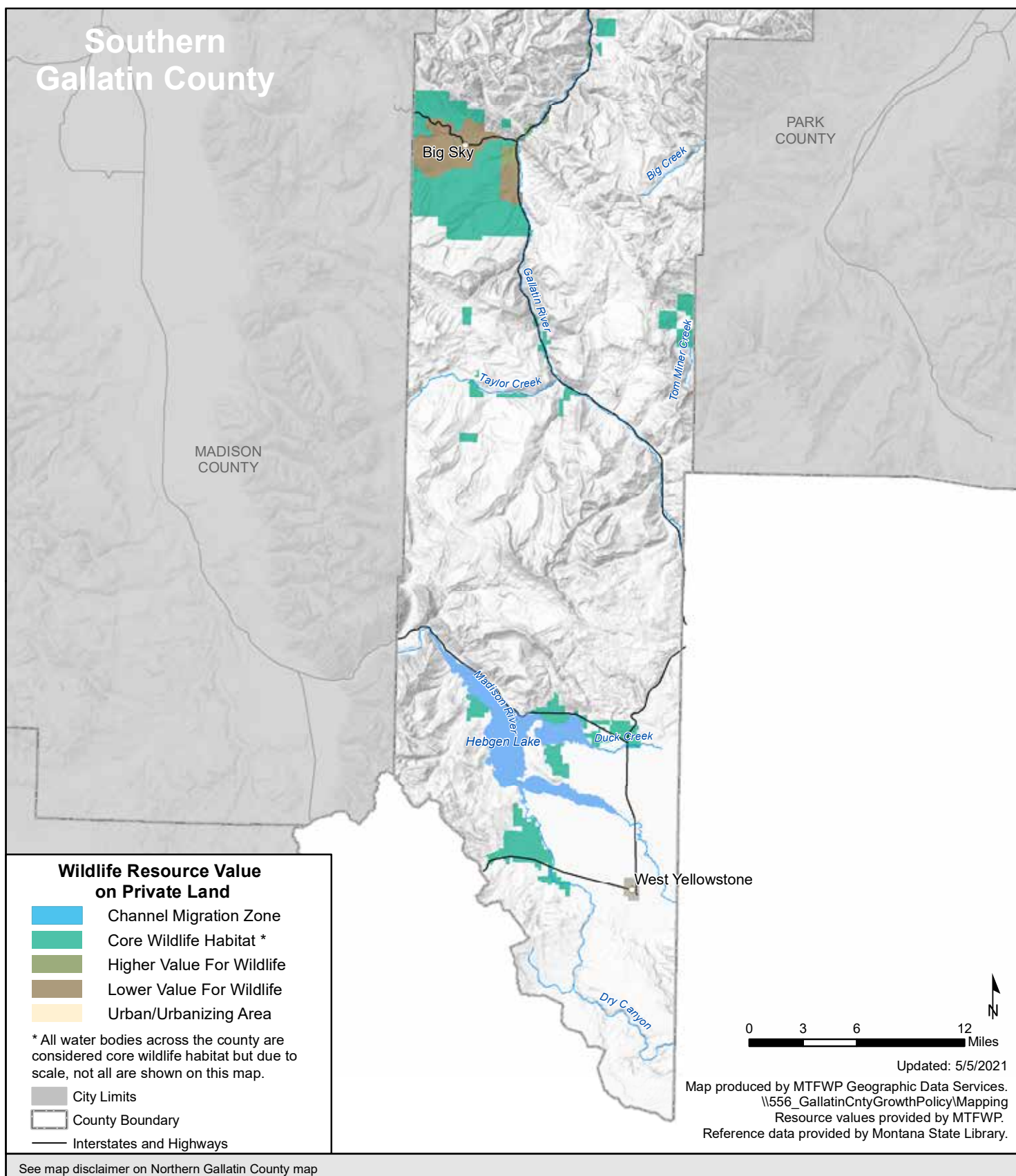


Figure 6.25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
<p>Core Wildlife Habitat – Water Bodies</p> <p>Rivers, streams, lakes, reservoirs, wetlands, riparian areas, and habitats supporting conservation populations of westslope cutthroat trout and Arctic grayling.</p> <p>Note: All water bodies across the county are considered core wildlife habitat. However, all water bodies could not be shown on the map because the scale is not detailed enough. Major rivers and Channel Migration Zones are on the map. Other surface water features and wetland layers can be found at the Montana State Library: http://geoinfo.msl.mt.gov/.</p>	<p>Water bodies provide important habitat for fish and wildlife. Water bodies are listed as Aquatic and Terrestrial Community Types of Greatest Conservation Need in Montana's State Wildlife Action Plan¹. Westslope cutthroat trout and Arctic grayling are Montana Species of Concern. Rivers, streams, and their associated riparian areas are used as movement corridors by a wide variety of aquatic and terrestrial species.</p>	<ul style="list-style-type: none"> • Protect water quality, stream stability, natural stream processes, aquatic habitat and connectivity, and fish and wildlife habitat by conserving water bodies, their associated riparian areas, and, in some situations, associated uplands. • Retain existing wetland and riparian areas by avoiding or minimizing human disturbances associated with developments such as buildings, roads, docks, and other structures. • Maintain the natural hydrological and ecological functions of wetlands and riparian areas by minimizing fragmentation and degradation of these sites. • Maximize the ability for wetlands, riparian areas, and, in some situations, associated uplands, to function as fish and wildlife habitat. • Encourage water conservation measures to ensure there is enough ground and surface water to feed area streams and riparian habitats. 	<ul style="list-style-type: none"> • Improve watercourse setback regulations to maintain vegetated buffers and infrastructure setbacks, as recommended in the Fish and Wildlife Recommendations for Subdivision Development in Montana². • Use Channel Migration Zone studies³ to avoid placing infrastructure in the future channel of a river or 100-year floodplain. • Design road crossings to minimize delivery of sediments and other pollutants to nearby waterbodies while providing aquatic organism passage, which allows permanent, bidirectional movements of fish and other aquatic organisms through or beneath human infrastructure such as culverts, bridges, diversion dams, etc. Refer to Montana's Stream Permitting Guide⁴ for design and maintenance recommendations. • Design instream hydraulic structures (e.g., culverts, bridges, etc.) that are sized to pass, at a minimum, a 50-year flood event. • Limit ponds and water features, and encourage xeriscaping to conserve water, which is especially important in basins closed to further appropriations.
<p>Core Wildlife Habitat – Bald and Golden Eagle Nests</p> <p>Note: Eagle nests are not on the map and should be identified on a site-specific basis using field observation and data from the Montana Natural Heritage Program (MTNHP). There could be new nests on the landscape that are not in the MTNHP database.</p>	<p>The Bald and Golden Eagle Protection Act is a federal law that prohibits destruction or disturbance of bald and golden eagles or their nests.</p>	<ul style="list-style-type: none"> • Protect and conserve bald and golden eagle nests from human disturbances associated with developed facilities such as buildings, roads, and trails. • Reduce the potential risk for violations associated with the Bald and Golden Eagle Protection Act. 	<ul style="list-style-type: none"> • Determine if there are bald or golden eagle nests within 0.5 miles of a proposed development project. Contact the Montana Natural Heritage Program for the most current data, but there could be new nests on the landscape that are not in the MTNHP database. • Consult with the U.S. Fish and Wildlife Service, FWP, and the Montana Bald Eagle Management Guidelines⁵ if there is a bald or golden eagle nest within 0.5 miles of a proposed development project. • Maintain vegetated buffers of no disturbance around active nests. The appropriate buffer width will vary based on the type of development and site characteristics. Consult with the U.S. Fish and Wildlife Service and FWP for guidance.

Figure 6.25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
<p>Core Wildlife Habitat – Other Important Wildlife Habitat</p> <p>Elk and mule deer winter range in the foothills of the Bridger Mountains; elk and mule deer winter range along the Gallatin Range south of Bozeman; wildlife habitat surrounding Big Sky; and wildlife habitat near Hebgen Lake. Bozeman Pass and the Hebgen Lake area are also important for wildlife movement and migration.</p>	<p>The foothills of the Bridger Mountains and Gallatin Range south of Bozeman provide important winter range for elk and mule deer. This is supported by extensive FWP wildlife survey data from 1975 to present, including mule deer studies in the Bridgers⁶. Winter range provides food and protection from harsh weather conditions. The area around Big Sky provides important habitat for bears, elk, and moose. The Hebgen Lake area provides important habitat for bears, elk, moose, and bison¹. Bozeman Pass is important for wildlife movement and migration, which is supported by a model predicting grizzly bear movement⁷. FWP biologists have identified the Hebgen Lake area as important for wildlife movement and migration. Wildlife movement occurs at a variety of spatial and temporal scales facilitating access to food, breeding, and shelter resources within and across core habitats, and facilitating genetic exchange among populations or subpopulations of wildlife species. In addition, these areas classified as core wildlife habitat provide important habitat for a variety of other game and non-game species, including Montana Species of Concern. The Hebgen Lake area is part of a Tier 1 Terrestrial Focal Area in Montana's State Wildlife Action Plan¹, which identifies species and habitats that are in greatest need of conservation. The Bridger Mountains are listed as a Tier 2 Terrestrial Focal Area.</p>	<ul style="list-style-type: none"> • Minimize human-wildlife conflicts. • Avoid creating impediments to wildlife movement and migration. • Minimize the fragmentation and loss of habitat. • Maintain FWP's ability to manage wildlife effectively and as non-habituated herds. Minimize the potential for subdivision to lead to problematic concentrations of big game. • Minimize the potential for dangerous encounters between humans and bears, and maintain grizzly bear and black bear populations. 	<ul style="list-style-type: none"> • Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware. • Apply a higher level of wildlife consideration in development design and review. Use the recommended approach and design standards, such as clustering homes and connecting open space, in the Fish and Wildlife Recommendations for Subdivision Development in Montana². • Limit fencing or encourage wildlife friendly fencing. • Ensure land use plans and regulations provide for building densities and connected open spaces that maintain core habitats and allow for wildlife movement and migration. • Prioritize these areas for conservation easements, depending on willing landowners and available resources. • Implement development design standards that would reduce human-bear conflicts, such as requiring bear-resistant facilities for garbage collection.

Figure 6.25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
<p>Higher Value for Wildlife</p> <p>Areas that may have some native habitat and where there is higher wildlife use. This includes areas in the northern portion of Gallatin County and along the Highway 191 corridor near Big Sky.</p>	<p>In the northern portion of the county, landcover data⁸ indicates there is some native habitat. FWP survey data⁶ indicates pronghorn antelope, elk, and mule deer use and move through these areas. In addition, the riparian areas, wetlands, and cottonwood galleries provide habitat for a suite of other game and non-game species, such as nesting songbirds, upland game birds, waterfowl, and webless migratory birds (e.g., staging areas for sandhill cranes). Bighorn sheep use and move through the area north of Big Sky which includes the Highway 191 corridor⁹. Elk also use and move through the Highway 191 corridor from Big Sky south to Yellowstone National Park⁹. The Gallatin Wildlife Management Area provides important habitat for a variety of wildlife. In areas mapped as higher value for wildlife, there is increased wildlife use which creates the potential for increased human-wildlife conflicts.</p>	<ul style="list-style-type: none"> • Minimize human-wildlife conflicts. • Avoid creating impediments to wildlife movement and migration. • Minimize the fragmentation and loss of habitat. • Maintain FWP's ability to manage wildlife effectively and as non-habituated herds. Minimize the potential for subdivision to lead to problematic concentrations of big game. • Minimize the potential for dangerous encounters between humans and bears, and maintain grizzly bear and black bear populations. 	<ul style="list-style-type: none"> • Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware. • Determine appropriate level of wildlife consideration in development design and review on a case-by-case basis. Use the recommended approach and design standards in the Fish and Wildlife Recommendations for Subdivision Development in Montana², as appropriate. • Limit fencing or encourage wildlife friendly fencing. • Ensure land use plans and regulations provide for building densities that allow for continued wildlife use. • Consider these areas for conservation easements, depending on willing landowners and available resources. • Implement development design standards that would reduce human-bear conflicts, such as requiring bear-resistant facilities for garbage collection.

Figure 6.25 Wildlife Matrix

Map Category	Justification	Goals	Recommendations
Lower Value for Wildlife Areas that are mostly agricultural land or subdivisions and where there is lower wildlife use. This includes the areas surrounding Bozeman and Belgrade and the unincorporated area of Big Sky.	Landcover ⁸ , cadastral ¹⁰ , and structure ¹¹ data indicate these areas are mostly agricultural land or subdivisions. FWP survey data ⁶ indicates low wildlife use. Wildlife species may travel through this area so there is a need to reduce human-wildlife conflicts and avoid creating barriers to wildlife movement.	<ul style="list-style-type: none"> Minimize human-wildlife conflicts. Avoid creating impediments to wildlife movement and migration. For Big Sky, minimize the potential for dangerous encounters between humans and bears, and maintain grizzly bear and black bear populations. 	<ul style="list-style-type: none"> Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware. Determine appropriate level of wildlife consideration in development design and review on a case-by-case basis. Use the recommended approach and design standards in the Fish and Wildlife Recommendations for Subdivision Development in Montana², as appropriate. Encourage wildlife friendly fencing. For Big Sky, implement development design standards that would reduce human-bear conflicts, such as requiring bear-resistant facilities for garbage collection.
Urban/Urbanizing Areas Incorporated areas and adjacent urban development, including Bozeman, Belgrade, Manhattan, Three Forks, and West Yellowstone	Municipalities ¹² and already approved major subdivisions ¹³ show existing and planned urban development. The focus should be on reducing human-wildlife conflicts and managing urban wildlife.	<ul style="list-style-type: none"> Minimize human-wildlife conflicts 	<ul style="list-style-type: none"> Provide education and outreach on living with wildlife principles. More information can be found at https://fwp.mt.gov/conservation/living-with-wildlife and https://fwp.mt.gov/conservation/species/bear/bear-aware. Apply a lower level of wildlife consideration in development design and review.

¹ Montana Fish, Wildlife and Parks. 2015. Montana's State Wildlife Action Plan. Montana Fish, Wildlife and Parks, Helena, Montana, USA.

² Montana Fish, Wildlife and Parks. 2012. Fish and Wildlife Recommendations for Subdivision Development in Montana. Montana Fish, Wildlife and Parks, Helena, Montana, USA.

³ Thatcher, T. and K. Boyd. 2017. Channel Migration Zones for the Gallatin, East Gallatin, Madison, and Jefferson Rivers, Montana State Library, Helena, Montana, USA.

⁴ Montana Department of Natural Resources and Conservation. 2020. Montana Stream Permitting: A Guide for Conservation District Supervisors, Helena, Montana, USA.

⁵ Montana Bald Eagle Working Group. 2010. Montana Bald Eagle Management Guidelines: An Addendum to Montana Bald Eagle Management Plan, 1994, Montana Fish, Wildlife and Parks, Helena, Montana, USA.

⁶ Montana Fish, Wildlife and Parks. 1975 - present. Unpublished wildlife survey data.

⁷ Peck, C. P., F. T. van Manen, C. M. Costello, M. A. Haroldson, L. A. Landenburger, L. L. Roberts, D. D. Bjornlie, and R. D. Mace. 2017. Potential paths for male-mediated gene flow to and from an isolated grizzly bear population. *Ecosphere* 8(10):e01969. 10.1002/ecs2.1969

⁸ Montana Natural Heritage Program. 2017. Montana Landcover 2017, Montana State Library, Helena, Montana, USA.

⁹ Montana Fish, Wildlife and Parks. 2019. Elk Kernel Density Estimator from GPS Collars 2002-2005, Gallatin portions only, quartile breaks and Bighorn Kernel Density Estimator from GPS Collars 2018-2018, quartile breaks. Unpublished data.

¹⁰ Montana Department of Revenue. 2019. OwnerParcel, Montana State Library, Helena, Montana, USA.

¹¹ Gallatin County. 2019. Structures, Gallatin County, Bozeman, Montana, USA.

¹² Gallatin County. 2019. City Boundaries, Gallatin County, Bozeman, Montana, USA.

¹³ Gallatin County. 2019. Major Subdivisions, Gallatin County, Bozeman, Montana, USA

“I really like the way the cities are making an effort to address the built environment and how it affects health.”

Public Health and Safety

The health, welfare, and safety of residents and visitors of Gallatin County is paramount. Subdivision development can include risks from both natural hazards and man-made hazards. Public health and safety considerations are not just about promoting public health and wellness and minimizing and mitigating risks, but also about designing and creating a built environment that is safe, healthy, and free from unnecessary risks and hazards.

Definition

A condition of well-being, reasonably free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.

The following items may be considered when evaluating a proposed subdivision’s potentially significant adverse impacts on public health and safety:

- » Existing potential man-made hazards
 - » High pressure gas lines
 - » High voltage power lines
 - » Toxic or hazardous industrial pollutants
 - » Railroads or railroad crossings
 - » Nearby industrial or mining activity
 - » Lack of fire protection
 - » Projected emergency and medical service response time
 - » Cumulative impacts of all potential existing man-made hazards in relative proximity to the proposed subdivision
- » Creation of potential man-made hazards
 - » Unsafe road intersections, congestion, and other traffic safety hazards
 - » Reduced multimodal opportunities
 - » Toxic or hazardous industrial pollutants
 - » Development in the wildland urban interface or other areas that have been identified as having high wildfire risk
 - » Contamination or depletion of groundwater supplies
 - » Accelerated stormwater runoff
 - » Provision of emergency and medical services, including access and response time
 - » Cumulative impacts of all potential man-made hazards created by proposed subdivision
- » Risks from natural hazards
 - » Wildfire
 - » Flooding
 - » High groundwater
 - » Steep slopes and other geologic hazards
 - » Cumulative risk from all natural hazards
- » Cumulative impacts on groundwater from individual sewage disposal systems or individual wells

Figure 6.26 Gallatin County Public Health and Safety - Fire and Flood Hazards, Northern Gallatin County

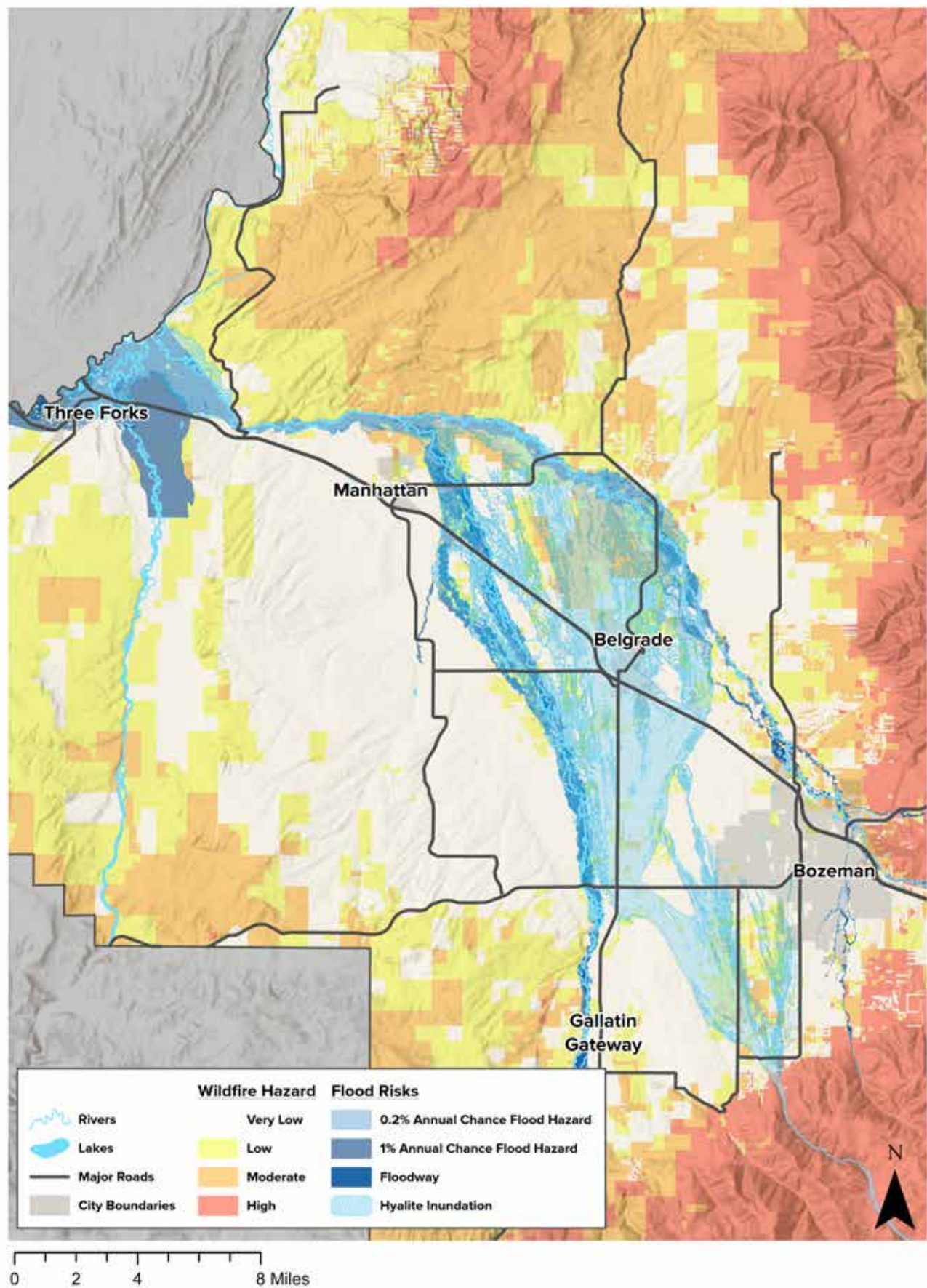


Figure 6.27 Gallatin County Public Health and Safety - Fire and Flood Hazards, Gallatin Triangle

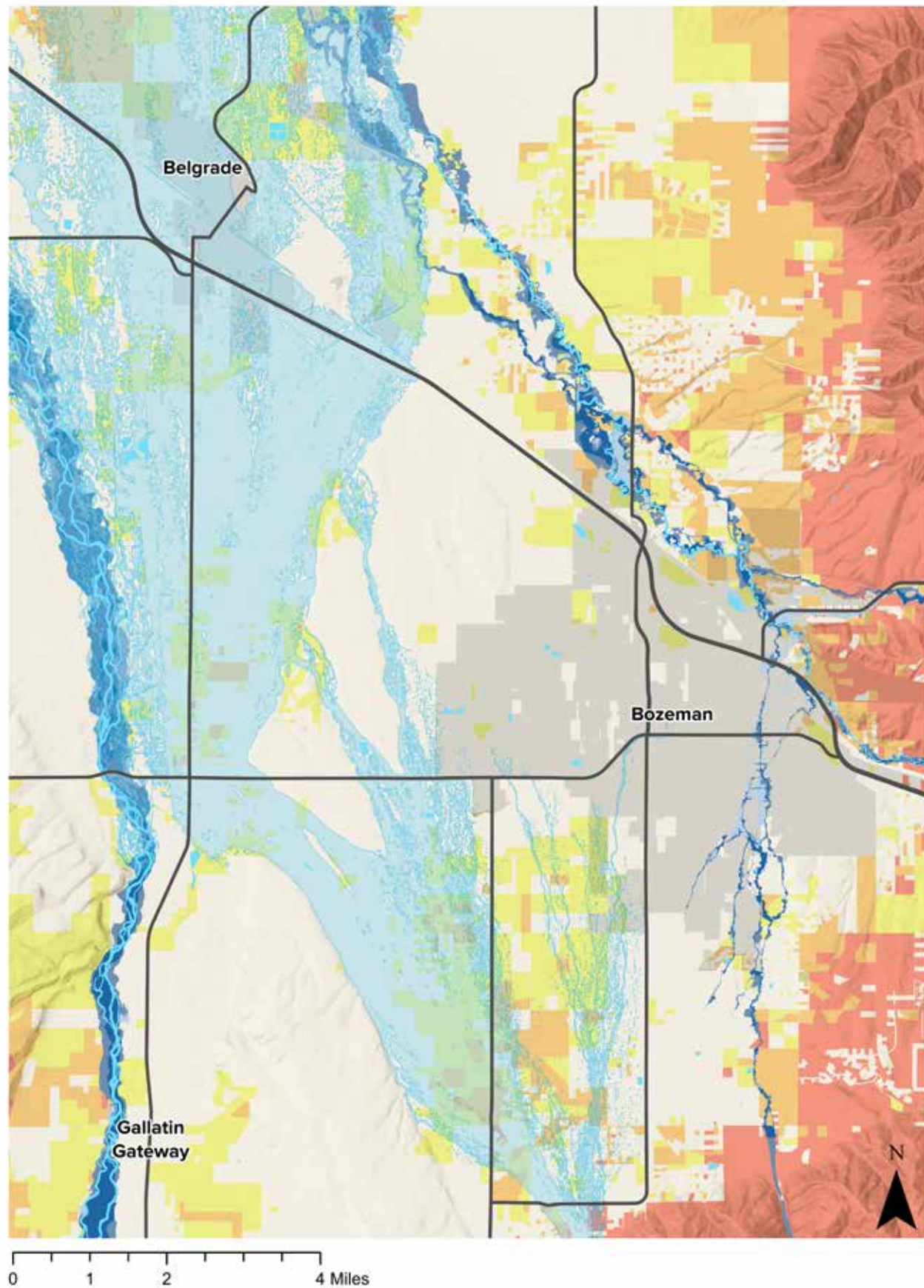


Figure 6.28 Gallatin County Public Health and Safety - Fire and Flood Hazards, Big Sky & West Yellowstone/ Hebgen Basin

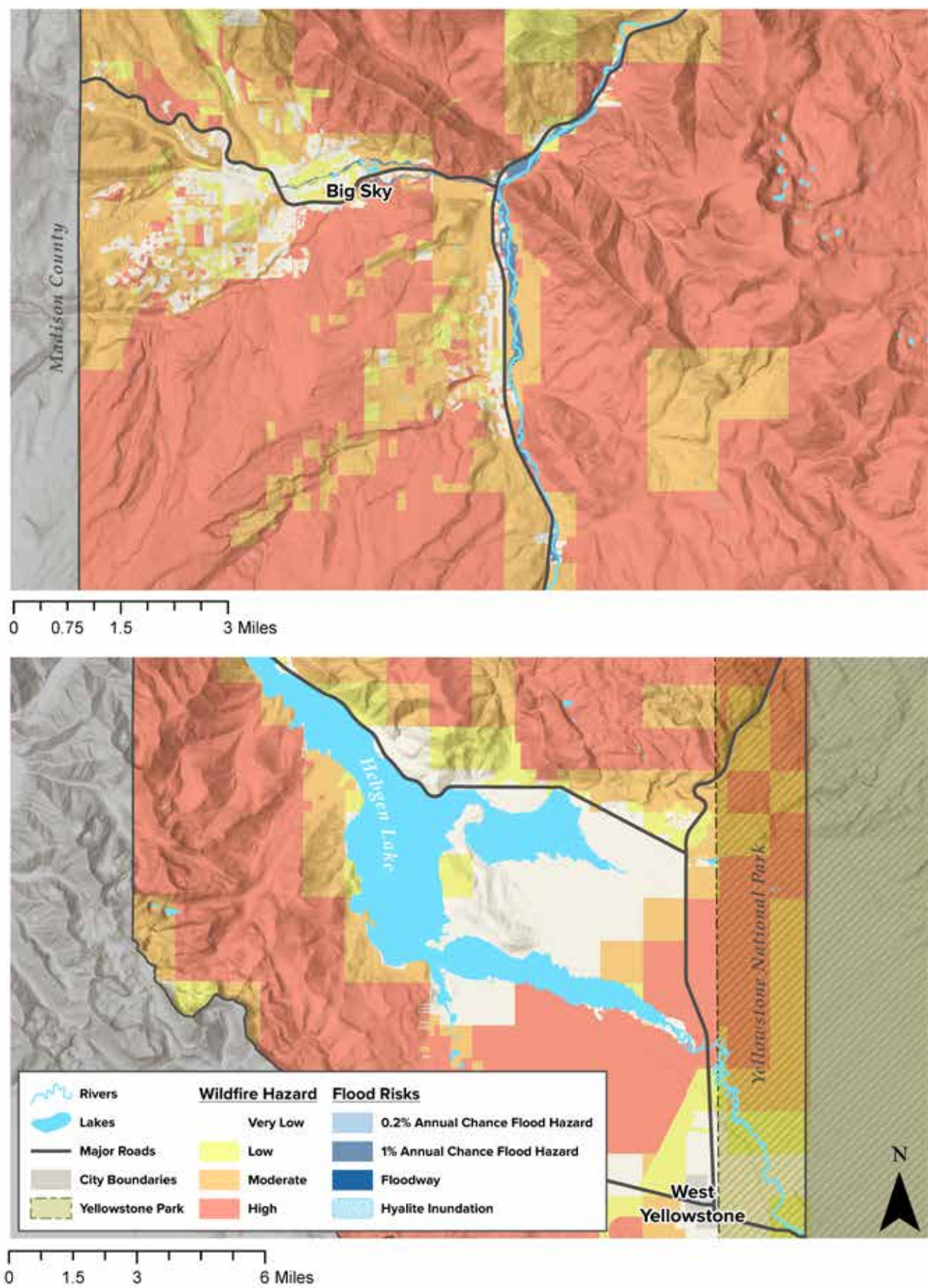


Figure 6.29 Gallatin County Public Health and Safety - Geological Hazards, Northern Gallatin County

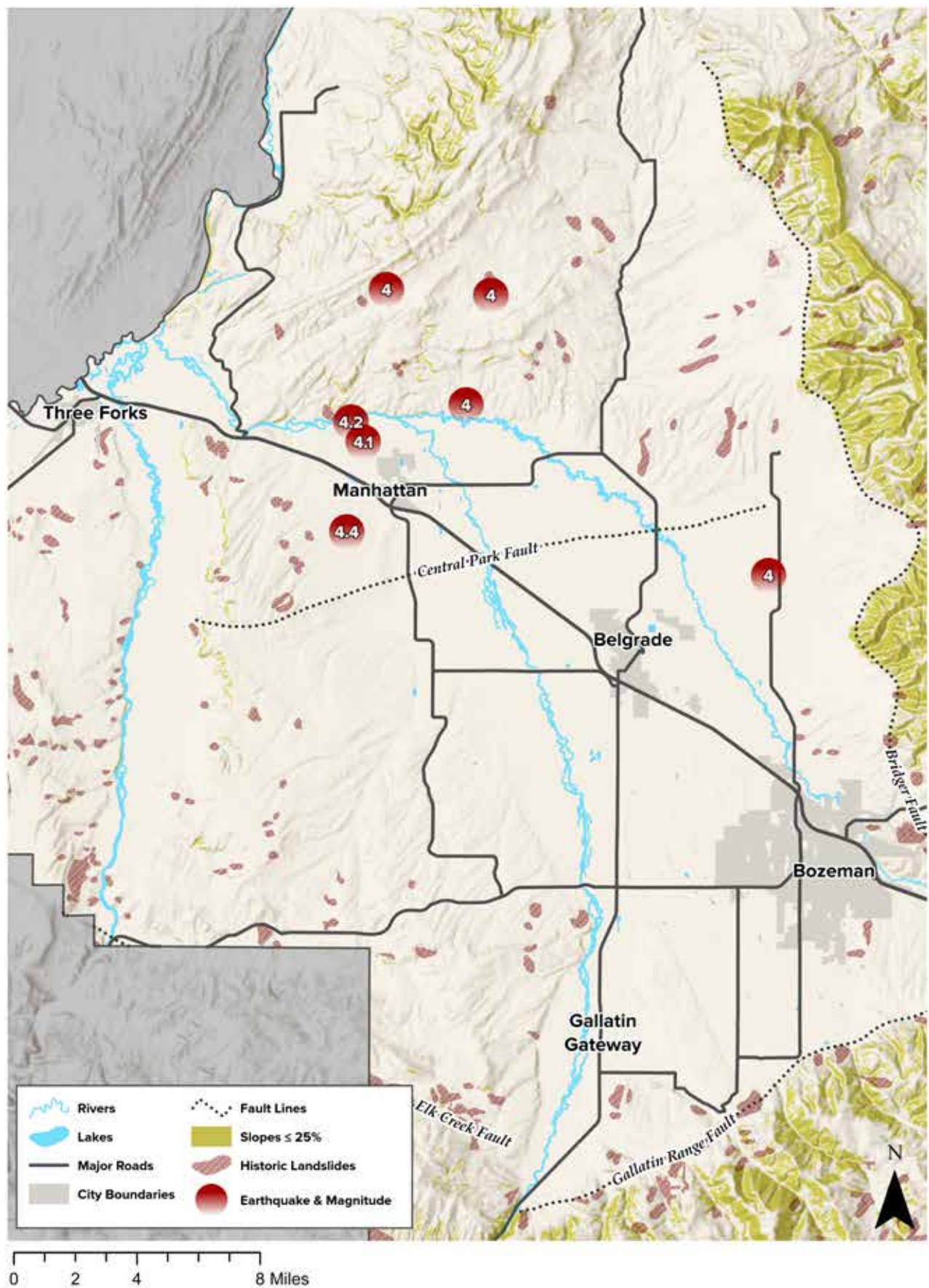


Figure 6.30 Gallatin County Public Health and Safety - Geological Hazards, Gallatin Triangle

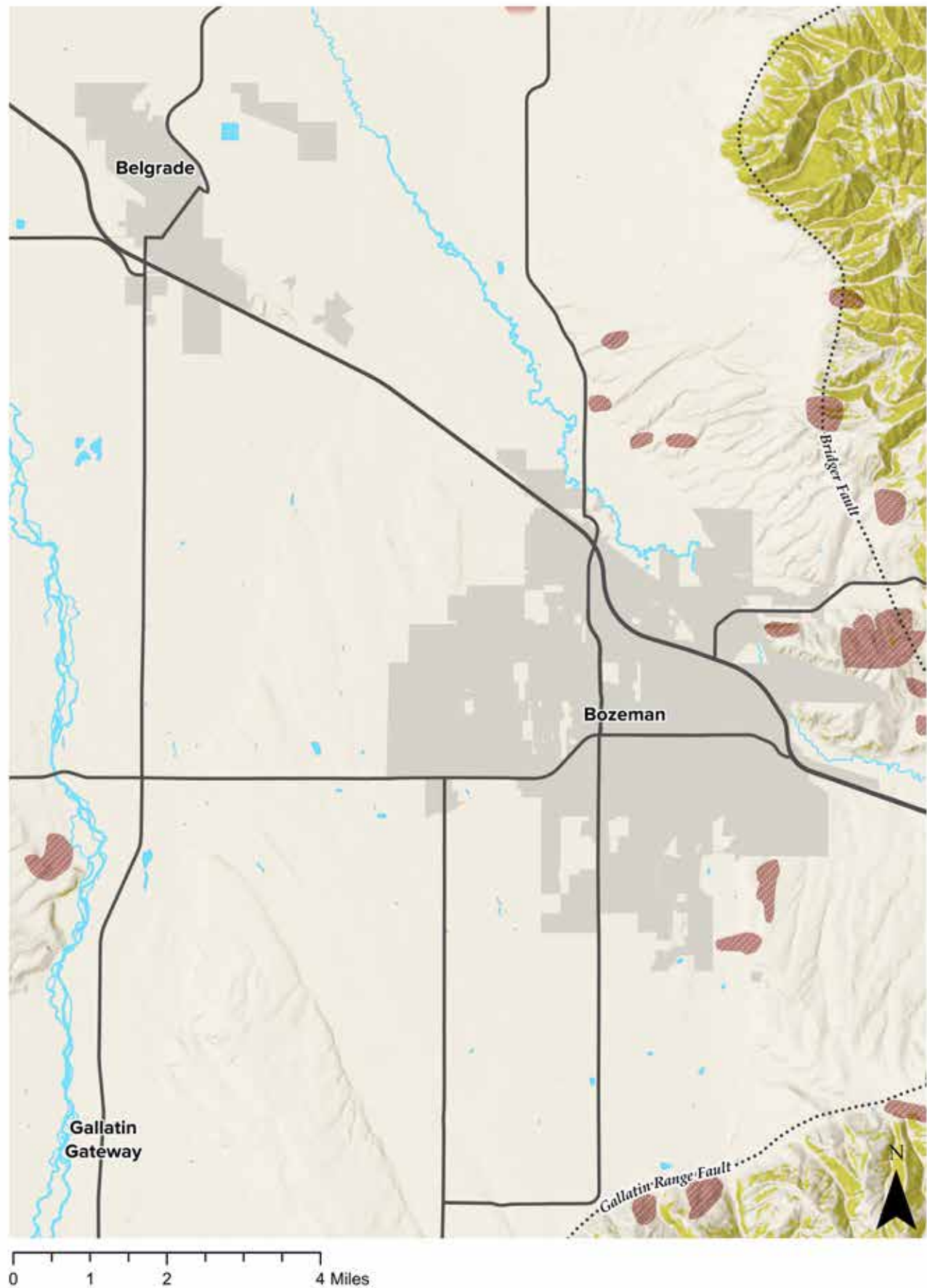


Figure 6.31 Gallatin County Public Health and Safety - Geological Hazards, Big Sky & West Yellowstone/ Hebgen Basin

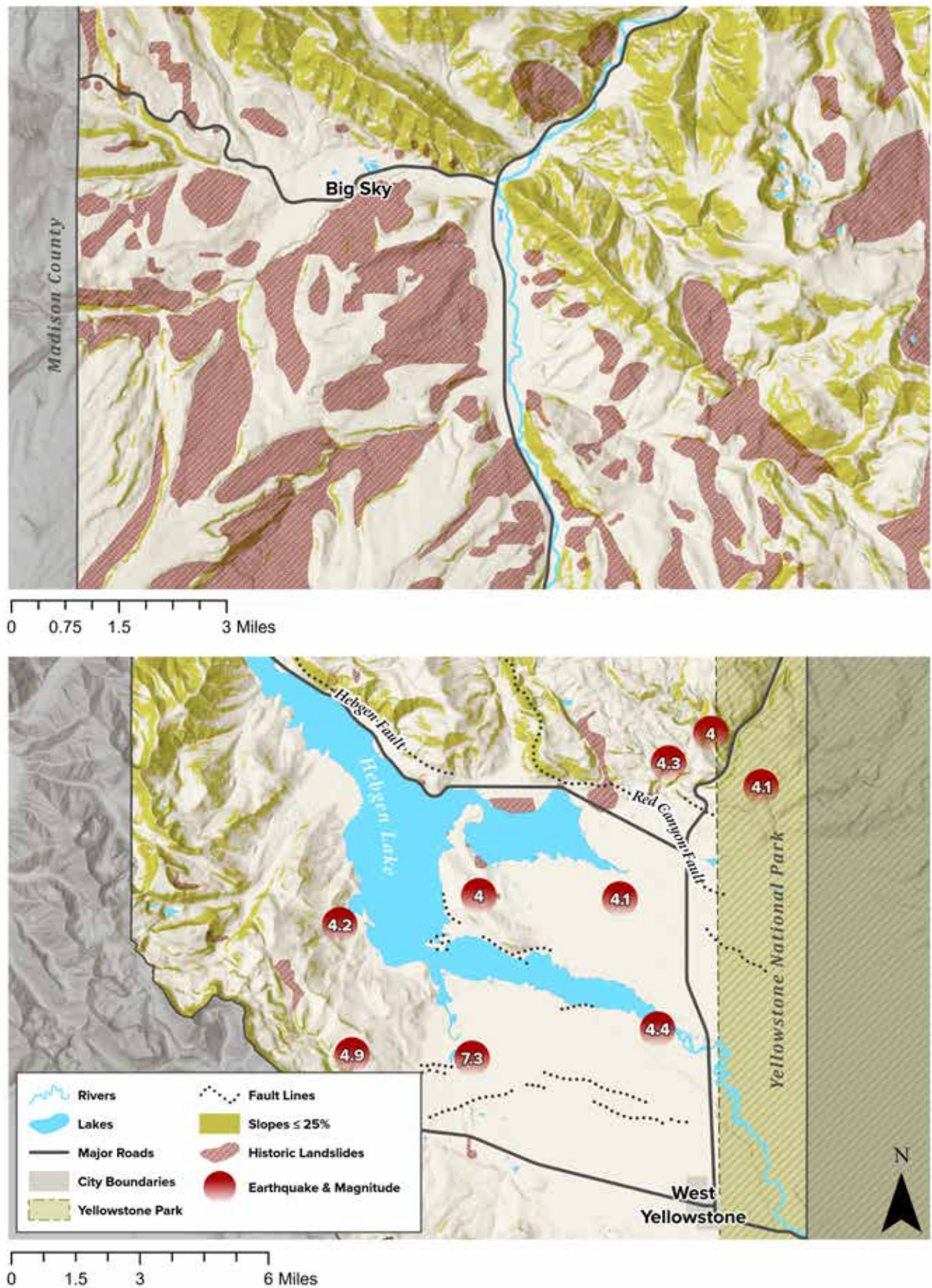


Figure 6.32 Gallatin County Public Health and Safety - Man-made Hazards, Northern Gallatin County

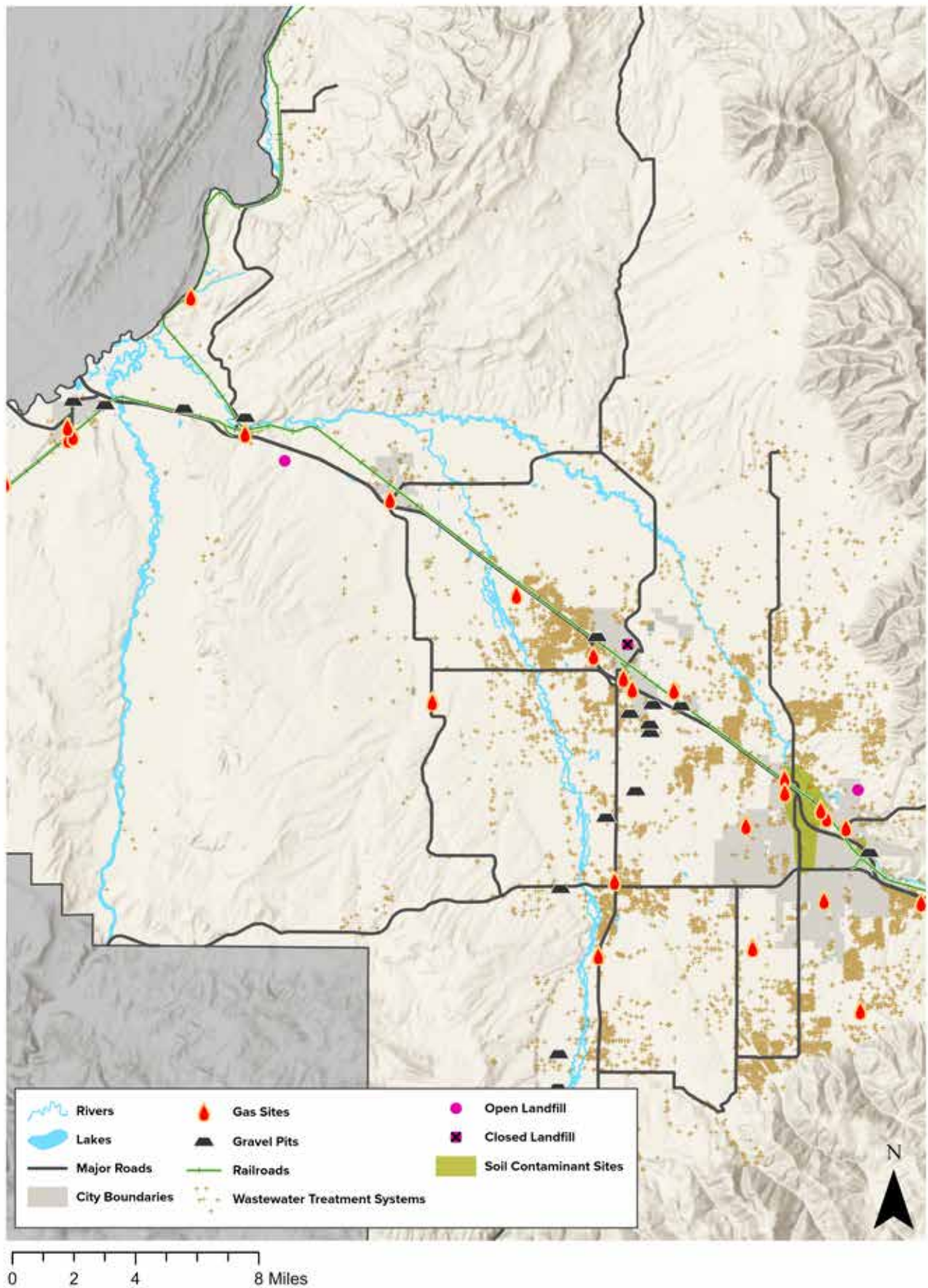


Figure 6.33 Gallatin County Public Health and Safety - Man-made Hazards, Gallatin Triangle

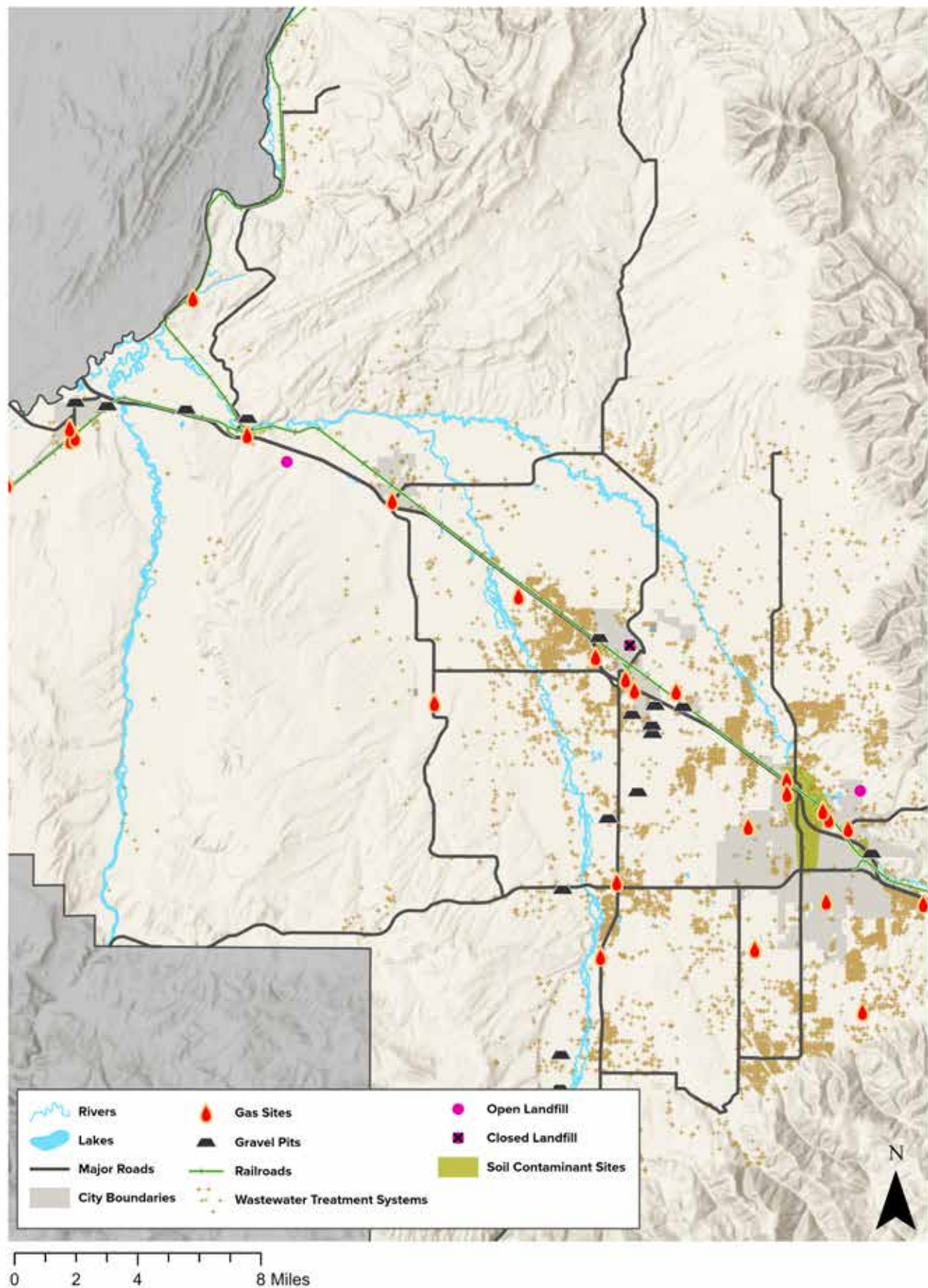
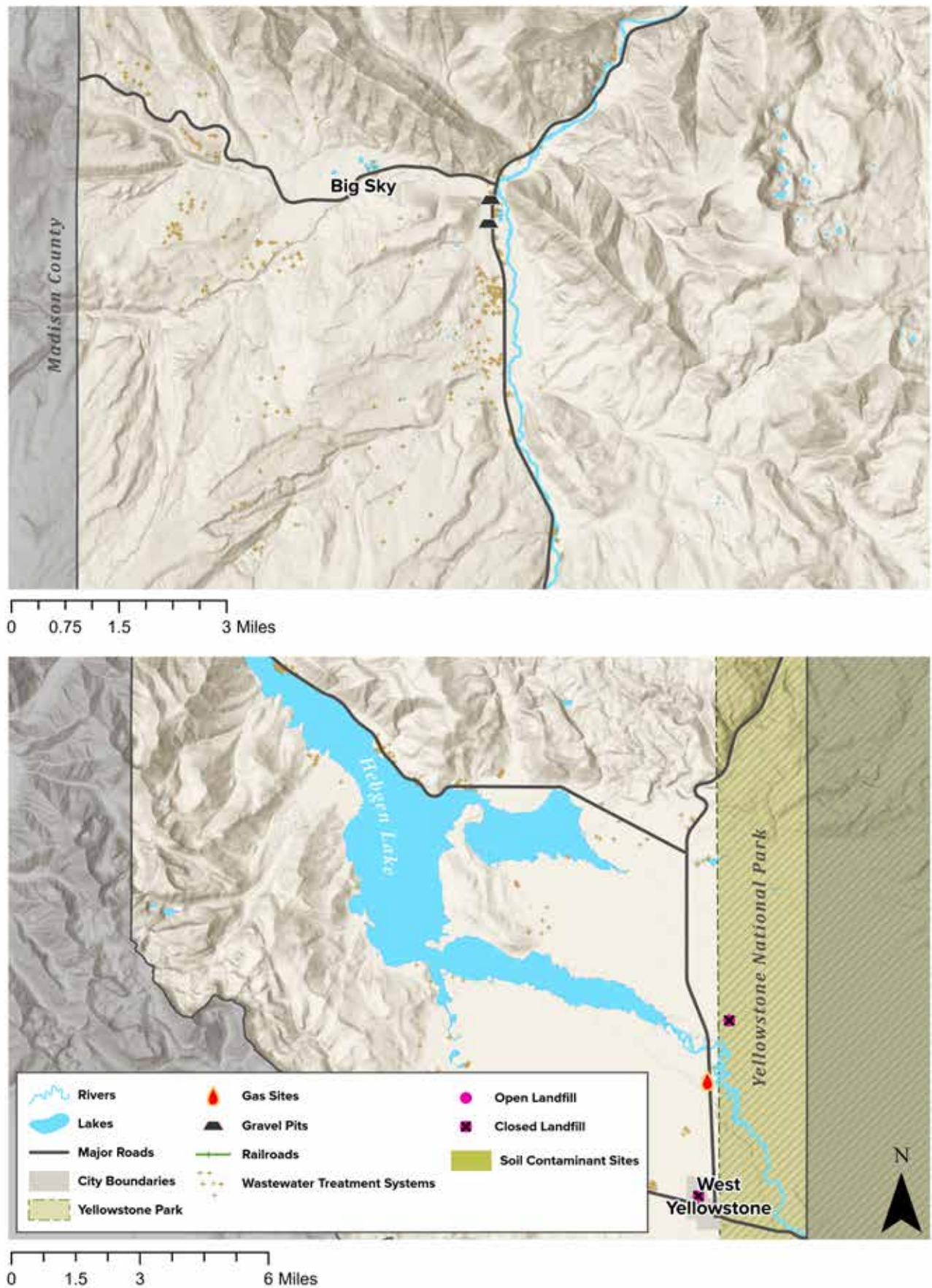


Figure 6.34 Gallatin County Public Health and Safety - Man-made Hazards, Big Sky & West Yellowstone/ Hebgen Basin



TYPES OF SUBDIVISIONS AND REVIEW PROCESS

It is critical that all subdivision proposals be reviewed against the Growth Policy to ensure compliance with the State Criteria for Local Government Review, as required by the Montana Subdivision and Platting Act. In addition, subdivision proposals are evaluated for compliance with applicable neighborhood and area plans, local subdivision regulations, and zoning regulations. Consistent with the requirements of 76-3-609 MCA, general review steps for all subdivisions include:

<i>Type of Subdivision</i>	<i>First Minor Subdivision</i>		<i>Subsequent Minor Subdivision</i>		<i>Major Subdivision</i>	
Location	101 Zoning Districts	201 Zoning & All Other Areas	101	201 Zoning & All Other Areas	101	201 Zoning & All Other Areas
<i>Pre-Submittal Meeting</i>						
Subdivider meets with the Planning Department to go over basic details of a proposed project and discuss review process.	Yes	Yes	Yes	Yes	Yes	Yes
<i>Pre-Application</i>						
Planning Department provides subdivider with written feedback in response to a Pre-Application submitted by the subdivider. Planning Department feedback may include but is not limited to: compliance with applicable plans, compliance with applicable zoning regulations; compliance with applicable design standards of the Subdivision Regulations; and provision of comments gathered from other agencies in the course of the Planning Department's review.	Yes	Yes	Yes	Yes	Yes	Yes
<i>Preliminary Plat Application</i>						
A Preliminary Plat Application submitted by the subdivider that has been determined by the Planning Department to contain sufficient information consistent with the requirements of 76-3-604 MCA is routed to relevant agencies for comment and reviewed by the Planning Department for conformance with the Growth Policy and applicable requirements of the Subdivision Regulations.	Yes	Yes	Yes	Yes	Yes	Yes
Notice of Public Hearing published in local newspaper and sent via certified mail at least 15 days prior to hearing.	No	No	Yes	Yes	Yes	Yes
The Planning Department shall send courtesy notice with the time and date of the scheduled decision on the Subdivision Preliminary Plat application to the list of adjoining property owners.	Yes	Yes	No	No	No	No
Complete Preliminary applications are presented at a public hearing or public meeting of the Gallatin County Planning Board for a recommendation to approve, conditionally approve, or deny a Preliminary Plat Application.	No	Yes, if PB hearing needed	No	Yes	No	Yes
A decision to approve, conditionally approve, or deny a Preliminary Plat Application is made by the County Commission in a public hearing or public meeting.	Yes	Yes	Yes	Yes	Yes	Yes
<i>Final Plat Application</i>						
After completion of any conditions of preliminary plat approval, the subdivider shall submit a final plat application to the Planning Department. After the Planning Department determines the Final Plat application is complete, the decision to approve or deny the Final Plat Application is made by the County Commission in a public meeting.	Yes	Yes	Yes	Yes	Yes	Yes

First Minor Subdivisions

First minor subdivisions of five or fewer lots from a previously unsubdivided tract of record (not including a remainder from a subdivision), with no variances from access and road standards, and that have no dedication of land for parks or playgrounds have no requirement for a public hearing. In accordance with state law, the County Commission is required to issue a decision on the application within the statutory timeframe.

The Gallatin County Planning Board may delegate to staff its responsibility to report on the compliance or noncompliance of a proposed subdivision with the Growth Policy. The current policy of the Gallatin County Planning Board is to delegate its responsibility on all first minor subdivisions to staff, while reserving the right to change this policy later. Presentation to Planning Board of any first minor subdivisions determined by staff to not conform to the Growth Policy is required.

Details on the review process for First Minor Subdivisions can be found in Section 4 of the Gallatin County Subdivision Regulations.

Subsequent Minor Subdivisions

Subsequent minor subdivisions are those containing five or fewer lots being created from a lot within an existing subdivision created since July 1, 1973, or from a tract in a Certificate of Survey that has had more than five tracts created from it since July 1, 1973. Subsequent minor subdivisions of five or fewer lots from a tract of record, with no variances from access and road standards, no dedication of land for parks or playgrounds, and no other variance from subdivision regulations, with prior approval from MDEQ or other appropriate authority, must be approved through a public hearing.

Details on the review process for Subsequent Minor Subdivisions can be found in Section 3 of the Gallatin County Subdivision Regulations.

Major Subdivisions

All subdivisions with six or more lots require a public hearing and a recommendation by Planning Board. As required by state law, the County Commission must issue a decision within the prescribed timeframes (unless the applicant signs a waiver from the statutory review period).

Additional details on the review process for Major Subdivisions can be found in Section 3 of the Gallatin County Subdivision Regulations.

Phased Development

Phased development is applicable to any type of subdivision that will not be developed at a single time as one project, in accordance with MCA 76-3-617. The County Commission shall review a “master plan” for the entirety of the subdivision, which, if approved, is valid for up to 20 years.

Prior to beginning work on each phase of the subdivision, there shall be a commencement hearing before the County Commission to discuss any new information, changes to impacts on primary criteria, changes to the master plan, and to review conditions of approval. Once approval of commencement for that particular phase is issued, the applicant has three years to meet the conditions of approval and to bring the final plat before the County Commission for approval. This process is repeated until all phases are complete, not to exceed 20 years.

Additional details on the Phased Development can be found in Section 13 B. of the Gallatin County Subdivision Regulations.



Photo Credit: Alisha Downs

Variances and Exemptions

A request for a deviation from the design and improvement standards of the Subdivision Regulations is a variance. Additional detail on the variance process can be found in Section 13. A of the Gallatin County Subdivision Regulations.

Additionally, there are several types of subdivision exemptions, including family transfers, relocation of common boundary lines, and aggregation of parcels or lots. A full list of exemptions and the application process for exemptions is available in the Gallatin County Subdivision Regulations.

PUBLIC MEETINGS/PUBLIC HEARINGS

Public meetings and public hearings follow a general process that allows an opportunity for public input. The general steps during a public hearing are as follows:

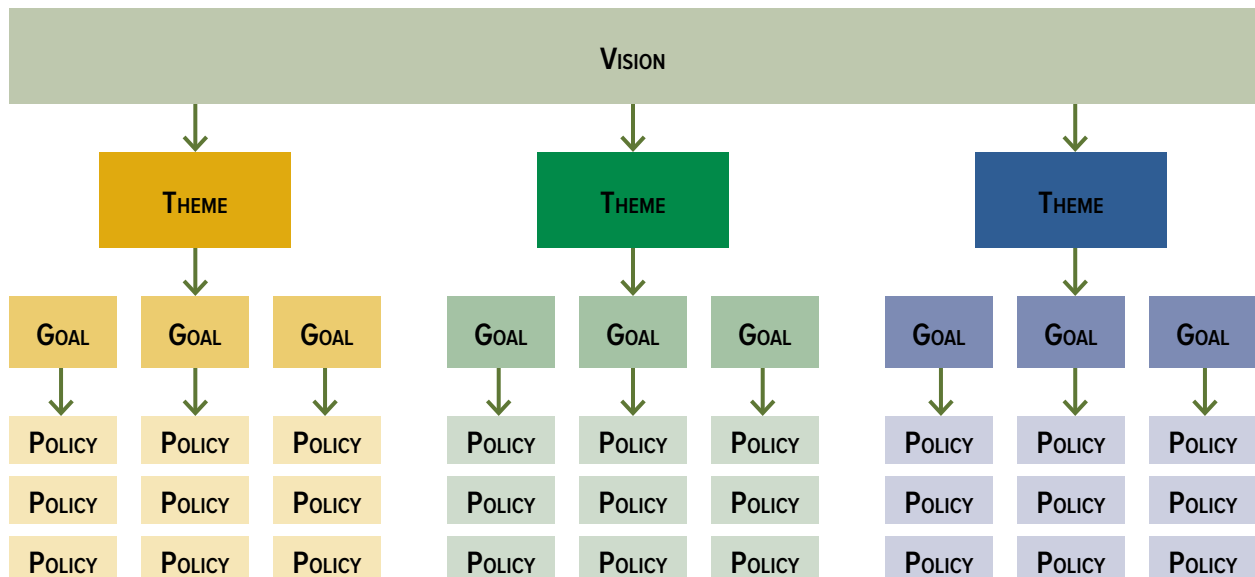
1. Notice of Public Hearing published in local newspaper and sent via certified mail at least 15 days prior to hearing. Public Meeting items are published with the meeting agenda and a courtesy notice may be sent to adjoining landowners.
2. Planning Department presents staff report, summarizing key issues, findings and recommendations, followed by the opportunity for questions from the Board.
3. Applicant presentation, followed by the opportunity for questions from the Board.
4. Public testimony, followed by staff rebuttal and applicant rebuttal, if necessary.
5. Board discussion and deliberation.
6. Recommendation (Planning Board) or decision (County Commission), supported by written findings of fact and conclusions of law.

Additional public comment may not be submitted after the close of public testimony, unless additional information is submitted by the applicant that substantially changes the application and the governing body holds a subsequent public meeting or public hearing pursuant to 76-3-615 MCA.

Board determination of conformance with the Growth Policy is based on all other elements of the Growth Policy, including the evaluation of the criteria listed in 76-3-608(3)(A) MCA - Criteria For Local Government Review. Public hearings are not required for all proposed subdivisions, and the statutory review time varies. More detailed information can be found in the Gallatin County Subdivision Regulations.



Figure 7-1. Relationship Between the Vision, Themes, Goals, and Policies





7 | Goals and Policies

INTRODUCTION

Multiple rounds of community engagement, Steering Committee review, and stakeholder discussion inform the goals and policies of this chapter. They represent the community's overall vision for the County, and balance a variety of interests and concerns. The Growth Policy is a living document, and as such, these goals and policies may be subject to future revision as necessary.

This chapter is broken into three major sections that are based on the interconnected and shared Themes from Chapter 2, identified by citizens through the public engagement process outlined in Chapter 3.

Each of the Goals and Policies are categorized under one of the three Themes: Heritage, Open Space, and Opportunity.



Heritage celebrates Gallatin County's cultural and historical significance, which is represented by the tradition, charm, and western community character that permeates our working lands, natural areas, and urban areas.



Open Space recognizes the importance of protecting our world-renowned natural environment and open space networks and their profound influence on our social, economic, and recreational activities that take place across Gallatin County.



Opportunity reflects the development of healthy and welcoming communities that offer a variety of cultural, recreational, and educational amenities.

Under each Theme is a series of Topics associated with that Theme. Each Topic has a Goal, which is a statement of purpose that defines a significant intent of the Growth Policy, reflecting the long-term desires of the County’s citizens. Under each Goal is a list of Policies. A Policy is a strategy or technique aimed to achieve the Goal.

Lastly, each Policy addresses one or more of the Primary Criteria, which were discussed in Chapter 6. Each Primary Criteria is identified by an abbreviation, shown in the chart below. There are seven Primary Criteria listed in Section 76-3-608(3)(A) MCA, and all local subdivision regulations must include definitions and review standards for each of these criteria.

<i>Primary Criteria</i>	<i>Abbreviation</i>
Agriculture	AG
Agricultural Water User Facilities	AW
Local Services	LS
Natural Environment	NE
Wildlife	WL
Wildlife Habitat	WH
Public Health and Safety	PH

THEME: HERITAGE



Topic 1: Agriculture (AGR)

Agriculture Goal 1. *Protect the right to farm and ranch.*

Policies:

- AGR-1-1.** Encourage the continuation of local farming and ranching and ensure that necessary services and infrastructure are maintained. **AG, AW**
- AGR-1-2.** In adopting new regulations and managing existing regulations, the County will support the right to farm and ranch. **AG**
- AGR-1-3.** Facilitate the development of neighborhood plans and citizen-petitioned 201 zoning districts that support agriculture. **AG**
- AGR-1-4.** Promote development within cities, existing unincorporated communities, and other areas planned for development where public facilities and infrastructure are available, and away from rural areas and areas used exclusively for agriculture. **AG, AW**
- AGR-1-5.** To preserve agricultural land, encourage the use of tools and incentives, such as density bonuses or transfers of development rights, and support partnerships aimed at acquiring agricultural conservation easements. **AG, NE, PH, WH**
- AGR-1-6.** Support agricultural land preservation programs that seek to preserve and enhance soil conditions and overall productivity. **AG, NE**
- AGR-1-7.** Encourage retention of agricultural operations that are adjacent to other agricultural operations or permanent open space. **AG, AW**
- AGR-1-8.** Investigate a county-wide Agricultural protection plan.
- AGR-1-9.** Require development to mitigate the external effects of development on agricultural production. **AG, AW**
- AGR-1-10.** Implement development standards that protect agriculture activities from incompatible uses, such as development buffers between non-agricultural uses in agricultural areas. **AG, AW**
- AGR-1-11.** Encourage development standards that protect the following agricultural activities including, but not limited to: spraying chemicals, burning fields, and use of machinery at any hour; control of domestic animals; maintenance of agricultural fencing; protection of agricultural water user facilities, ditches, and water rights. **AG, AW**

Photo Credit: Bonnie Braaksma

Agriculture Goal 2. *Protect soil quality.*

Policies:

- AGR-2-1.** Encourage conservation of high quality soils as a first-step towards environmental stewardship and protecting soil quality. **AG, NE**
- AGR-2-2.** Limit development in locations where soil characteristics are unsuitable for development (e.g., flood prone areas, hydric soils, etc). **AG, NE, PH**
- AGR-2-3.** Encourage the preservation of natural watercourse banks to mitigate erosion. **AG, NE**
- AGR-2-4.** Ensure development demonstrates compliance with local, state and federal regulations and standards relating to soil erosion, dust, and soil sedimentation. **AG, NE, PH**
- AGR-2-5.** Require development to comply with re-vegetation and weed control plans as prescribed by the Gallatin County Weed Department through weed management plans and memorandums of understanding. **AG, NE**
- AGR-2-6.** Encourage the use of landscape buffer zones to protect agriculturally significant soils. **AG**

Agriculture Goal 3. *Increase production of and support access to locally-sourced food.*

Policies:

- AGR-3-1.** Define, encourage, and support different scales of agriculture throughout the County (e.g., truck farms, agri-hoods, community gardens) and integrate these community amenities into zoning regulations and neighborhood plans. **AG, PH**
- AGR-3-2.** Encourage zoning regulations to allow such uses as produce stands, farmers markets, and food cooperatives, which can facilitate small-scale agriculture and direct sales near residential districts. **AG, PH**
- AGR-3-3.** Support access to locally sourced food from producers in the County. **AG, LS, PH**



Topic 2: Property Rights and Rural Character (PR)

Property Rights Goal 1. *Balance property rights with maintaining rural character.*

Policies:

- PR-1-1.** Facilitate the development of neighborhood plans and citizen-petitioned 201 zoning districts that protect property rights while providing greater overall predictability for landowners. **AG, LS, NE**
- PR-1-2.** Encourage development to take place in areas of the County that are already developed or are prepared to receive development, minimizing impact on more rural and agricultural areas. **AG, LS, NE, WL, WH**
- PR-1-3.** Work with property owners during the neighborhood planning process to protect lands valuable for farming and ranching and identify rural/agricultural areas that are likely to transition to other uses and would be suitable for future growth. **AG, LS**
- PR-1-4.** Continue to support and improve zoning regulations exemptions for agricultural structures. **AG, LS**
- PR-1-5.** Discourage medium- to high-density rural subdivisions that are located away from infrastructure, services, and facilities. **AG, LS, NE**
- PR-1-6.** If development far from services and facilities is proposed, encourage and promote clustering and compact development to protect the characteristics of rural areas and minimize the impacts of development. **AG, LS, NE, PH, WH**



Photo Credit: Brenda Lloyd

Topic 3: Fish, Wildlife, and Plant Habitat (HAB)

Habitat Goal 1. *Conserve, and when possible, enhance important habitat for fish, wildlife, plants, and other biological communities.*

Policies:

- HAB-1-1.** Maintain and develop key partnerships to identify important wildlife habitat, including areas important for wildlife movement and migration. **NE, WL, WH**
- HAB-1-2.** Utilize tools such as conservation easements, transferable development rights, and density bonuses to protect important habitat areas for fish, wildlife, and plants. **NE, WL, WH**
- HAB-1-3.** Investigate the development of regulations that prevent the net loss of wetlands in Gallatin County. **WH**
- HAB-1-4.** Preserve identified big game winter range and areas important for wildlife movement and migration. **WH**
- HAB-1-5.** Encourage the incorporation of wildlife buffers into developments in areas of increased animal activity. **WL, WH**
- HAB-1-6.** Encourage the incorporation of vegetated buffers and infrastructure setbacks from water bodies and bald and golden eagle nests, clustered homes, and connected open space into developments in areas of increased animal activity or important wildlife habitat. **WH**
- HAB-1-7.** Incorporate FWP recommendations for mitigating development impacts using the map (see Chapter 6) of wildlife resource values and associated matrix. **WL, WH**
- HAB-1-8.** Encourage aquatic organism passage for road crossings.
- HAB-1-9.** Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property through native planting and invasive species removal. **NE, WL, WH**

Habitat Goal 2. *Embrace living with wildlife principles to reduce human-wildlife conflicts.*

Policies:

HAB-2-1. Work with FWP, municipalities, property owners, and other partners to develop and communicate principles for Living with Wildlife. **WL, WH**

HAB-2-2. Work with applicable partners to develop resources to help communities effectively implement bear-resistant facilities for garbage collection. **WL, WH**

HAB-2-3. Utilize covenants and other tools to address the following:
NE, WL, WH

- » Control of domestic animals
- » Prohibition of artificial feeding of wild animals
- » Construction of wildlife-friendly fencing or no fencing to avoid creating impediments to wildlife movement and migration
- » Provision of animal-proof refuse containers
- » Reduction and securing of attractants (prohibiting outdoor food storage, elevated bird feeders, surrounding potential attractants with electric fencing, etc.)
- » Facilitation of wildlife access to streams, wetlands, and other nearby wildlife habitat including areas important for wildlife movement and migration
- » Limit pond and water features, and encourage xeriscaping and maintenance of native vegetation (in accordance with FWP's Fish and Wildlife Recommendations for Subdivision Development in Montana) to conserve water for fish and wildlife

HAB-2-4. Encourage partnerships with FWP, MDT, and other agencies to incorporate information on wildlife movement and migration into transportation planning and documents. **LS, W, WH**



THEME: OPEN SPACE

Topic 1: Environment (ENV)

Environment Goal 1. *Protect and enhance our natural environment through stewardship, conservation, and accountability.*

Policies:

- ENV-1-1.** Limit or restrict intense development adjacent to environmentally sensitive areas. **NE, WL, WH**
- ENV-1-2.** Encourage use of open space tax levy funds to support the Growth Policy and its goals of protecting and enhancing the natural environment. **NE, WH**
- ENV-1-3.** Utilize resources and information from regional agencies and organizations that focus on environmental stewardship to identify and inventory the location of important natural resources. **NE, WH**
- ENV-1-4.** Develop and/or maintain strategic partnerships to monitor key environmental indicators that support air and water quality, biological integrity, ecological connectivity, etc. **AG, NE, PH, WL, WH**
- ENV-1-5.** Prevent or reduce the spread of invasive species and support efforts to mitigate their impacts through plans, investments, and education programs. **AG, NE, WH**
- ENV-1-6.** Support and implement development standards and other tools that make Gallatin County more resilient to potential impacts from climate change. **LS, NE, PH**

Environment Goal 2. *Protect water quality.*

Policies:

- ENV-2-1.** Discourage new development in flood prone areas. **NE, PH, WH**
- ENV-2-2.** Encourage the adoption of watercourse setbacks in the County's land use regulations. **NE, PH, WL, WH**
- ENV-2-3.** Limit development to appropriate uses in identified source water protection areas. **NE, PH, WH**
- ENV-2-4.** Minimize adverse impacts from development on rivers, streams, wetlands, and riparian areas. **NE, PH, WH**
- ENV-2-5.** Require development to demonstrate compliance with local, state, and federal water quality and wetland protection regulations and standards. **NE, PH, WH**
- ENV-2-6.** Require developments to manage stormwater and runoff to mitigate adverse impacts to neighboring properties, rivers, streams, and riparian areas. **NE, PH**
- ENV-2-7.** Encourage low-impact development approaches to retain and recharge stormwater on site. **NE, PH**
- ENV-2-8.** Require erosion control plans for all development. **NE, WL, WH**
- ENV-2-9.** Require all development to document compliance with erosion control plans. **NE, WL, WH**
- ENV-2-10.** In areas of groundwater concern, require protective measures for development. **NE, PH**
- ENV-2-11.** Require heavy industrial uses, including animal feeding operations, to document mitigation of adverse impacts on surface and ground waters. **AG, AW, NE, PH, WH**
- ENV-2-12.** Encourage development to connect to public water and wastewater treatment systems and discourage reliance of new development on individual wells and septic systems. **LS, PH**
- ENV-2-13.** Consider development and implementation of more stringent standards on spacing and monitoring of septic systems. **NE, PH**
- ENV-2-14.** Support efforts to properly abandon wells and septic systems. **NE, PH**
- ENV-2-15.** Encourage developments to assess both the immediate and the long-term cumulative impacts on water quality. **LS, NE, PH, WL, WH**
- ENV-2-16.** Review watercourse mitigation plans to ensure they protect water quality and other related resources from detrimental impacts of development. **NE, WL, WH**
- ENV-2-17.** Encourage ongoing maintenance and restoration of riparian vegetation. **NE, WL, WH**
- ENV-2-18.** Make channel migration zone information available to inform land management and development decisions. **NE**

Environment Goal 3. *Protect water quantity.*

Policies:

- ENV-3-1.** Encourage development to assess both the immediate and long-term cumulative impacts on water quantity. **AW, LS, NE, PH, WH**
- ENV-3-2.** Require development to document adequate water quantity. **LS, NE**
- ENV-3-3.** Encourage development to show how water rights belonging to a property will be disposed of and demonstrate a rational plan to maintain and protect flows for the existing water rights of others. **AW, LS, NE, PH**
- ENV-3-4.** Require development to control post-development runoff volumes to not exceed pre-development runoff volumes. **NE**
- ENV-3-5.** Review and update development regulations to define and strengthen water usage standards. **AW, LS, NE**
- ENV-3-6.** Enforce water use limitations in subdivision development. **AW, LS, NE**

Environment Goal 4. *Protect air quality.*

Policies:

- ENV-4-1.** Use available incentives and develop additional incentives to protect air quality, such as supporting public transportation, encouraging mixed-use development, strategic density along transit corridors, and cost-shared dust control efforts. **NE, PH**
- ENV-4-2.** Require development to demonstrate compliance with local, state, and federal air quality regulations or standards. **NE, PH**
- ENV-4-3.** Encourage development to protect air quality and reduce particulate matter. **NE, PH**
- ENV-4-4.** Support dust control plans for unpaved roads, subject to review and approval of Road Department. **LS, PH**
- ENV-4-5.** Encourage the paving of roads to reduce dust and promote air quality. **NE, PH**
- ENV-4-6.** Support improved integration and connectivity of public transit and multimodal facilities to reduce vehicle emissions. **LS, NE, PH**



Topic 2: Recreation (REC)

Recreation Goal 1. *Support creation of a regional recreation network.*

Policies:

- REC-1-1.** Support the development and implementation of parks, open space, and trails planning documents. **LS, PH**
- REC-1-2.** Identify physical characteristics and areas that are appropriate for future County trails, parks, and open space. **LS, NE, PH**
- REC-1-3.** Require development to comply with plans for parks, recreation, open space, and trails. **LS, NE, PH**
- REC-1-4.** Develop and implement trail standards based on type and density of development. **LS, PH**
- REC-1-5.** Promote design standards and development patterns that connect multimodal facilities, trails, and pathways to recreational open space corridors, parks, community amenities, and other meaningful destinations. **LS, NE, PH**
- REC-1-6.** Support and encourage the dedication of recreation systems that are adjacent to, or continuations of, existing or planned parks, recreational areas, open space, trails, or public lands. **NE, WH**
- REC-1-7.** Account for maintenance costs and responsibility associated with existing and future trails or open space development. **LS**
- REC-1-8.** Encourage private ownership (such as homeowners' associations) and private maintenance of areas conserved or dedicated as parks, recreation, open space, and trail areas. **NE, WH**
- REC-1-9.** Encourage public access to areas conserved or dedicated as parks, recreation, open space, and trail areas. **LS, NE**
- REC-1-10.** Support and encourage access for all in parks, open space, and trails planning documents to serve the diverse population. **LS**
- REC-1-11.** Encourage outdoor recreation that promotes stewardship, land ethics, Leave No Trace principles, and outdoor recreation-related skills. **LS, NE**
- REC-1-12.** Support and encourage a sustainable recreation network to protect and conserve parks, open space, and trail resources from overuse. **LS, NE**



Photo Credit: Somer Erdmann

Topic 3: Scenic Resources (SCN)

Scenic Resources Goal 1. *Leverage available planning tools and incentives to preserve and enhance our open spaces and scenic resources.*

Policies:

- SCN-1-1.** Use tools and incentives, such as cluster development, bonus density, transfers of development rights, and conservation easements, to conserve scenic resources and views. **NE**
- SCN-1-2.** Work with public and private landowners to preserve our most significant scenic resources. **NE**
- SCN-1-3.** Facilitate the development of Neighborhood Plans and citizen-petitioned 201 zoning districts that conserve scenic resources and views. **NE**
- SCN-1-4.** Conduct a viewshed analysis to identify and protect scenic resources throughout the County. **NE**
- SCN-1-5.** Develop and implement design standards that are appropriate in the context of our natural setting and historic character. **NE**
- SCN-1-6.** Develop and implement a dark sky policy to address light pollution and preserve our night skies. **NE, WL, WH**
- SCN-1-7.** Ensure that all relevant zoning regulations include language for ridgeline preservation. **NE**

Topic 4: Natural Hazards (NAT)

Natural Hazards Goal 1. *Protect human life and property from natural hazards through a focus on resiliency.*

Policies:

- NAT-1-1.** Identify and map hazard-prone areas (e.g. wildfire, flood, channel migration, high groundwater, and geologic hazards). **NE, PH**
- NAT-1-2.** Provide education and information regarding the dangers of developing in areas prone to natural or man-made hazards. **NE, PH**
- NAT-1-3.** Restrict development in areas considered to be at greater risk of environmental hazards. **NE, PH**
- NAT-1-4.** Require mitigation of potential hazards when development takes place within identified areas of increased risk. **PH**
- NAT-1-5.** Restrict development in flood hazard areas to protect property and life from flooding. **PH**
- NAT-1-6.** Require compliance with the Gallatin County Floodplain Regulations. **PH**
- NAT-1-7.** Develop and implement strategies to reduce the community's exposure to flood hazards. **PH**
- NAT-1-8.** Limit or restrict development on steep slopes, unstable grounds, and hydric soils. **NE, PH**
- NAT-1-9.** Discourage development of geologically or seismically unstable areas to limit potential hazards. **NE, PH**
- NAT-1-10.** Support the use of covenants that require developers to provide the appropriate engineering to mitigate safety concerns of development in areas with potential and demonstrated unstable slopes and soils. **NE, PH**
- NAT-1-11.** Restrict development in areas identified in the Community Wildfire Protection Plan as having "high" or "very high" wildfire hazard to protect property and life from wildfires. **PH**
- NAT-1-12.** Require mitigation of fire hazards, encourage the reduction of fire fuel loads, and encourage adherence to defensible space measures for each structure. **PH**



THEME: OPPORTUNITY

Topic 1: Land Use (LU)

Land Use Goal 1. *Concentrate development in areas where a full range of services are available and results in the fiscally efficient delivery of public services.*

Policies:

- LU-1-1.** Encourage neighborhood plans to develop Future Land Use Maps that identify appropriate locations for different types of land use development. **AG, AW, LS, NE, PH, WL, WH**
- LU-1-2.** Use tools such as scenario planning to evaluate the benefits, drawbacks, and likelihood of potential development patterns within County. **AG, AW, LS, NE, PH, WL, WH**
- LU-1-3.** Facilitate the development of neighborhood plans and citizen-petitioned 201 zoning districts. **LS, NE, PH**
- LU-1-4.** Identify appropriate locations for infrastructure by using modeling for the amount and location of future growth. **LS**
- LU-1-5.** Align public investment in infrastructure and services with established land use goals and policies. **LS, PH**
- LU-1-6.** Recognize the critical need for infrastructure and services to be in place prior to or concurrent with new development. **LS, PH**
- LU-1-7.** Encourage development in areas already served or planned to be served by utilities and public services. **LS, NE, PH**
- LU-1-8.** Promote opportunities for multi-story / mixed-use developments in areas that have adequate infrastructure and services and are zoned for these types of uses and densities. **LS, PH**
- LU-1-9.** Encourage the review and update of existing neighborhood plans as land uses change. **LS, NE, PH**

Photo Credit: Whitney Bermes

Land Use Goal 2. *Encourage residential development in areas planned or zoned for residential use, recognizing and addressing the link between location of housing and location of infrastructure, community facilities, and services.*

Policies:

- LU-2-1.** Encourage the development and infill of established neighborhoods within and around existing municipalities. **LS**
- LU-2-2.** Promote residential development adjacent to existing developed land. **LS**
- LU-2-3.** Support land use patterns and density that are not consumptive of land and energy. **AG, NE**
- LU-2-4.** Promote clustered residential development. **LS, PH**
- LU-2-5.** Discourage costly, sprawling, leap-frog development that puts a strain on commute times and the ability to provide adequate and equitable levels of service and infrastructure. **LS, PH**
- LU-2-6.** Use incentives to locate residential development in and around areas designated for urban growth. **LS**
- LU-2-7.** Encourage residential development in areas in proximity to, and with connections to, established transportation networks. **LS, PH**
- LU-2-8.** Encourage development patterns that minimize vehicle miles traveled. **PH**
- LU-2-9.** Facilitate the development of neighborhood plans and citizen-petitioned 201 zoning districts for planning appropriate residential uses. **LS, PH, NE**



Land Use Goal 3. *Locate commercial and light industrial development in areas planned or zoned for that use.*

Policies:

- LU-3-1.** Require neighborhood plans to address commercial and light industrial uses. **LS**
- LU-3-2.** Encourage neighborhood plans and zoning regulations to allow opportunities for small, neighborhood-serving businesses and commercial services. **LS, PH**
- LU-3-3.** Prevent the encroachment of industrial uses into residential areas. **PH**
- LU-3-4.** Encourage new commercial and light industrial development to document and provide adequate infrastructure (transportation, power, sewer and water facilities, etc.). **LS, PH**

Land Use Goal 4. *Manage heavy industrial development.*

Policies:

- LU-4-1.** Locate heavy industrial development in areas that have minimal adverse impact on other uses, and in areas planned or zoned for heavy industrial development. **LS, PH**
- LU-4-2.** Use available tools to limit or prohibit heavy industrial development within areas especially prone to man-made or natural hazards, or within identified environmentally sensitive areas. **NE, PH**
- LU-4-3.** Discourage sand and gravel extraction operations in areas that could result in significant land use conflicts, such as adjacent to residential neighborhoods. **NE, PH**
- LU-4-4.** Provide adequate sites for industrial development while minimizing risks to human health. **NE, PH**

Topic 2: Regulations and Development Standards (DEV)

Development Standards Goal 1. *Ensure developer responsibility for identifying, avoiding, and if necessary, mitigating impacts due to development projects, as well as the adequate provision of infrastructure and services.*

Policies:

- DEV-1-1.** Encourage, and where possible require, all development to:
- » Demonstrate consistency with the Growth Policy and applicable regulations.
 - » Mitigate adverse impacts. **NE, PH, WH**
 - » Illustrate compatibility with existing uses and natural environment. **NE, WH**
 - » Document availability of equitable and adequate local services and public facilities, including school capacity. **LS, PH**
 - » Document and provide solid waste disposal. **LS, NE, PH**
 - » Demonstrate compatibility with the logical expansion of local services and public facilities. **LS, PH**
- DEV-1-2.** Require development to demonstrate compliance with local, state, and federal regulations and standards for soil, water, and air contamination. **NE, PH**
- DEV-1-3.** Ensure that the environmental standards in the County's development regulations meet the objective of protecting the natural environment. **NE**
- DEV-1-4.** Encourage development to conserve and emphasize scenic resources and views including preservation of ridge tops and hillsides and protection of dark skies. **NE, PH, WL, WH**
- DEV-1-5.** Encourage tree plantings and low maintenance native vegetation along development rights-of-way. **NE, PH**
- DEV-1-6.** Maintain and improve regulations that require mitigation of potential adverse impacts from new developments. **NE, PH**
- DEV-1-7.** Provide incentives in the land development process for projects utilizing public facilities. **LS**
- DEV-1-8.** Explore mechanisms to identify, collect, and expend development funds. **LS**
- DEV-1-9.** Consider leveraging impact fees to provide more support and predictability related to development costs. **LS**
- DEV-1-10.** Consider the use and development of tools to mitigate development costs to the general public, such as impact fees and traffic impact analyses. **LS, PH**
- DEV-1-11.** Encourage development standards that protect water conveyance facilities (e.g. ditches, canals, headgates) and water rights. **AG, AW**



Photo Credit: Mayana Rice

Topic 3: Transportation (TRN)

Transportation Goal 1. Plan for a safe and efficient transportation system.

Policies:

- TRN-1-1.** Recognize the inherent link between transportation and land use, and strive for policies, plans, regulations, development standards, and other planning tools to achieve a high level of integration and coordination between the two topics. **LS, PH, NE**
- TRN-1-2.** Update and implement transportation plans. **LS, PH**
- TRN-1-3.** Develop and implement capital improvement plans. **LS**
- TRN-1-4.** Support the development and adoption of a County-wide Right-of-Way preservation plan. **LS**
- TRN-1-5.** Identify and document roads by use. **LS**
- TRN-1-6.** Encourage development patterns that reduce reliance on single-occupancy vehicles and minimize vehicle miles traveled. **LS, PH, NE**
- TRN-1-7.** Promote multimodal opportunities and connectivity in appropriate areas of the County. **LS, PH**
- TRN-1-8.** Encourage development patterns that increase access to multimodal transportation options. **LS, PH**
- TRN-1-9.** Encourage development patterns that improve access to goods and services via walking, biking, and transit. **LS, PH**
- TRN-1-10.** Encourage new development to incorporate walkability, pedestrian spaces, and pedestrian-friendly design elements. **LS, PH**
- TRN-1-11.** Require development to be consistent with adopted trails plans. **LS, PH**
- TRN-1-12.** Require development to document proposed access and road systems, and their relationship to existing and future arterial locations and proposed trail plans. **LS**

- TRN-1-13.** Require development to coordinate proposed new roads with both existing and planned roads, taking into consideration current, proposed, and future circulation and development patterns. **LS**
- TRN-1-14.** Require development to provide and develop access to land not previously reviewed under the subdivision regulations when reasonable access to that land is through the proposed development and the circulation pattern is enhanced with multiple access points. **LS**
- TRN-1-15.** Encourage development to document mitigation of erosion, noxious weed infestation, and visual impacts associated with the construction of new roads. **LS, NE, PH**
- TRN-1-16.** Encourage development to document mitigation of dust, noise, and general safety. **LS, PH**
- TRN-1-17.** Explore the use of roundabouts to improve safety and efficiency at appropriate intersections. **LS, PH**
- TRN-1-18.** Encourage and plan for additional east-west connections. **LS, PH**
- TRN-1-19.** Encourage partnerships with FWP, MDT, and other agencies to incorporate information on wildlife movement and migration into transportation planning and documents. **LS, W, WH**



Photo Credit: Big Sky Fire Department

Topic 4: Infrastructure and Emergency Services (IES)

Infrastructure Goal 1. *Prioritize high-quality infrastructure that promotes efficiencies and reduces maintenance costs.*

Policies:

- IES-1-1.** Promote and practice increased coordination and communication with existing and proposed Water and Sewer Districts. **LS, PH**
- IES-1-2.** Support orderly and well-planned water and wastewater infrastructure pursuant to coordinated and adopted facility plans. **LS, PH**
- IES-1-3.** Inform the public on the benefits of utilizing public utilities. **LS, PH**
- IES-1-4.** Encourage prioritization of infill development within existing public service areas over expansion of these service areas. **LS, PH**
- IES-1-5.** Consider long-term liabilities and maintenance costs as part of the decision to improve and expand infrastructure and services. **LS, PH**

Infrastructure Goal 2. *Ensure development is adequately served by emergency services.*

Policies:

- IES-2-1.** Require development to document access to fire protection and medical emergency services. **LS, PH**
- IES-2-2.** Where possible, require development to document an estimated emergency response time. **LS, PH**
- IES-2-3.** Encourage use of covenants that address the maintenance of required fire protection measures (fire sprinkler systems, fire fill pond, etc.) **LS, PH**
- IES-2-4.** Ensure law enforcement is able to serve development and has adequate access. **LS, PH**
- IES-2-5.** Require development to address emergency services access and driveway standards. **LS, PH**
- IES-2-6.** Discourage development in places far from emergency services. **LS, PH**

Topic 5: Sustainability (ST)

Sustainability Goal 1. *Promote development that conserves energy and natural resources.*

Policies:

- ST-1-1.** Promote innovative and efficient renewable energy solutions to help offset the growing demand from a growing population. **LS, NE, PH**
- ST-1-2.** Promote a high standard of water and energy conservation in new construction and redevelopment. **NE**
- ST-1-3.** Encourage the inclusion of landscaping standards into developments (e.g. water-wise and drought-tolerant planting and maintenance of native vegetation where applicable, green roofs, greenspace, parks, watercourse mitigation, edible landscapes, community gardens). **NE**
- ST-1-4.** Encourage subdivision design to follow sustainable best practices, such as access to open space and parks; inclusion of green technologies; inclusion of pedestrian and bike connections and pathways; access to integrated or adjacent commercial areas; integration of small-scale community agriculture, etc. **LS, NE, PH**



Photo Credit: Gallatin County Planning

Topic 6: Housing (HS)

Housing Goal 1. *Promote equitable, inclusive housing options and address anticipated housing needs by accommodating a range of housing options at different price points.*

Policies:

- HS-1-1.** Establish and maintain partnerships and programs that create accessible, affordable housing options in the County. **LS, PH**
- HS-1-2.** Encourage a diversity of housing options that includes alternatives to traditional home styles, such as clustered developments, co-housing, tiny homes, modular homes, and others. **PH**
- HS-1-3.** Require residential zoning to allow for a variety of housing types that promote different price points. **PH**
- HS-1-4.** Where appropriate, consider mixed-use developments that provide housing above commercial spaces. **LS, PH**
- HS-1-5.** Use available incentives to promote the inclusion of low-income and moderate-income housing developments. **LS, PH**
- HS-1-6.** Encourage new construction techniques and materials that reduce building costs and support affordable housing. **LS, NE**
- HS-1-7.** Consider mechanisms and programs that account for both the initial price and the on-going costs (e.g., transportation, utilities, maintenance, etc.) in the creation of affordable housing units. **PH**
- HS-1-8.** Support the location of accessory dwelling units in residential areas served by infrastructure. **LS, NE, PH**
- HS-1-9.** Support affordable housing in locations with access to public transportation. **LS, PH**
- HS-1-10.** Identify and preserve existing, affordable housing for future generations. **LS, PH**

Topic 7: Culture and Education (CE)

Culture and Education Goal 1. *Increase access to a variety of educational and cultural opportunities throughout the County.*

Policies:

- CE-1-1.** Work collaboratively with the school districts to expand, redevelop, and plan new schools in the County. **LS, PH**
- CE-1-2.** Invite school districts and private school systems to review and comment on potential impacts from development proposals/projects in their vicinity. **PH**
- CE-1-3.** Coordinate with communities and organizations to support additional cultural events and opportunities throughout the County (e.g., sports, art, music, food). **PH**
- CE-1-4.** Encourage developers to document efforts to protect historic and cultural features. **LS**
- CE-1-5.** Require development to demonstrate compliance with local, state, and federal historic preservation regulations. **LS**
- CE-1-6.** Expand the economic base by creating an environment that encourages partnerships with vocational, technical, and university students and faculty. **LS**



Photo Credit: Warren Vaughn

Topic 8: Intergovernmental Coordination (CO)

Coordination Goal 1. *Commit to regional coordination to achieve shared goals and priorities.*

Policies:

- CO-1-1.** Provide high levels of communication and coordination regarding growth and development. **LS**
- CO-1-2.** Implement the Triangle Community Plan and facilitate continued neighborhood planning efforts. **AG, AW, LS, NE, PH**
- CO-1-3.** Continue cross-jurisdictional coordination to align existing and future long-range community plans. **AG, AW, LS, NE, PH**
- CO-1-4.** Ensure coordination efforts include smaller communities on the edge of County limits. **AG, AW, LS, NE, PH**
- CO-1-5.** Work with representatives from local, state, and federal organizations to promote efficiency, cost-effectiveness, and high-quality services. **LS, PH**
- CO-1-6.** Explore intergovernmental agreements with neighboring counties. **LS**
- CO-1-7.** Commit to cooperating with local governments on establishing and striving towards mutually-beneficial conservation and sustainability goals. **LS, NE, PH**

Topic 9: Public Service (PS)

Public Service Goal 1. *Provide meaningful opportunities for public engagement and establish a regulatory process that is transparent, fair, and efficient.*

Policies:

- PS-1-1.** Continue to support the County's increasingly diverse population through the development of more multilingual engagement opportunities.
- PS-1-2.** Explore the use of innovative and diverse engagement tools that help make Planning Department services accessible to all.
- PS-1-3.** Develop and provide educational materials on zoning, land use, development standards, floodplains, and other topics as needed.
- PS-1-4.** Utilize technology to provide the public and decision-makers with real-time and high integrity data with which to make decisions.
- PS-1-5.** Strive for a fair and transparent process for the applicant and the public.
- PS-1-6.** Strive for predictability, consistency, and clarity within development regulations to promote efficiency for developers and staff.
- PS-1-7.** Continue to assist property owners and business interests throughout the county, clarifying limitations, identifying regulations, and stressing the value of site visits.
- PS-1-8.** Continue efforts to refine development regulations and standardize administrative/procedural requirements.
- PS-1-9.** Continue efforts to improve interactive mapping materials for staff, agency, and citizens



Photo Credit: Whitney Bormes



8 | Implementation and Action Plan

INTRODUCTION

The goal of Chapter 8 is to provide more detailed information on how the Growth Policy is implemented, as well as lay out a more detailed action plan that aims to achieve the vision, goals, and policies of the Growth Policy. The first part of this chapter provides more detailed information pertaining to the following items and how they are implemented through the Growth Policy:

- » Growth Policy Review and Updates
- » Land Use Map Amendments
- » Neighborhood Plans: Creation and Updates
- » Zoning Districts and Zoning Regulations: Creation and Updates
- » Subdivision Regulation Updates
- » Potential Plans, Studies, and Programs
- » Intergovernmental Coordination

According to state law, the County Commission, Planning Board, and any other governing body must be guided by and give consideration to the general policy and pattern of development set out in the Growth Policy in the:

- » Authorization, construction, alteration, or abandonment of public ways, places, public structures, or public utilities;
- » Authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and
- » Adoption of zoning ordinances or resolutions.

“Keep the focus on citizenship, science, education, and preservation of land through smart density and forward looking planning.”

The Gallatin County Subdivision Regulations, neighborhood plans, zoning regulations, and any other planning related document must be in compliance with the adopted Growth Policy. If any document, policy, plan, or regulation is not found to be in compliance, it must be amended accordingly.

The last part of this chapter contains two associated action plan tables. The first table identifies actions for implementing the Growth Policy’s vision, goals, and policies, and the agencies responsible for those actions. It also provides a schedule for how often these actions should be taken. The second table includes key metrics for measuring the County’s progress towards its goals and objectives. These metrics have been established on an annual review basis. These two tables provide a framework for accountability towards achieving stated goals and completing key actions as the County moves toward the future.

GROWTH POLICY REVIEW AND AMENDMENTS

The Growth Policy is a land use guide that reflects the vision, prevailing desires, and needs of County residents while responding to the County’s existing development patterns, population trends, zoning regulations, and development constraints and opportunities.

The Growth Policy must be considered a living document that requires regular review and amendments to remain relevant and effective. State statute requires that the growth policy be reviewed at least once every five years.

The Growth Policy is written so that its chapters build upon one another, presenting data and ideas that ultimately give shape to the community’s vision for the future. Chapters are also connected by the three themes of the community: Heritage, Open Space, and Opportunity. The interdependence of chapters within the Growth Policy means that they cannot be considered or amended independently. A proposal to change any portion of the Growth Policy must be evaluated for conformance with and impact on the entire Growth Policy.

FUTURE LAND USE MAP

Land use maps are tools used to guide the application of the Growth Policy at different geographic scales throughout the County. The Land Planning Map and Matrix in Chapter 5 sheds light on current conditions in the County by identifying jurisdictional boundaries, existing regulations, and applicable planning documents. Chapter 8 outlines an implementation plan for the Growth Policy and identifies the creation of a Future Land Use Map as a key short-term goal. The development of the Future Land Use Map will be guided by the Growth Policy’s vision and grounded in the realities of existing development in Gallatin County, as identified in the map and matrix, and the documents they point to.

NEIGHBORHOOD PLANS: CREATION AND UPDATES

Neighborhood plans interpret and articulate the County Growth Policy's vision, goals, and policies for a specific geographic area, while reflecting the desires and needs of local residents. Although a neighborhood plan is not regulatory, it is intended to provide greater specificity for land use development.

Proposed neighborhood plan boundaries and plans are evaluated by the County Commission to determine compliance with the Growth Policy and any applicable regulations.

A neighborhood plan adopted pursuant to 76-1 PART 6, MCA and in conformance with the Growth Policy may be developed following a simplified development review process.

Requests to the County Commission for support and assistance from the Planning Department for a neighborhood plan update will be based on:

- » Neighborhood commitment to the planning process.
- » Ability (Level of Service) of an area to accommodate compatible land uses.
- » Evidence that the neighborhood plan would further the intent, goals, policies and all other elements of the Growth Policy, including but not limited to reducing sprawl and leapfrog development, and promoting cluster and compact development.
- » Evidence that the neighborhood plan would be compatible with the future land uses and densities or intensities contained in the Growth Policy.
- » Evidence that the neighborhood plan would carry out, as applicable, any specific goals and policies for community facilities or public infrastructure, including such things as transportation facilities or central sewer and water systems that are contained in the Growth Policy.

For a neighborhood plan to be initiated, the following steps must be completed:

1. Neighborhood-initiated meeting to determine neighborhood commitment to planning process and identification of proposed boundaries.
2. Minimum criteria defining the jurisdictional area for an initial neighborhood plan:
 - » Encourages a minimum of 640 contiguous acres (one square mile), except for existing zoning districts. Areas of less than 640 acres may be considered under unique circumstances.
 - » Is defined by a legal description that does not split parcels.
 - » Multiple landowners and residents are involved/affected.
 - » Conforms with the Growth Policy.
3. Submittal of neighborhood request for support and assistance to Planning Department. Include names, addresses, and phone numbers of proposed committee members.

4. Submittal of request for establishment of neighborhood planning boundaries to Planning Department.
5. Neighborhood Plan Boundary requests will be presented to County Commission after public notice. The governing body reserves the right to accept, deny, amend, or alter the proposed boundaries based on staff input and interpretation of the extent of the shared common identity and unique characteristics that distinguish the area.
6. Information gathering shall include but not be limited to the Primary Criteria. As needed GIS data shall be created.
7. The drafting of the Neighborhood Plan shall include a public process which will include at a minimum:
 - » Issue/problem identification
 - » Analysis of identified issue/problem
 - » Identification of alternative solutions
 - » Selection of solution/plan of action
 - » Development of goals and objectives
 - » Development of future land use map
 - » Map and text describing existing characteristics and features of land uses, population, housing needs, economic conditions, local services, public facilities, and natural resources.
 - » Map and text describing projected future trends of land uses, population, housing needs, economic conditions, local services, public facilities, and natural resources.
 - » Description of implementation tools.
8. A minimum of one Public meeting to determine neighborhood commitment to the draft plan shall be held prior to the introduction to the Planning Board.
9. The draft plan shall be presented to the Planning Board paired with the initiation of public hearing process.

ZONING REGULATIONS: CREATION AND UPDATES

Zoning regulations established by the County Government (201) and by citizen-petition (101) shall be formulated in a manner consistent with the stated goals and policies of this Growth Policy, to the extent possible under existing Montana state law.

Similar to the creation of a neighborhood plan, the creation of a zoning regulation must include a formal public input process.

The creation of a Zoning Regulation begins with a meeting to confirm neighborhood commitment to zoning processes and identify proposed district boundaries. Following this initial meeting, the process follows these steps:

1. Minimum criteria defining the jurisdictional area for the district and regulations:
 - » Encourages a minimum of 640 contiguous acres (one square mile), except for existing zoning districts. Areas of less than 640 acres may be considered under unique circumstances.
 - » Is defined by a legal description that does not split parcels.
 - » Multiple landowners and residents are involved/affected.
 - » 201 Districts must conform with the current Growth Policy.
2. Submittal of neighborhood request for support and assistance to Planning Department.
3. Zoning District Boundary requests will be presented to County Commission after public notice. The governing body reserves the right to accept, deny, amend, or alter the proposed boundaries based on staff input and interpretation of the extent of the shared common identity and unique characteristics that distinguish the area.
4. Information gathering shall include but not be limited to the Primary Criteria. As needed, GIS data shall be created.
5. The drafting of the Zoning Regulations shall include a public process which will include at a minimum:
 - » Development of intent
 - » Development of regulations
 - » Development of administrative process
6. The Planning and Zoning Commission or Board of Consolidated Adjustments shall hold public hearings to establish the district boundaries and regulations.

Zoning district boundaries and regulations are not final until approved by the County Commission.

Because 201 Zoning Regulations must be developed in conformance with the Growth Policy, all 201 Districts must be audited for compliance upon adoption of an updated Growth Policy.

SUBDIVISION REGULATIONS AND REVIEW

Section 76-1 Part 6 of the MCA related to the Growth Policy requires that when a growth policy has been adopted, Subdivision regulations must be amended to be in accordance with it. This is an opportunity to more fully articulate the vision, goals, policies, and all other elements of the Growth Policy through the regulatory structure of the subdivision regulations.

In addition, 76-1 PART 1, of MCA related to General Provisions requires the County Commission to seek the advice of the Planning Board on subdivisions involving land within the jurisdictional area of the Gallatin County Planning Board. The Planning Board may provide input on how these subdivisions can fulfill the Growth Policy's vision, goals, and policies.

Chapter 6 contains more information on subdivision review criteria. Chapter 6 includes a discussion on how Gallatin County defines the Primary Criteria in 76-3-608(3)(A) MCA and evaluation of proposed subdivisions with respect to that criteria. In addition, Chapter 6 includes a description of the subdivision public hearing process.

ADDITIONAL PLANS, STUDIES, AND PROGRAMS

The Growth Policy's vision and goals can be fortified and realized through the creation of additional plans, studies, and programs. These supporting plans, studies, and programs will target aspects of County health, safety, and welfare at different geographic scales, from the County level down to the neighborhood level.

Examples of these potential efforts include: a County-wide Transportation Master Plan, a Capital Improvements Plan, a Climate Action Plan, a community asset mapping initiative that identifies viewsheds, open spaces, and sites within the County to be preserved for future generations, an Agricultural Preservation Plan, a Water Resources Master Plan, and many others.

INTERGOVERNMENTAL COORDINATION

Intergovernmental coordination is vital to the implementation of the Growth Policy, given that land use policy in one jurisdiction can produce effects on the infrastructure, transportation patterns, and economy of a neighboring jurisdiction or an entire region. Coordination between communities provides an opportunity to ensure that the Growth Policy supports development patterns that do not compromise the ability of municipalities to grow in the future or expand necessary infrastructure. Coordination and cooperation between governments may be formalized via mechanisms such as Memoranda of Agreement or advisory boards, such as the Planning Coordination Committee. Coordination may also occur informally with regular communication and collaborative working relationships.

A recent example of intergovernmental coordination is the [Triangle Community Plan](#). The Plan was adopted in July of 2020 to guide land use in the area between Bozeman, Belgrade, and Four Corners known as “The Triangle.” As of October 2020, lands within the Triangle were subject to a patchwork of regulations, plans, and policies, including four different County Zoning Districts, several Neighborhood Plans, regulations within the Cities of Bozeman and Belgrade, and the jurisdictional planning area surrounding Belgrade.

The Triangle Community Plan was developed to foster coordination among these regional entities, so they can create and maintain a coherent land use pattern that supports the needs of existing and future residents. The Plan envisions that coordination between Belgrade, Bozeman, and Gallatin County will achieve compact, contiguous development and infill, well-planned transportation systems, adequate service provision for community cores and residential areas, and opportunities for agriculture, industry, and business.

The Gallatin County Growth Policy authorizes the development and implementation of the Triangle Community Plan. As such, the Triangle Community Plan was drafted in compliance with the Growth Policy. The Plan was developed with a 20-year planning horizon and is scheduled for review every five years. As with other Neighborhood Plans, reviews of the Triangle Community Plan will include evaluation of the Plan’s compliance with the Growth Policy.

IMPLEMENTATION TABLE

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
Specific Zoning Updates	AGR-3.1, AGR-3.2, PR-1.1, PR-1.4, SCN-1.3, SCN-1.7, LU-1.3, LU-2.9, LU-3.2, HS-1.3	LS, PH	Code	County Planning Department	Ongoing
Land Planning Map Updates	LU Goal 1, LU Goal 2, LU Goal 3, LU Goal 4, LU-1.1, LU-1.5, LU-1.9, LU-2.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Ongoing (as Neighborhood Plans, Zoning Districts, etc. are adopted)
Develop Future Land Use Map	LU Goal 1, LU Goal 2, LU Goal 3, LU Goal 4, LU-1.1, LU-1.5, LU-1.9, LU-2.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Short-term
Neighborhood Plan Updates	LU-1.1, LU-1.3, LU-1.9, LU-2.9, LU-3.1, LU-3.2, CO-1.1, AGR-1.3, AGR-3.1, PR-1.1, PR-1.3, SCN-1.3	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Ongoing
Floodplain Management Ordinance Update	ENV Goal 2, AGR-2.2, ENV-2.1, NAT-1.1, NAT-1.5, NAT-1.6, NAT-1.7	AW, NE, WL, WH PH	Code/Data	County Planning Department	Short-term
Viewshed Analysis and Mapping	SCN Goal 1, SCN-1.1, SCN-1.3, SCN-1.4, SCN-1.5, DEV-1.4	AG, NE	Data	County Planning Department, County GIS Department	Short-term
Annexation MOUs	CO-1.1	LS, NE, WL, WH, PH	Policy/Inter-Governmental Agreement	County Planning Department, Municipalities	Short-term

Timeframe is generally defined as follows: Short-term = 0 to 5 years; Mid-term = 5 to 15 years; Long-term = over 15 years

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
Growth Policy Existing Conditions Update (2020 Census Data)	PS Goal 1, PS-1-4	PH	Data	County Planning Department, County GIS Department	Short-term
Agricultural Preservation Plan	AGR Goal 1, AGR Goal 2, AGR Goal 3, PR Goal 1	AG	Plan/Data	County Planning Department, County GIS Department	Short- to mid-term
Climate Action Plan	ENV Goal 1, ENV Goal 2, ENV Goal 3, ENV Goal 4, SCN Goal 1, HAB-1.2	AG, AW, LS, NE, WL, WH, PH	Plan/Data	County Planning Department, City of Bozeman	Mid-term
Dark Sky Policies	SCN-1.6, DEV-1.4	NE, W, WH	Code	County Planning Department	Mid-term
Interactive Primary Criteria Map Development	ENV-1-4, ENV-2-13, PS-1-4	AG, AW, LS, NE, WL, WH, PH	Plan/Data	County Planning Department, County GIS Department	Mid-term
Capital Improvements Plan	TRN-1.3	LS, PH	Plan	County Planning Department	Mid-term
Transportation Master Plan	TRN Goal 1, TRN-1.1, TRN-1.19, ENV-4.1, LU-2.7	LS, NE, WH, PH	Plan/Data	County Planning Department, County Transportation Department	Mid-term
Subdivision Regulations Updates	ENV-3.6, TRN-1.15, ST-1.4	LS, PH	Code	County Planning Department	Mid- to long-term
201 Zoning Regulation Audits	PS-1.6, PS-1.8	PH, LS	Code	County Planning Department	Short-term

Timeframe is generally defined as follows: Short-term = 0 to 5 years; Mid-term = 5 to 15 years; Long-term = over 15 years

IMPLEMENTATION TABLE, CONTINUED

Action	Associated Goals/ Policies	Associated Primary Criteria	Action Type	Responsibility	Time frame
Subdivision Regulations Updates (to incorporate recommendations from FWP Map and Matrix)	HAB-1.7, FWP Map and Matrix, Chapter 5	NE, WL, WH	Code	County Planning Department	Short-term
Suitable Wildlife Crossing Areas Identification	HAB-2.4, TRN-1.19	WL, WH	Plan/Data	County Planning Department, partner agencies	Mid-term
Subdivision proposals Interactive Map	PS-1.9	LS	Data	County Planning Department / GIS	Short-term
Growth Policy Update	LU-2.10, DEV-1.1	AG, AW, LS, NE, WL, WH, PH	Plan	County Planning Department	Mid- to long-term

Timeframe is generally defined as follows: Short-term = 0 to 5 years; Mid-term = 5 to 15 years; Long-term = over 15 years

MONITORING

Tracking and monitoring of established indicators provide up-to-date measurement of progress towards the community's vision and also provides a baseline from which the County can track trends. Each theme has several indicators that use readily available data to measure success towards our goals. Each indicator identifies a source and how often the data is generally updated. The table also includes a description of the indicator, current status, and the target (increase, maintain, decrease).

Indicator	Source	Frequency	Notes	Status	Target
<i>Agriculture</i>					
<i>Acreage of Active/Protected Agricultural Land</i>	County GIS	Annually	Measure of County land that is designated for agricultural purposes		Maintain
<i>Transportation</i>					
<i>Commute Mode Share</i>	US Census, ACS	Annually	Measure of how people are commuting		Increase biking, walking, and transit
<i>Housing</i>					
<i>Housing Cost Burden</i>	US Census, ACS	Annually	Percentage of households spending more than 30% of income on housing		Decrease
<i>Open Space</i>					
<i>Acreage of Preserved Land (open space, riparian and wildlife corridors)</i>	County Assessor, GVL	Annually	Total open space, riparian areas, and wildlife corridors acreage preserved		Increase
<i>Water Quality</i>					
<i>Water Quality, measured by nutrients, sediment, temperature, and algal blooms</i>	Gallatin Watershed Council, Gallatin River Task Force, Gallatin Local Water Quality District, Montana DEQ	Annually	Water Quality assessed in reference to MT DEQ standards		Decrease pollutants, temperature, size and duration of algal blooms



Photo Credit: Katie Timmer



APPENDIX A | Glossary of terms

Accessory Dwelling Unit. A Dwelling Unit which is smaller in area and subordinate in Use to the Principal Single-family Dwelling Unit, whether attached or detached.

Adjacent. A parcel that shares all or part (including a point) of a common property line with another, and shall include all parcels across public roads, streets, alleys, Montana State Highways, watercourses, and other public ways.

Affordable Housing - Housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

Agriculture. The conduct of an agricultural activity occurring in connection with the commercial production of farm products as defined under Section 76-2-902, MCA.

Agricultural Land, Prime (Prime Farmland). Land used actively in the production of food, fiber, or livestock; and listed as Prime Farmland Soils in the Natural Resources Conservation Service soil survey.

Agricultural Water Conveyance Facilities. Agricultural water user facilities and other facilities that convey water for agricultural, stock, domestic, fish and wildlife, industrial, irrigation, mining, municipal, power, recreation, aquifer recharge or mitigation, and all the beneficial uses set forth in Section 85-2-101, MCA. These facilities include, but are not limited to, ditches, canals, pipelines, flumes, wells, infiltration galleries, diversion structures, headgates, pumps, blowoffs, swales, and associated infrastructure. This term is not intended to include a “watercourse” as defined in this section, or any man-made structure the primary purpose of which is to convey stormwater.

Agrihood. An area that incorporates the concept of integrating farms and gardens into neighborhoods, or vice versa.

Air Quality. The degree to which the ambient air is pollution-free. The current character of the air in Gallatin County as a geographic area in which levels of all criteria air pollutants meet the health-based primary standard (national ambient air quality standard as defined by EPA) for the pollutant.

Animal Feeding Operations. Animal feeding operations (AFOs) are agricultural enterprises where animals are kept and raised in confined situations creating industrial level impacts, such as traffic, odor, and waste. AFOs congregate animals, feed, manure and urine, dead animals, and production operations on a small land area. Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures, fields, or on rangeland. A lot or facility where animals have been, are, or will be stabled or confined and fed or maintained for 45 days or more in any 12 month period; and where crops, vegetation, forage growth, or post-harvest residues are not sustained over any portion of the lot facility in the normal growing season. A lot or facility with less than the equivalent of 300 animal units is not considered an animal feeding operation.

Annexation. Adding real property to the boundaries of an incorporated municipality.

Buffer (Buffer Strip/Buffer Zone). Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another to shield or block noise, lights, or other nuisances.

Census-Designated Place. An unincorporated concentration of population defined by the United States Census Bureau.

Cluster Development. A development design technique that concentrates buildings and other manmade infrastructure on a small portion of the site in order to reduce the overall need and costs for infrastructure, while allowing the larger portion of the land to be used for agriculture, recreation, open space, and preservation of environmentally-sensitive features.

Cluster Subdivision. A development design technique that means a subdivision with lots clustered in a group of five (5) or more lots that is designed to concentrate building sites on smaller lots in order to reduce capital and maintenance costs for infrastructure through the use of concentrated public services and utilities, while allowing other lands to remain undeveloped. Cluster developments must conform to regulations that establish a maximum size for each parcel in a cluster development; establish a maximum number of parcels in a cluster development; and establish requirements, including a minimum size for the area to be preserved, for preservation of open space as a condition of approval of a cluster development subdivision under regulations adopted pursuant to this section. The regulations must require that open space be preserved through an irrevocable conservation easement, granted in perpetuity, prohibiting further division of the parcel.

Commercial. Activities within land areas that are predominantly used for the sale, rental, and distribution of products, or the performance of services.

Community Core. An area of developed land with established infrastructure services and a balanced, interconnected mix of land uses with walkable access to services or amenities that are intended to serve neighborhood residents and to be a focal point for the community.

Compact Development. Development characterized as dense and diverse in its land uses while having pedestrian-oriented design, high levels of destination accessibility, and short distances to active transportation networks and/or transit stops. The five “D” variables are further detailed below:

- **Density**, which is measured as the variable of interest per unit of area. The area can be gross or net, and the variable of interest can be population, dwelling units, employment, building floor area, etc.
- **Diversity of land uses**, which can be measured in terms of the sheer number of different land uses in a given area and the degree to which they are represented in land area, floor area, or employment.
- **Pedestrian-oriented design**, defined in terms of:
 - Street network connectivity, which is typically measured in terms of block size, proportion of four-way intersections, and number of intersections per square mile.
 - Pedestrian infrastructure, which can be measured in terms of the share of block faces with sidewalks within a given area, the number of pedestrian crossings, the number of street trees, the vehicle speeds of adjacent roads or other variables.
- **Destination accessibility**, which can measure the ease of access to trip attractions in terms of physical distance or the number of jobs or other attractions within reachable within a given travel time.
- **Distance** to active-transportation networks and/or transit, measured as an average of the shortest street routes from the residences or workplaces in an area to the nearest rail station, bus stop, or multi-use path.

Compatibility. A condition in which land uses or conditions coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Conserve (Conservation). Management to help prevent waste, destruction or degradation and to help keep in a safe or sound state.

Conservation Easement. A power invested in a qualified private land conservation organization or government to constrain, as to a specified land area, the exercise of rights otherwise held by a landowner so as to achieve certain conservation purposes.

Cumulative Effects (Impacts). The combined, incremental effects of human activity.

Development. The human process or act of changing, subdividing, and/or building on land.

Development, Infill. Development of land within an urbanized area that has been bypassed, remained vacant, and is underused as a result of the continuing urban / suburban development process.

Development, Leapfrog. New development separated from existing urban land use areas or other development by vacant land that are not permanent functional public open space or planned to be developed in the near future.

Development Rights. The right to develop property. These rights may be sold, dedicated, or transferred.

District. A division of territory delineated to serve a purpose or provide a service, such as schools, fire protection, water and sewer, voting, or zoning.

Emergency Services. Public organizations that respond to and deal with emergencies when they occur, especially those that provide police, ambulance, and firefighting services.

Exemption. Granted freedom from an obligation or liability.

Flood or Flooding (Including Hyalite Inundation). A general and temporary condition of partial or complete inundation of normally dry lands from the overflow of a stream, or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain. The area adjoining the watercourse or drainage that would be covered by the floodwater of a flood of 100 year frequency. The floodplain consists of a floodway and floodway fringe.

Goal. An idea of the future or desired result that a person or a group of people envision, plan, and commit to achieve.

Groundwater. Any water that is beneath the ground surface. Montana Department of Natural Resources and Conservation assumes that all groundwater is connected to surface water unless proven otherwise.

Growth Policy (Comprehensive Plan, Master Plan). A comprehensive, long-range plan intended to guide the growth and development of a community adopted pursuant to 76-1 PART 6, MCA.

Growth Management. The combination of policies and implementation measures used by a community to determine the amount, type, and rate of development desired by the community and to guide that growth into designated areas.

Historic (Heritage Property). The Montana State Antiquities Act defines a “Heritage Property” as any district, site, building, structure, or object that is significant in American history, architecture, archeology, or culture.

Hydric soil. Soil which is permanently or seasonally saturated by water, resulting in anaerobic conditions, as found in wetlands.

Industry, Heavy. The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character or appearance thereof, and includes wholesale trade, storage and Warehousing, trucking and transportation terminals and other similar Uses and activities. Results in the emission of any atmospheric pollutant, light flashes, glare, odor, noise or vibration, which may be heard and/or felt off the premises and those industries, which constitute a fire or explosion hazard.

Industry, Light. A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including but not limited to: processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products that do not result in conditions described for Heavy Industrial. Light industry is also characterized in terms of low intensity and impact, with performance standards such as noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impacts.

Infrastructure. The physical and organizational structures and facilities (e.g. roads, power supplies, water and sewer service) needed for the operation of a society or enterprise.

Landscaping. The vegetative planting of trees, shrubs, grass, flowers, etc. and the placement of ornamental fixtures such as fountains, ornamental walls, fences, benches, trellises and statuary.

Land Use. Development that has occurred on the land, development that is proposed on the land, or the use that is permitted or permissible on the land under an adopted land use regulation.

Local. Occurring or located within Gallatin County.

Locally-Sourced. The sourcing, purchasing, or procurement of food, ingredients, and other consumable products from within a specific radius (distance) from where they will be used.

Mitigation. Measures first taken to eliminate, then minimize impacts of development activities. Mitigation may include: avoiding the action creating the impact; minimizing the impact by limiting the magnitude of the action; rectifying the impact after the action; reduce or eliminate the impact over the life of the action; or compensating for the impact by replacing or providing substitute resources or environments.

Mixed-Use. The development of a structure, lot, or area with a variety of complimentary and integrated uses, including but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Montana Code Annotated. Collection of laws passed by the Montana State Legislature.

Natural Resources. Naturally occurring, non-human resource that is valued and worthy of protection or impact mitigation, including but not limited to, surface and ground water, wetlands, air quality, agricultural soils, iconic landscapes and features, fish and wildlife species and their habitats, and native plant communities.

Neighborhood Area Plan. A planning document that guides the growth and development of a neighborhood or area, as defined by the plan.

Neighborhood. An area with generally agreed upon geographical boundaries that forms a community, usually within an existing town or city, and defined by certain identifiable characteristics.

Open Space. Undeveloped lands suitable for recreation, conservation, or agricultural uses.

Policy. A statement that guides how programs, activities, or actions are conducted to achieve an identified goal

Pollutants (Air Pollution). Any solid, liquid, or gaseous matter in the atmosphere which, when in sufficient quantities, is capable of injuring human, plant, or animal life, or depriving the enjoyment thereof. These contaminants contain any of the six EPA Criteria Air Pollutants (carbon monoxide, nitrogen dioxide, ozone, lead, particulates, and sulfur dioxide) and may include smoke, soot, fly ash, dust, cinder, dirt, acids, fumes, oxides, gases, vapors, odors, toxic or radioactive substances, waste particulates, and volatile organic compounds.

Preserve (Preservation). Management to keep safe from injury, harm or destruction and to keep alive, intact or free from decay.

Primary Criteria. A subdivision proposal must undergo review for the following primary criteria: the impact on agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety, according to the Section 76-3-308(3)(A), MCA.

PROST (Parks, Recreation, Open Space, and Trails). An acronym used to describe a comprehensive county parks, recreation, open space, and trails report designed to plan for a range of recreational opportunities to meet the present and future needs of County residents.

Public Facilities/Services. The delivery of an essential amenity or improvement to the public, including but not limited to transportation, sanitary sewer, solid waste, drainage, potable water, education, and parks and recreation.

Public Hearing (Meeting). A meeting of the local governing body for the purpose of providing reasonable opportunity for citizen participation prior to final decisions.

Public Lands. Lands that are held by local, state, or federal governments.

Public Participation. Any process that directly engages the public in decision-making and gives full consideration to public input in making that decision (EPA).

Recreation. Pursuit of leisure activities occurring in an indoor or outdoor setting.

Regulation (Zoning, Subdivision, etc.). Rules or directives made by a governing body.

Renewable energy. Often referred to as clean energy, comes from natural sources or processes that are constantly replenished. For example, sunlight or wind.

Residential. Activities within land areas used predominantly for housing, such as single or multi-family dwellings.

Resolution. A formal expression of opinion or intention agreed on by a legislative body, committee, or other formal meeting, typically after taking a vote.

Retail. Businesses engaged in selling or renting goods or merchandise to the general public and rendering services incidental to the sale of such goods.

Rights-of-Way (ROW). A public way established or dedicated for public purposes by a duly recorded plat, deed, easement, grant, prescription, condemnation, governmental authority, or by operation of law, intended to be occupied by a road, trail, motorized or non-motorized vehicle path, railroad, electric transmission lines, water line, sanitary sewer line, storm sewer line, or other similar uses.

Riparian (Riparian Area). Land that is traversed or bounded by a natural water course (river, stream, lake), and includes the vegetative areas and wildlife habitat adjacent to the watercourse.

Septic System. On-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal.

Setback. The horizontal distance between a part of a structure and the property line or other defined feature (such as the ordinary high water mark or right-of-way centerline), as defined by regulations.

Sprawl. A pattern of development generally characterized as the opposite of compact development.

Subdivision. A division of land or land so divided which creates one or more parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways, in order that the title to the parcels may be sold, or otherwise transferred and includes any re-subdivision and a condominium. The term also means an area, regardless of its size, that provides or will provide multiple spaces for rent or lease on which recreational camping vehicles or mobile homes will be placed.

Sustainability. The principle that everything humans need for survival and well-being depends directly or indirectly on the natural environment. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Further, sustainable land use patterns and infrastructure development support the reduction of energy and fuel usage, carbon emissions, and waste, while promoting the use of renewable energy and alternative fuels.

Stakeholder. A person or group with an interest or concern in a particular matter.

Tract of Record. An individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office.

Transfer of Development Rights (TDR). A voluntary, market-based technique which seeks to preserve a landowner's asset value by moving the right to build from a location where development is discouraged to a location where development is encouraged."

Transportation. The movement of humans, animals, and goods from place to place and the various means by which such movement is accomplished. Modes of transport include air, land, water, cable, pipeline, and space.

Unincorporated. An area not governed by a municipal corporation.

Urban. An area with a combination of characteristics such as transportation corridors, public transportation, fire service, municipal or public water and wastewater treatment systems, schools, recreation, utilities, public services and community facilities, and areas of significant proximity to existing developed urban areas or infrastructure that have been designated for conversion or intensification of land use through subdivision and development.

Variance. A request for a deviation or relief from the requirements of a zoning regulation.

Viewshed. An area of land, water, or other environmental element visible to the human eye from a fixed vantage point.

Water Quality. The current character of the water in Gallatin County as a geographic area in which levels of all pollutants are less than the maximum contaminant level as defined by EPA for the pollutant.

Water Quantity. Timing and total yield of water from a watershed, measured by total yield and peak flow over a specified period of time.

Well. A hole in the ground excavated, drilled, dug, or driven for the supply of industrial water, agricultural water, or potable water for general public consumption.

Wetland. Areas that are inundated and saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation and organisms typically adapted for life in saturated soil conditions, including but not limited to, swamps, marshes, bogs, wet meadows/prairies, river flood plains, or other similar areas. Wetlands are defined and deemed jurisdictional by the Army Corps of Engineers (Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act).

Wildland Urban Interface. The line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

Wildlife/Wildlife habitat. See definitions in Chapter 6, pages 6-32 and 6-33.

Zoning. The process of categorizing land in into zones (e.g. residential, industrial) in which certain land uses are permitted or prohibited, and the sizes, bulk, and placement of buildings may be regulated.

Zoning District (101 Zoning District). A zoning district adopted pursuant to Section 76-2 Part 1, MCA—County Planning and Zoning Commission. These zoning districts are not currently a part of the jurisdictional area of the Gallatin County Planning Board, and therefore, not subject to the Growth Policy. While historically not viewed as under the jurisdiction of the Growth Policy, in order to provide consistency with the Growth Policy, any significant decisions within or updates to Part 1 Zoning Districts should generally be consistent with the County Growth Policy.

Zoning District (201 Zoning District). A zoning district adopted pursuant to Section 76-2 Part 2, MCA—County Zoning. Zoning in these districts is subject to the Growth Policy.