

**RESOLUTION NO. 2023 - 080**

**A RESOLUTION OF THE GALLATIN COUNTY COMMISSION TO ADOPT THE GALLATIN GATEWAY SITUATION ASSESSMENT AS A REVISION TO THE GALLATIN GATEWAY COMMUNITY PLAN AND THE GALLATIN COUNTY GROWTH POLICY**

This resolution was introduced by the Gallatin County Planning Department. Moved by Commissioner MACFARLANE and seconded by Commissioner BOYER. The resolution was adopted UNANIMOUSLY.

WHEREAS, in September 2021, the Gallatin County Commission adopted the Gallatin County Growth Policy pursuant to §76-1-601, MCA, et seq. as a comprehensive plan to guide land use and development outside of the County’s existing-citizen petitioned “Part 1” zoning districts; and

WHEREAS, pursuant to §76-1-601(4)(a) MCA, the Growth Policy may include neighborhood plans; and

WHEREAS, the Gallatin Gateway Situation Assessment is an update to the existing Gallatin Gateway Community Plan, which is a neighborhood plan developed by community members and Planning Staff and adopted by the County Commission by Resolution #2009-033; and

WHEREAS, in October 2020, residents of Gallatin Gateway reached out the Gallatin County Commission requesting a moratorium on new development between Cottonwood Road and the mouth of Gallatin Canyon and/or to encourage the adoption of zoning regulations for the Gallatin Gateway area; and

WHEREAS, the County Commission requested the Gallatin County Planning Department collect additional information from community members about whether and how the Planning Department should be involved in future land use planning for the Gallatin Gateway area, including the community’s interest in zoning; and

WHEREAS, Planning Staff determined that, given the community’s history of planning-related conflict and the potential for ongoing conflict, a situation assessment would be an appropriate and helpful approach to information gathering; and

WHEREAS, Planning Staff conducted in-depth interviews via video chat and telephone with over 30 community members, provided opportunity for interviewees to review and validate interview notes to ensure accuracy, organized and interpreted interview results, drafted the Situation Assessment, provided opportunity for comment on the final draft of the Situation Assessment in February of 2023, and presented the final draft of the Situation Assessment to the County Commission on March 22, 2023; and

WHEREAS, §76-1-604 MCA requires revisions and amendments to an adopted Growth Policy to follow the same process as adoption of a Growth Policy; and

WHEREAS, §76-1-603 MCA requires the Planning Board to forward a resolution recommending the proposed Gallatin Gateway Situation Assessment to the County Commission; and

WHEREAS, §76-1-602 requires 10 day notice for public hearings. Public notice of the Planning Board and County Commission hearings was published in the *Bozeman Daily Chronicle* on April 22 & 29, 2023 and emailed to all Situation Assessment interviewees on April 13, 2023; and

WHEREAS, the Gallatin County Planning Board conducted a public hearing on May 9, 2023 at which the public were given an opportunity testify regarding the Situation Assessment; and

WHEREAS, after the public hearing, the Gallatin County Planning Board considered the Situation Assessment, public comments, and the written report of Planning Staff, and recommended the approval of the adoption of the Gallatin Gateway Situation Assessment as a revision to the Gallatin Gateway Community Plan and the Gallatin County Growth Policy; and

WHEREAS, the Gallatin County Commission conducted a public hearing on May 23, 2023, at which time the public were given an opportunity to testify regarding the Situation Assessment; and

WHEREAS, after the public hearing, the Gallatin County Commission considered the Situation Assessment, public comments, and the written report of Planning Staff, and recommended the approval of a resolution of intent to adopt the Gallatin Gateway Situation Assessment as a revision to the Gallatin Gateway Community Plan and the Gallatin County Growth Policy; and

WHEREAS, §76-1-602 requires 10 day notice for public hearings. Public notice of this County Commission hearing was published in the *Bozeman Daily Chronicle* on June 10 & 17, 2023; and

WHEREAS, the Gallatin County Commission conducted a public hearing on June 27, 2023, at which time the public were given an opportunity to testify regarding the Situation Assessment; and

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NOW THEREFORE BE IT RESOLVED:

The Gallatin County Commission hereby approves a resolution of intent to adopt the Gallatin Gateway Situation Assessment as a revision to the Gallatin Gateway Community Plan and the Gallatin County Growth Policy, and finds as follows:

1. The Gallatin County Commission finds the Gallatin Gateway Situation Assessment to substantially comply with the goals and policies of the Gallatin County Growth Policy;

2. The Gallatin County Commission finds the Gallatin Gateway Situation Assessment will act as a meaningful update to the existing Gallatin Gateway Community Plan to guide growth and development within its jurisdictional area;
3. The Gallatin County Commission finds public comment submitted to the Board as part of this hearing was adequately addressed by staff, the staff report, and/or the Gallatin Gateway Situation Assessment itself and how it was addressed, how it was considered, and how it was incorporated, to the extent determined necessary by the Commission, factored into the Commission's final decision;
4. The Gallatin County Commission finds the to the Gallatin Gateway Situation Assessment meets all of the procedural requirements of §76-1-602 through §76-1-604 MCA regarding adoption and revision of Growth Policies, and therefore approves the Resolution of Intent to adopt the Gallatin Gateway Situation Assessment as a revision to the Gallatin Gateway Community Plan and the Gallatin County Growth Policy.


Dated this 27th day of June, 2023.

**GALLATIN COUNTY COMMISSION**

  
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**ZACH BROWN, CHAIR**

6-27-23  
**DATE**

**ATTEST:**

  
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**ERIC SEMERAD,  
CLERK & RECORDER**

6/27/23  
**DATE**