GALLATIN COUNTY/ BOZEMAN AREA PLAN

and

FUTURE LAND USE MAP

2005

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Introduction

In April 2003, Gallatin County adopted the Gallatin County Growth Policy as a countywide plan to guide land use and development County wide. In June 2003, the County initiated a project to update the existing 1990 Bozeman Area Plan (the "1990 Plan") and the accompanying Gallatin County/Bozeman Area Zoning District Regulations (the "GCBAZD Regulations") in light of the recently adopted Growth Policy.

The Bozeman planning area addressed by this 2005 Gallatin County/Bozeman Area Plan (the "2005 Plan") is the updated City of Bozeman zoning jurisdictional area, also known as the "Donut." The Plan area is shown on the accompanying Bozeman Area Land Use Plan Map.

The purposes of the Growth Policy and the 2005 Bozeman Area Plan are to provide comprehensive, long-range guidance relative to the growth and development of the affected communities. Due to high growth rates in Gallatin County, it is recognized that this Plan, the Bozeman Area Land Use Plan Map, and the Zoning Regulation and Map will need to be updated frequently to reflect changes in policy and the landscape as areas convert from agricultural and rural-type uses to residential and commercial uses. It is not the intent of this Plan to prematurely discourage existing agricultural operations; rather it is the intent to accommodate the needs of present agriculture while recognizing an inevitable transition to a more urban landscape. It is likely a comprehensive update to this Plan and accompanying Regulation will need to occur within the next 10 years.

Development in the Donut is anticipated and encouraged. Gallatin County Commissioners have repeatedly encouraged new subdivisions within the Donut. Urban-density development is encouraged to annex to the City of Bozeman. Medium-density development within close proximity to city limits is also encouraged to annex or prepare for City annexation in the near term. This Plan recognizes the need for coordination with the City of Bozeman, and approval of appropriate inter-jurisdictional agreements.

A key component of the Growth Policy is a listing of goals and policies for various resources, land uses and services, and it is intended to help identify elements of community interest and provide general guidance to those contemplating community change.

This 2005 Gallatin County/Bozeman Area Plan articulates the County-wide Growth Policy goals and policies as they relate specifically to the Bozeman planning area. As with the Growth Policy, these goals and policies represent a balance between varied interests and community concerns, and are subject to revision as seen fit over time. Accompanying this 2005 Plan is a Bozeman Area Land Use Plan Map that identifies areas most suitable for various types of future development.

The Planning Process

As part of the Bozeman Area Plan process, information was gathered from a variety of stakeholders in the Bozeman area about the existing 1990 Plan and GCBAZD Regulations, and about land-use challenges facing the Bozeman area. One recurring observation was that the GCBAZD Regulations may be too urban in their approach, and that zoning and land uses within the Donut area are not sufficiently differentiated based on physical character of the land, availability of infrastructure, sensitive resources, or existing land uses, to plan for orderly growth and development.

Also as part of the planning process, two public workshops were conducted at which groups of participants identified areas and resources of special concern on maps of the Plan area. Participants then were asked to place map-scaled "chips" representing development of varying kinds and densities in places they felt were appropriate on the Plan area maps. Finally, participants were asked to identify the most appropriate locations and alignments for roads, trails and utility infrastructure to support the new development.

Evaluation of the resulting Plan area workshop maps showed some significant similarities in thinking about the present and the future of the Bozeman Plan area. The results of the map exercise suggest that the Plan area can be generally thought of in four quadrants with the north-south dividing line following 19th Avenue, and the east-west line following Main Street/Huffine Lane. The resulting Northwest, Northeast, Southeast and Southwest quadrants each have characteristics that are somewhat distinct and suggest different types and intensities of future development.

Lastly, this Plan recognizes the efforts of the Gallatin County Transfer of Development Rights Feasibility Committee and the recommendations made by the Committee to the County Commission April 26, 2005. Specifically, the Committee recommended that the Commission "take a bold stance on TDR utilization," particularly within the "donut" jurisdictions of Bozeman, Belgrade, Manhattan and Three Forks. The Commission subsequently asked Staff to prioritize implementation of TDR program(s) and to follow through with Committee recommendations. Specific committee recommendations include:

a. Identify receiving areas in "donuts." These receiving areas would most likely be located in "nodes" where city utilities, transportation, etc. would be extended.

b. The County Commission should formally adopt TDR programs in the Bozeman, Manhattan, Belgrade and Three Forks "donuts."

c. The Commission should also pursue inter-local agreements with corresponding municipalities to utilize TDR programs through municipal annexations.

d. Cities (and Gallatin County) could allow use of TDRs to split existing parcels, encouraging infill or densification in appropriate areas.

The TDR Feasibility Committee believed that certain wildlife-sensitive areas of the Bozeman Donut, such as the Southeast Quadrant, and/or certain agricultural transition areas such as the Southwest Quadrant, could be protected through use of TDRs by transferring development rights out of the Quadrant to areas in the Donut deemed more appropriate for higher density. The Committee also believed that certain areas of the Bozeman Donut could receive development rights from other parts of the County (inter-district transfers from other Gallatin County zoning districts). The County hired TDR consultant Rick Pruetz, who developed a draft regulation for potential use in the Bozeman Donut. The County Commission has expressed an interest in adopting a TDR program to be used in the Bozeman Donut and will consider possible adoption at a future date.

Definitions characteristic of a transfer of development rights program include the following:

> **Transfer of Development Right Program:** A transfer of development rights (TDR) program is a voluntary, market-based program that encourages the transfer of growth from places where a community would like to see less development ("sending areas") to places where a community would like to see more development ("receiving areas").
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> **Receiving Areas:** An area that will take, or receive, additional development coming a sending area. The receiving area is usually, but not always, around an already developed area (or an area deemed appropriate for higher density development).
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> **Sending Areas:** Sending areas are places that are deemed important to a community for possible preservation. Sending areas can be agricultural lands; lands with historic properties; and/or lands with conservation value, such as riparian corridors or wildlife habitat. The area proposed for preservation is called a sending area because it sends development that would normally be built there to other parts of the municipality. The sending area is usually farmland or open, rural land.

THE QUADRANTS

As with all generalizations, descriptions of the nature of current and appropriate future land uses by quadrant within the Plan area are inexact. However, it is useful for planning purposes to note the differences between the four quadrants that affect the types and intensities of future development in order to encourage development in the most appropriate locations in the Plan area.

The Northwest Quadrant

The Northwest Quadrant, lying west of 19th Avenue and north of Main Street/Huffine Lane, is an area of current residential, commercial and light industrial uses and on-going development. Many roads and infrastructure are either in place or planned, and it is an area that the City of Bozeman has been willing to annex as development occurs. It is also an area of existing agricultural operations, but encroaching development is affecting the viability of current operations by making it more difficult to move machinery and conduct agricultural operations. Fairly extensive commercial development is taking place along 19th Avenue, and is expected to continue.

At the public workshops, participants identified a large variety of land uses as appropriate in the Northwest Quadrant including: parks; open space; industrial; manufacturing; agriculture; low, medium, and high-density residential; mixed uses; and conservation subdivisions. The main areas identified for future residential development include the following road intersections: Durston - Baxter & Cottonwood – Davis; Hidden Valley - Baxter & Cottonwood – Davis; Durston - Baxter & Harper Puckett – Cottonwood; and Durston - Huffine & Harper Puckett – Cottonwood.

Future commercial uses were suggested on the Huffine and Valley Central corridors. Industrial and Manufacturing uses were suggested on the Cottonwood corridor. Streets identified as current or future collector streets include Harper Puckett, Gooch Hill, Stucky, Davis, Baxter, Oak, and Durston. Bicycle corridors were also suggested along Harper Puckett and Valley Center. The Northwest Quadrant also includes large areas of open agricultural land that were identified as lands valuable for open space and habitat conservation along waterways.

The majority of this agricultural land is located on the west side of the quadrant, away from 19th Avenue. What is characteristic of the Northwest Quadrant is the broad range of future development suggested as appropriate, together with large, unbroken expanses of agricultural land identified as valuable open space. Achieving both objectives, development of a diverse array of fairly intensive uses while preserving valuable open space, will require careful planning and well-coordinated land use regulations. Preserving agricultural open space takes more then an expressed desire to do so. The reason that the land is undeveloped now is that the agricultural operations remain viable, at least for the moment, and the market won't yet support development. The challenge in the Northwest Quadrant is to provide for the orderly transition of agricultural lands to other uses as development occurs, without driving agriculture operators out of business prematurely.

At the same time, land valuable for open space and habitat preservation should be specifically identified and preservation strategies (such as transfer of development rights) developed, so that when development reaches them the needs of both the landowners and the County can be met.

The Northeast Quadrant

The Northeast Quadrant lying east of 19th Avenue and north of Main Street/Huffine Lane, is an area bisected by a major transportation corridor and an accompanying variety of existing industrial, manufacturing and commercial uses. Within the City of Bozeman there is also a significant amount of residential use. Outside the city limits, the existing residential uses can be characterized as a conservation subdivision, with low density and internal open spaces. On the east side of the quadrant are open lands adjacent to a parcel of property subject to an existing conservation easement. During the public workshops, participants suggested the following future land uses as appropriate in the Northeast Quadrant; industrial, manufacturing, open space, and conservation subdivision. Additional manufacturing and industrial uses were suggested on the Frontage Road and I-90 Corridor, as well as on the I-90 Corridor at Griffith. Additional conservation subdivision was suggested as appropriate adjacent to the existing subdivision. Open space preservation was suggested along the stream corridor north of I-90, at the east entrance to Main Street, and on the majority of the western portion of the quadrant. A trail was suggested along the stream corridor north of I-90.

The Northeast Quadrant is distinct in that it contains both a major transportation corridor and large tracts of natural open space. The identified open space was suggested to be valuable to the community for its scenic values and its recreational and habitat values. Planning for the Northeast Quadrant should focus on building upon existing intensive uses associated with the I-90 Corridor and long-term preservation of the valuable open space, perhaps with some additional conservation subdivision residential in the vicinity of the existing subdivision.

The Southeast Quadrant

The Southeast Quadrant lying east of 19th Avenue and south of Main Street/Huffine Lane contains a mix of residential and agricultural land uses. The residential uses are interspersed with agricultural uses, but there remain relatively large tracts of land in agricultural production. The Southeast Quadrant lacks significant commercial or industrial uses. A significant natural feature of the Southeast Quadrant is Sourdough Creek, which was identified as an area worthy of preservation for its recreational, scenic and ecological values. Parts of Sourdough Creek have been surrounded by residential development. Much of the Sourdough Creek riparian area remains untouched. Workshop participants suggested that particular attention must be paid to development proposed in the vicinity of the creek. Tools such as clustering, transfer of development rights and conservation subdivisions were suggested.

The participants in the Public Workshops suggested the following future land uses as appropriate for the Southeast Quadrant: Parks; Open Space; Agricultural Residential; Low, Medium, and High Density Residential; Mixed Use; and Conservation Subdivision. The main areas identified as suitable for future development include the land in the vicinity of the following intersections: High and Medium Density Residential along the 19th Avenue Corridor; conservation subdivisions along Sourdough Creek; extension of existing development along Sourdough and Kagy (to Bozeman Trail).

Large unbroken tracts of agricultural land on the east side of the Quadrant were suggested as appropriate for Agricultural, Recreational, and Agricultural Residential uses. Commercial uses were suggested in the Bozeman Trail and I-90 intersection. Kagy, Patterson and Fort Ellis were identified as collector streets. A trail was identified along Sourdough Creek as part of continuation of the existing Sourdough Creek Trail. The agricultural land in this quadrant was thought of differently than other agricultural lands in the plan area. Most participants suggested that some of the agricultural land should be developed and the open space value of others be preserved through development for Agricultural Residential uses.

The Southwest Quadrant

The Southwest Quadrant, lying west of 19th Avenue and south of Main Street/Huffine Lane, is characterized by large, unbroken expanses of agricultural land. There is sparse residential development as compared to other quadrants; however, Bozeman City Limits are currently expanding south of Huffine Lane. The 19th Avenue Corridor as well as an area along Gooch Hill are the main areas of residential development. The main areas of Commercial and Light Industrial uses are along Huffine Lane and 19th Avenue.

Workshop participants suggested the following future land uses as appropriate in the foreseeable future: Agriculture, Open Space, Agricultural Residential, and Conservation Subdivision. Low, Medium, and High Density Residential and Mixed Uses were suggested as appropriate in the vicinity of the following intersections: High and Medium Density Residential along the 19th Avenue Corridor in the vicinity of the University; extensions of existing development on Gooch Hill, Patterson between Fowler and 19th Avenue, Stucky, and Huffine between Cottonwood and Fowler. Commercial uses were suggested along Huffine Lane. Kagy, Stucky, Blackwood, Patterson, Johnson, Fowler, Cottonwood, and Gooch Hill were identified as collector streets.

A trail was identified running northeast to southwest of the quadrant. For much of the Quadrant, workshop participants suggest protecting continuing agriculture operations, and extending future development adjacent to existing development as the demand warrants. Workshop participants noted that the Southwest Quadrant currently lacks extensive infrastructure. They suggest near-term development where infrastructure is accessible. Most workshop participants suggest that the Southwest Quadrant is not currently as suitable for near-term extensive development as are the other quadrants (although city limits are expanding in this quadrant more rapidly than initially antedated).

THE BOZEMAN AREA WORKSHOP and PLAN MAPS

A Bozeman Area Workshop Map (the "Workshop Map") was developed based on the results of the map/chip workshop exercise, existing land uses, available infrastructure, and other available information, and represents a generalized vision of the workshop participants for how future growth and development can most appropriately take place in the Bozeman area. It is not a zoning map. It is, instead, a depiction of a preferred future for development in the Bozeman Area based on collation of workshop results.

The general themes of the Workshop Map have been relied on to develop the Bozeman Area Land Use Plan Map (the "Plan Map") that is a part of this adopted 2005 Plan. The Plan map depicts four general categories of future land use anticipated in the Donut area in the next 10 years: little change in continuation of existing general land uses and intensities, additional low-intensity development; additional moderate-intensity development; and riparian and other sensitive areas.

The Plan Map is based on existing land uses and land uses anticipated to occur within the next 10 years (although continued rapid growth rates and brisk annexation efforts may push development to some areas faster than originally anticipated). The boundaries between land use categories on the Plan map are not hard lines, but are intended to show the general locations and sizes of the areas in which different intensities of development are anticipated in the next 10 years.

Lands within the zoned portions of the planning jurisdiction were identified as suitable for near-term development based on availability of infrastructure and services, zoning administration and enforcement, proximity to existing development, environmental conditions, and land suitability for development, while lands outside of the zoned areas were identified as suitable for the continuation of agricultural uses, due to the undeveloped nature of the area and distance from essential services. As changes occur in the availability of infrastructure and proximity of development, the Plan goals and objectives will alter the boundaries of the anticipated future use areas. Examples of the types and intensities of uses anticipated in the four Plan map categories over the next 10 years include the following:

- Agricultural/slow-change areas: Continuation of existing predominately agricultural and rural residential uses is anticipated for most of this area.
- Low-intensity/conservation development: Development of additional low-intensity residential, conservation subdivision, and neighborhood-support commercial uses are anticipated in this area. Conservation development is generally defined as a form of planned residential development that concentrates buildings (or lots) on a part of the site (cluster area) to allow the remaining land (open space) to be used for recreation, common open space, or the preservation of environmentally sensitive areas.
- Moderate-intensity development: Development of additional medium-density residential, conservation subdivisions, neighborhood commercial, office, and public uses. Development of additional appropriate high-density residential, community commercial, office park, and public uses.

- Riparian corridor and other sensitive areas: Limited additional development on a site-specific basis. It is anticipated that identification of areas suitable and desirable for long-term open space will facilitate transfer of development rights, acquisition of conservation easements and other techniques to secure such land.

Like the Workshop Map, the Plan Map is not a zoning map. It has no affect on existing entitlements or rights under current zoning. It will be used to guide future decision-making about proposed changes in land use and determinations on zoning designations and re-zoning requests. Such proposals will be compared to the anticipated land uses for the area as shown on the Plan Map. When consistent with the uses and intensities anticipated on the Plan Map, such changes should be readily approved. Where changes in land use or zoning are proposed that are not consistent with the uses or intensities anticipated on the Plan Map, the applicant will need to demonstrate that the proposal meets, or can be made to meet, the goals and policies of this 2005 Plan.

As with the Gallatin County Growth Policy, circumstances will change in the future and future changes to both the Bozeman Area Plan and Plan Map are anticipated.

GOALS AND POLICIES

In this 2005 Bozeman Area Plan:

- GOALS are statements of purpose that define a significant intent of this 2005 Plan, reflecting the long-term desires of the County and citizens, and

- POLICIES state strategies or techniques to achieve each goal, and ultimately towards achieving the overall intent of this 2005 Plan.

Some of the Plan goals are qualitative in nature, and are applicable to development of all types as it takes place in the Plan area. Other goals are location-specific, and are tied to identifiable land characteristics, locations, and use types. To the extent feasible at the scale depicted, location-specific goals, policies will refer to identified areas on the Plan Map.

WATER QUALITY

GOAL 1: Protect Water Quality

The protection of water quality is primarily a qualitative goal that applies to all development activity wherever it is located within the Plan area. The Plan Map does, however, specifically identify water bodies and watercourses of particular value. Development in the vicinity of those identified features may be subject to special regulations to protect their water quality, however, it is recognized that residential development is encouraged in the Donut.

Policies:

1. Minimize adverse impacts of development on rivers, streams wetlands, and riparian areas while encouraging development within the Donut.
    - Through subdivision review and zoning processes, establish appropriate setbacks, buffers and other mitigation measures to protect area creeks, floodplains and important riparian areas.
    - Through subdivision review and zoning processes, ensure that new land uses appropriately mitigate adverse impacts to neighboring properties.
    - Preliminary plat applications for major subdivisions should include erosion control plan(s) when appropriate; and demonstrate compliance with such plan prior to final plat approval.

2. New land use projects within the Plan area shall comply with local, State and Federal water quality and wetlands regulations. Proof of such compliance may be requested through the subdivision review process or through zoning.

3. Residential, commercial and industrial land uses within the Plan area designated for higher densities shall be served by community water and sewer systems and, when appropriate, hook into municipal systems or private community systems as specified by State and local regulations.

4. Development in identified source water protection areas is generally discouraged. Proper mitigation of potential adverse impacts is encouraged.

5. New land use projects within the Plan area shall document efforts to protect water quality both on- and off-site when appropriate through the subdivision and/or zoning processes.

WATER QUANTITY

GOAL 1: Assure Sustained Water Quantity.

The assurance of sustained water quantity is primarily a qualitative goal that applies to all development in the Plan area. Like water quality, however, some areas will be more sensitive to water quantity disruptions resulting from development, and special regulations may be necessary to assure sustained water quantity in those areas. Protecting water quantity and quality becomes increasingly important as the area faces effects of long-term drought. Water usage should be analyzed on a worst-case basis.

Policies:

1. Prior to consideration of new land uses within the Plan area, documentation is needed relative to the immediate and long-term cumulative impacts on water quantity, particularly in light of sustained drought conditions.

2. Those developing land within the Plan area are responsible for helping protect existing water rights and demonstrating such protection.

FISH, WILDLIFE AND PLANT HABITAT

GOAL 1: Conserve Important Habitat.

The conservation of important habitat is primarily a location-specific goal. The Plan Map identifies the locations and extent of areas of known valuable habitat that should be taken into consideration when development occurs, or should be identified for long-term preservation. However, valuable habitat may also exist on a project scale. Regulations should address conservation of valuable habitat wherever it is encountered as development occurs in the Plan area. Valuable habitat includes calving and breeding grounds, winter range and habitat for rare species of animals and plants.

Policies:

1. Use available incentives such as clustering techniques, transfer of development right opportunities, and conservation easements to conserve important habitat.

- Adopt criteria for protecting the most important habitat areas for fish, wildlife and plants, and grant density bonuses based on the conservation value of the development.

2. Encourage development to conserve important habitat.
   - Promote open space corridors for identified wildlife migration corridors as shown on the Bozeman Area Land Use Plan Map.
   - Encourage livestock operations to minimize adverse impacts on important habitat areas.
   - Through the subdivision review and zoning processes, encourage protection of identified habitat areas.
   - Promote the use of development design and covenants addressing:
     a) Control of domestic animals.
     b) No artificial feeding of bears, elk, deer, moose and big horn sheep.
     c) Wildlife-friendly fencing.
     d) Animal-proof refuse containers.
     e) Attractant reduction (prohibiting outdoor food storage, elevated birdfeeders, etc).
     f) Wildlife access to streams.

AIR QUALITY

GOAL 1: Protect Air Quality.
Protection of air quality is a qualitative goal that applies throughout the Plan area.

Policies:

1. Use available incentives to protect air quality.
   - Demonstrate compliance with local, State and Federal air quality regulations or standards.

2. Encourage development to protect air quality and reduce particulate matter.
   - Through the subdivision review and zoning processes, require appropriate road improvements standards, including dust control plans for unpaved roads, subject to Road Department review and approval.
   - Help reduce reliance on automobile usage by encouraging development to occur within proximity of existing services and by promoting mixed-use projects. Encourage alternative transportation opportunities, such as walking and biking to reduce reliance on automobiles.

SOILS

GOAL 1: Minimize Soil Erosion.
Minimizing soil erosion is a qualitative goal that applies to all development within the Plan area.

Policies:

1. Ensure development demonstrates compliance with local, State and Federal regulations and standards relating to soil erosion.
   - Require erosion and sediment control measures during road construction.
   - Support the use of covenants that prevent soil erosion.

2. Through the subdivision review and zoning processes, require development to comply with re-vegetation and weed control plans as prescribed by the Gallatin County Weed Department and state statute.

GOAL 2: Protect and Maintain Soil Quality.
Areas containing prime soil should be protected as much as possible, with development occurring in areas of least-productive soils.

OPEN SPACE

GOAL 1: Conserve Open Space.
In general, with a few exceptions, it is recognized that residential development will take precedence over the protection of open space in the Donut. Certain *site-specific* areas of open space may be identified and should be protected if deemed of regional significance, such as elk wintering areas in the Northeast Quadrant or particular creek corridors. Open space conservation is a goal that is primarily location-specific, but that has qualitative application as well. Open space may serve multiple purposes. It can provide habitat, recreation, open vistas, buffers to sensitive areas, and other benefits. In the Plan area, workshop participants identified a number of relatively large areas of land that are currently undeveloped as significant open spaces. Those open spaces can be identified at the scale of the Workshop Map. Participants also identified areas in which water courses and other environmentally sensitive features are present. Open space to preserve those features should be identified at the time development is proposed. Workshop participants also identified needs for recreational open space such as bicycle paths taken into consideration in development design.

Policies:

1. Use available incentives such as clustered development, transfer of development right opportunities, etc. to conserve open space.

2. Encourage use of open space bond funds to support Bozeman Area Plan objectives.
   - Support open space bond fund applications that demonstrate compliance with Bozeman Area Plan objectives.

3. Encourage development to conserve and preserve open space.
   - Through the subdivision review and zoning processes, require development to comply with adopted plans for parks, recreation, open space and trails.
   - Support the dedication of parks, recreation, open space and trails that are adjacent to or continuations of existing or planned parks, recreation, open space, trails, public lands and riparian areas, and in areas identified for open space preservation on the Bozeman Area Land Use Plan Map.
   - Encourage development with open space to be protected through clear and enforceable maintenance policies.

4. Encourage private ownership (such as homeowners' associations) and private maintenance of areas conserved or dedicated as parks, recreation, open space and trail area(s) where appropriate, and encourage public dedication of such open spaces and facilities, where appropriate.

RESIDENTIAL USES

GOAL 1: Encourage Residential Development.

Residential development at appropriate densities is generally encouraged within the Plan area. The identification of areas suitable for near-term residential development is a location-specific goal. Medium- to high-density development, or urban-scale development, is encouraged to annex to the City of Bozeman. It is recognized that the County is ill equipped to deal with urban-scale development which would be better managed through provision of municipal services.

Policies:

1. Use available incentives to locate residential development in and around areas designated for urban growth, as shown on the Bozeman Area Land Use Plan Map.

2. Development should document:
   - Consistency with applicable regulations.
   - Mitigation of adverse impacts.
   - Provision of adequate local services and public facilities.
   - Compatibility with existing uses.
   - Compatibility with the logical expansion of local services and public facilities.

3. Encourage appropriate residential densities in appropriate areas.
   - Support mitigation of adverse impacts posed by residential development on existing agricultural operations.
   - Encourage use of transfer of development rights program, and appropriate residential densities in designated receiving areas.

4. Promote residential development adjacent to existing developed land and infill development, and that does not foster sprawl development or development which is located far from services.
   - Support development within or adjacent to existing developed areas, including infill development.
   - Promote development that is compact and makes efficient use of land.
   - Encourage development within close proximity to city limits to pursue annexation opportunities with City of Bozeman.

5. Promote residential development that is clustered and compatible with existing developed and undeveloped land.
   - Support cluster development techniques to achieve efficiency in provision of roads, utilities and services, and minimize the surface impact of development.
   - Encourage development to use higher density and diverse uses capable of working in harmony with existing development.

LIGHT INDUSTRIAL AND COMMERCIAL USES

GOAL 1: Locate Commercial and Light Industrial Development in Areas Planned or Appropriate for Those Uses.

Identification of areas suitable for commercial and light industrial uses is a location-specific goal.

Policies:

1. Require development through subdivision review to document and provide adequate infrastructure (transportation, power, sewer and water facilities, etc.) for new commercial and light industrial development.

2. Prevent the encroachment of inappropriate commercial and industrial uses into residential areas.

3. Promote opportunities for small neighborhood-related commercial services and multi-story development in planned or zoned neighborhoods.

4. Require development to document:
   - Consistency with this Plan and applicable regulations.
   - Mitigation of adverse impacts including light, air and noise pollution.
   - Availability of adequate local services and public facilities.
   - Compatibility with existing uses and natural environment.
   - Compatibility with logical expansion of local services and public facilities.

HEAVY INDUSTRIAL AND COMMERCIAL USES

GOAL 1: Manage Heavy Industrial Development.
Management of heavy industrial development is initially location-specific, but is also qualitative in that the adverse off-site impacts of such development must be mitigated regardless of its location.

Policies:

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.

2. Require heavy industrial development through the subdivision review and/or zoning processes to document:
   - Consistency with this Plan and applicable regulations.
   - Mitigation of adverse impacts.
   - Availability of adequate local services and public facilities.
   - Compatibility with existing uses and natural environment.
   - Compatibility with logical expansion of local services and public facilities.

3. Ensure development demonstrates compliance with local, State and Federal regulations and standards for: soil, water and air contamination.

HISTORIC FEATURES

GOAL 1: Protect Historic and Pre-Historic Features.
Protection of historic and pre-historic features is a qualitative goal that applies wherever in the Plan area such features are present.

Policies:

1. Encourage developers to document efforts to identify and protect historic features wherever they are present in the Plan area.

SCENIC RESOURCES

GOAL 1: Conserve Scenic Resources and Views.
Conservation of scenic resources is both a location-specific goal (protection of identified ridgelines and vistas) and a qualitative goal (minimizing light pollution and off-premises advertising).

Policies:

1. Use available incentives to conserve scenic resources and views.

2. Require development through the subdivision review process to document efforts to conserve scenic resources and views; to avoid ridge tops and hillsides, and to address signage, off-premise advertising,

telecommunication towers, light pollution and landscaped buffers, as applicable, in development plans.

3. Encourage development that minimizes light pollution.

MOBILITY AND CIRCULATION

GOAL 1: Provide a Safe and Efficient Transportation System.
Provision of a safe and efficient transportation system is a qualitative goal for the entire Plan area.

Policies:

1. Promote multi-modal transportation opportunities.
   - Require development through the subdivision review process to be consistent with adopted Bozeman Area trails plans.
   - Encourage the use of sidewalks in appropriate areas.

2. Encourage development to provide coordinated circulation patterns consistent with the 2001 Greater Bozeman Area Transportation Plan.
   - Require development through the subdivision review process to design proposed access and road systems, showing their relationships to existing and future arterial locations, and proposed trail plans.
   - Require development through the subdivision review process to coordinate proposed new roads with both existing and planned roads, taking into consideration current, proposed and future circulation and development patterns.
   - Encourage 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.

3. Develop a Capital Improvements Program in cooperation with the City of Bozeman for the Plan Area.

4. Require development through the subdivision and land use review processes to document mitigation of erosion, noxious weed infestation and visual impacts associated with the construction of new roads.

5. Require development through the subdivision and land use review processes to document mitigation of dust, noise, and general safety related to speed, intersections, and pedestrian crossings.

LOCAL SERVICES

GOAL 1: Provide For Local Services and Public Facilities.
Provision of local services and public facilities is a goal that is applicable throughout the Plan area.

Policies:

1. Require development through the subdivision and land use processes to provide its proportionate share of fire protection and medical emergency services.
   - Require development through the subdivision review process to document an emergency response time.
   - Encourage use of covenants that address the maintenance of required fire protection measures (fire sprinkler systems, fire fill pond, etc.).

2. Encourage multi-user, public and private water and wastewater treatment systems.
   - Encourage the expansion of existing municipal and private urban service systems.
   - Require multi-user water and wastewater systems for all areas planned for development as shown on the Bozeman Area Land Use Plan Map.
   - Investigate the feasibility of promoting county water and sewer districts, and connections to larger districts such as Bozeman or Belgrade.

3. Through the subdivision review process require development to document and provide solid waste disposal.

4. Through the subdivision review process require development to comply with adopted plans for parks, recreation (including biking), open space, and trails.

GOAL 2: Provide Cost Effective Extension of Public Facilities and Local Services.
Provision of effective extensions of public facilities and services is a goal applicable throughout the Plan area.

Policies:

1. Through the subdivision review process, require development to contribute its proportionate share of the costs of impacts on public facilities and local services.

2. Through the subdivision review process, encourage development to provide rights-of-way to support future growth.

HEALTH AND SAFETY

GOAL 1: Protect Human Life and Property From Natural Hazards.
Protection from natural hazards is a qualitative goal that is applicable throughout the Plan area.

Policies:

1. Through the subdivision and zoning processes, require development in natural hazard areas to mitigate the potential hazard(s).

2. Through the subdivision and zoning processes, require development on steep slopes to mitigate potential hazards.
   - Prohibit development and road building on slopes greater than 25 percent.
   - Support the use of covenants that provide appropriate engineering to mitigate safety concerns of development in areas with potential and demonstrated unstable slopes and soils.
   - Encourage development to address emergency services access and driveway standards.

3. Restrict development in flood hazard areas to protect property and life from flooding. Require compliance with the Floodplain Regulations and the standards developed by the Department of Health.
   - Require development to protect neighboring properties and communities from potential flood hazards associated with new development.

4. Through the subdivision and zoning review processes, require development to identify geologically or seismically unstable areas and to mitigate potential hazards.

AGRICULTURE

GOAL 1: Support Existing Farm and Ranch Lands
Preservation of productive farm and ranch lands is a County-wide goal of the Growth Policy. It is expected, and encouraged, that growth in the Gallatin Valley take place primarily in designated zoned areas such as the Bozeman Plan Area (the "Donut"). As development takes place within the Plan area, agricultural operations will gradually give way to other land uses.

Policies:

1. Use available tools to help support existing agricultural operations near areas proposed for new development.
   - Encourage adequate buffering between non-agricultural uses in agricultural areas.

- Encourage mitigation of the external effects of development nonagricultural production, including impact of noxious weeds from adjacent development.
- Encourage protection of surface water and groundwater resources critical to agriculture.
- Encourage development standards that address the following:
  a) Covenants addressing the existence of certain agricultural activities such as: spraying chemicals, burning fields, and use of machinery at any hour.
  b) Control of domestic animals.
  c) Maintenance of agricultural fencing.
  d) Protection of agricultural water user facilities, ditches, and water rights, including when appropriate the support for enclosed ditches in high-density development.

GOAL 2: Protect the Right to Farm and Ranch.

Policies:

1. In adopting new regulations and managing existing regulations, the County will support the right to farm and ranch.

2. Provide for services and infrastructure that support agriculture.

RESOLUTION NO. 2005 - 147

A RESOLUTION OF THE GALLATIN COUNTY COMMISSION TO ADOPT THE 2005 GALLATIN COUNTY/BOZEMAN AREA PLAN AND FUTURE LAND USE MAP

This Resolution was introduced by the Gallatin County Planning Department, moved by Commissioner VINCENT, and seconded by Commissioner SKINNER. The Resolution was adopted UNANIMOUSLY.

WHEREAS, on July 27, 1999, the Gallatin County Commission adopted Resolution 1999-47, establishing the Gallatin County/Bozeman Area Zoning District, and the adoption of the 1990 Bozeman Area Master Plan and Master Plan Map as a neighborhood plan revision to the Gallatin County Plan (now Growth Policy); and

WHEREAS, in April 2003, the Gallatin County Commission adopted the Gallatin County Growth Policy as a comprehensive plan to guide land use and development outside of the County's existing citizen petitioned "Part 1 zoning districts"; and

WHEREAS, in June of 2003, the Gallatin County Commission initiated a project to update the existing 1990 Bozeman Area Master Plan, Master Plan Map, and accompanying zoning regulations in light of the recently adopted Growth Policy; and

WHEREAS, the jurisdictional area of the 1990 Bozeman Area Master Plan is described as:

Township 1 South, Range 6 East, Sections 29, 30, 31, 32, 33; Township 2 South, Range 6 East, Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 31, 32; Township 3 South, Range 6 East, Section 6; Township 3 South, Range 5 East, Section 2; Township 2 South, Range 5 East, Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35, 36; Township 1 South, Range 5 East, Sections 22, 23, 24, 25, 26, 27, 33, 34, 35, 36, P.M.M., Gallatin County, Montana. Excepting from the above any portion of County Zoning District No. 1 and any portion located in the City Limits of Bozeman.

WHEREAS, notice of a public hearing before the Gallatin County Commission for consideration of a Resolution of Intent to adopt the 2005 Update to the 1990 Bozeman Area Master Plan and Master Plan Map was published in the Bozeman Daily Chronicle on August 7 and 14, 2005, and made available for public inspection at the Office of the Gallatin County Clerk and Recorder, the Gallatin County Planning Department, the Bozeman Public Library, and the Gallatin County website on June 8, 2005; and

WHEREAS, the Gallatin County Commission conducted a public hearing on August 23, 2005, and continued to September 6, 2005, at which the public were given an opportunity to be heard regarding the draft 2005 Update to the 1990 Bozeman Area Master Plan and Master Plan Map; and

WHEREAS, on September 6, 2005, the Gallatin County Commission found that the 2005 Update to the 1990 Bozeman Area Master Plan and Master Plan Map complied with the statutory requirements for revising an adopted growth policy (76-1-604 MCA), and met the criteria for consideration of proposed amendments to the Growth Policy as established in Section 9.2 of the Gallatin County Growth Policy. The Gallatin County Commission therefore adopted Resolution 2005-137, a Resolution of Intention to adopt the 2005 Update to the 1990 Bozeman Area Master Plan and Master Plan Map (re-titled as the 2005 Gallatin County/Bozeman Area Plan and Future Land Use Map); and

WHEREAS, notice of passage of the resolution of intention was published in the Bozeman Daily Chronicle on September 18 and 25, 2005, initiating the 30 day protest period; and

WHEREAS, on October 18, 2005, the Gallatin County Commission reported that no protests for the 2005 Update to the 1990 Bozeman Area Master Plan and Master Plan Map (re-titled as the 2005 Gallatin County/Bozeman Area Plan and Future Land Use Map) were received.

NOW, THEREFORE, BE IT RESOLVED:

The Gallatin County Commission adopts the attached 2005 Update to the 1990 Bozeman Area Master Plan and Master Plan Map, officially re-titled as the 2005 Gallatin County/Bozeman Area Plan and Future Land Use Map.

Dated this 1st day of November 2005

GALLATIN COUNTY COMMISSION

William A. Murdock, Chairman

ATTEST:

Shelley Vance
Clerk & Recorder

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