



**MONTANA
STATE UNIVERSITY**

GPHY 520 Land Use Planning

Policy Hierarchies and Process Diagrams

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Introduction

Bozeman's Northeast neighborhood is seeing development pressure as Bozeman continues to grow and the City prioritizes infill development. The neighborhood is also located in a prime location close to downtown and trail networks, making it a desirable place to live. Through an ongoing partnership between MSU, the City of Bozeman, and the Northeast Neighborhood Association (NENA), we have found there is a need to provide communication materials describing how public participation and development work in Bozeman. To meet these needs, GPHY 520 students generated communication pieces about development and public participation processes to communicate processes. The topics covered here cover a range of issues relevant to the City of Bozeman and Gallatin County. The first part of the document includes diagrams that illustrate various policy action processes. The second part of the document includes representations of policy hierarchies.

GPHY 520 has a service learning component, which include the following learning objectives and goals: 1) Learn about neighborhood character and what it means to residents; 2) Gain experience collecting and analyzing data; 3) Apply data to readings to develop connections between theory and the built environment; 4) Determine how the data connects to City plans and policies; and 5) Practice and expand professional skills through assignments and working with a community partner.

Class members included:

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Thank you to our partners who helped review various versions of the outcomes you see today!

Karen Filipovich, *NENA*

Dani Hess, *City of Bozeman Community Engagement Coordinator*

Garrett McAllister, *Gallatin County Senior Planner*

Sarah Rosenberg, *City of Bozeman Associate Planner*

Process Diagrams

Process Diagram: City

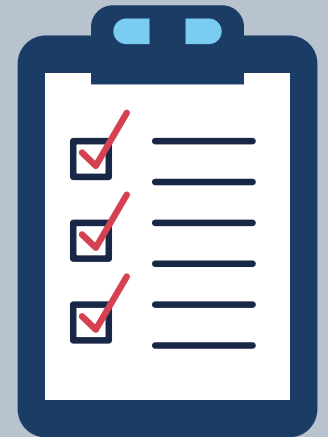
ZONING MAP AMENDMENT PROCESS

BOZEMAN, MT

STEP 1: APPLICATION SUBMITTED

The Development Review Committee reviews all ZMA applications submitted by property owners for compliance with the ZMA criteria:

- Does it align with the growth policy?
- Will the new zoning promote public health & safety?
- Does it facilitate the adequate provision of water, sewer, transportation, schools, & parks?
- Is there going to be reasonable provision of light & air?
- Will it promote compatible urban growth?
- Does the new zoning promote the character of the district?
- Is this the most appropriate use of land throughout the jurisdictional area?
- Was it adopted with a view to conserve the value of buildings?



STEP 2: PUBLIC NOTICE

A notice of public hearing is sent to all property owners within 200 feet of the proposed amendment and a sign is posted on the proposed site, within public view.

The notice of rezoning is advertised in the newspaper informing the public of when & where the public hearings will be.

STEP 3: PUBLIC FEEDBACK

Want to get involved? Through verbal and written comments, citizens can voice their opinions on proposed ZMAs.

First, there are Public Meetings with the Community Development Board. Public testimony and feedback from the board is incorporated into the staff review of the proposal.

Next, there are Public Hearings before the Bozeman City Commission. Recommendations are made to the City Commissioners based on information presented in the staff report.



STEP 4: DECISION MAKING



The City Commission has authoritative decision making power to approve or deny the ZMA based on considerations from the staff report and public testimony.

If approved, the City Commission prepares and approves an adopting ordinance. The approval is effective 30 days after the second reading of the new ordinance.

PROTEST PROVISION

A ZMA decision can be protested if 25% or more of the land owners within the proposed zone change, or those within 150-feet of the area, sign a petition. The amendment will not become effective without a 2/3 favorable vote from the sitting members of the City Commission.



The entire ZMA process can take over 12 weeks.

BE A PART OF PLANNING FOR BOZEMAN'S FUTURE & GET INVOLVED IN ZONING DECISIONS IN YOUR NEIGHBORHOOD

Bozeman Zoning Map Amendments

The City of Bozeman is undergoing some dramatic changes! Because of this, land-use in some areas may also need to change. Bozeman City Code allows for a process by which the land-use zoning map of the city can be amended (aka. rezoning parcels of land).

But how does this process work and how can you make your voice heard about the future of the city?

What is Zoning?

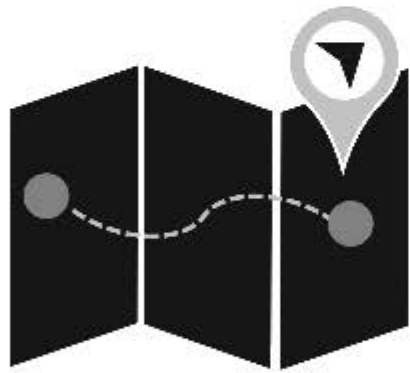


Euclidian Zoning (or land-use zoning) is a system that divides a city into districts with specific permitted land uses. The city of Bozeman uses land-use zoning to minimize the impacts of certain land uses on the general population and guide growth and development



Why would someone initiate rezoning?

Typically land is rezoned when someone sees an opportunity for growth that may be limited by current zoning regulations



Often it is easier to rezone land than it is to change the permitted uses in a zone or to apply for an exemption to the zoning regulations

Rezoning can be initiated to improve a developer's profits but it can also be used to increase density in key areas and allow for the construction of affordable housing!



Who Can Start a Zoning Ammendment?

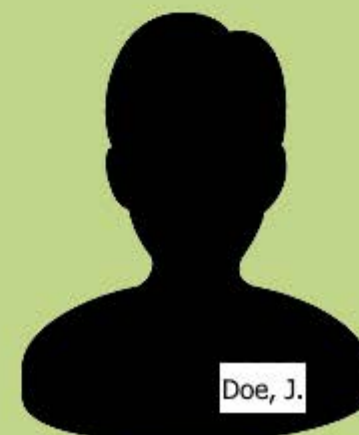
The owener of a parcel or parcels can request that the city rezone their land



The City Comission can also begin the process to rezone any parcels

Anyone can request that parcels be rezoned!*

*As long as they own property in the city and have the support of the owners of no less than 51 percent of either the area of lots or number of lots of the affected property



The Zoning Map Amendment Process

An application to amend the zoning map for a parcel or group of parcels is initiated

Complete applications undergo staff review any relevant review boards are also notified

Reviewed applications are given public notice

The Community Development Board (CDB) holds a public meeting to discuss the proposed zoning map amendment.

This meeting will address staff and public comments as well as the concerns of relevant review boards.

The City Commission creates an adopting ordinance. The amendment is approved 30 days after the 2nd reading of the ordinance.

The CDB Recommends that the amendment be accepted or rejected by the City Commission

The City Commission holds one or more meetings where all information related to the proposed zoning map amendment is considered.

These meetings culminate in a vote where the amendment is accepted or denied.

Denied amendments are not added to the city code.

Incomplete applications are returned to the applicant

The CDB Recommends that the amendment be accepted or rejected by the City Commission

Zoning Text Amendment

Your desired land use may not match any of the cities existing zones perfectly. If this is the case you may need to instead initiate a zoning text amendment instead of a zoning map amendment. This is a rigorous process.

What else do you need?

The Bozeman Community plan has a future land use map. If you would like to rezone a parcel and the new zone is not a permitted use on the future land use map, you must amend the growth policy first!

Growth Policy Amendment

How can I Participate in the Rezoning Process?

Community Development Board Meeting

- Decides to recommend or not recommend that the city commission pass the amendment
- Considers input from relevant review boards

City Commission Meeting

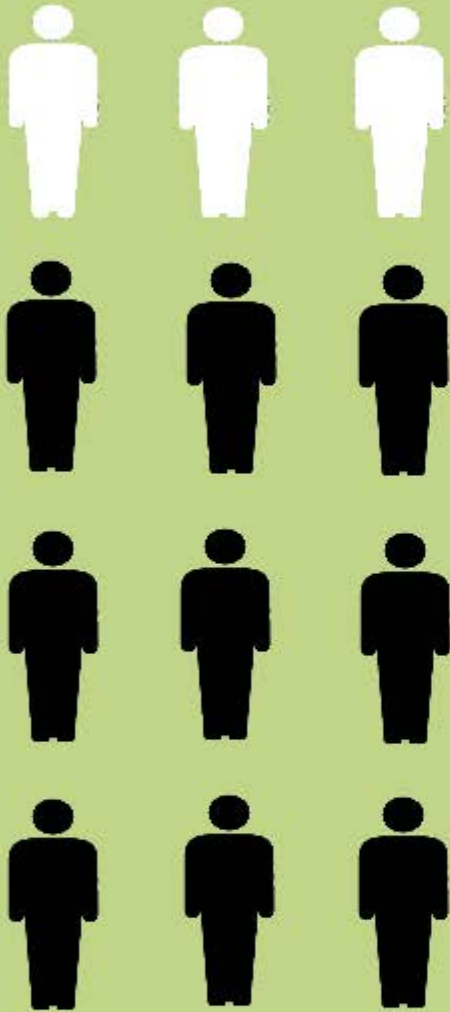
- Votes to approve a zoning amendment
- Considers input from zoning commission
- Can take multiple meetings to lead to a vote

Each zoning amendment will have at least two public meetings related to the amendment.

These meetings are a chance for you to make public comments and interact directly with decision makers.

Remember an effective public comment should be rooted in the city growth plan or city code!

Public Protest - Changing the Vote



If you oppose a new zoning ammendment one way to impact the process is through protest.

A protest form signed by the owners of 25 percent or more of either the area of the lots included in any proposed change or those lots or condominium units 150 feet from a lot included in a proposed change can seriously impact the city comission vote!

The Presence of a completed protest form means that an amendment must be approved by a 2/3rds majority (or supermajority) vote.

For more information on zoning ammendments see Bozeman City Code
Sec. 38.260.100. - Sec. 38.260.120.

BOZEMAN^{MT}

"BUILDING A BRIGHTER FUTURE"

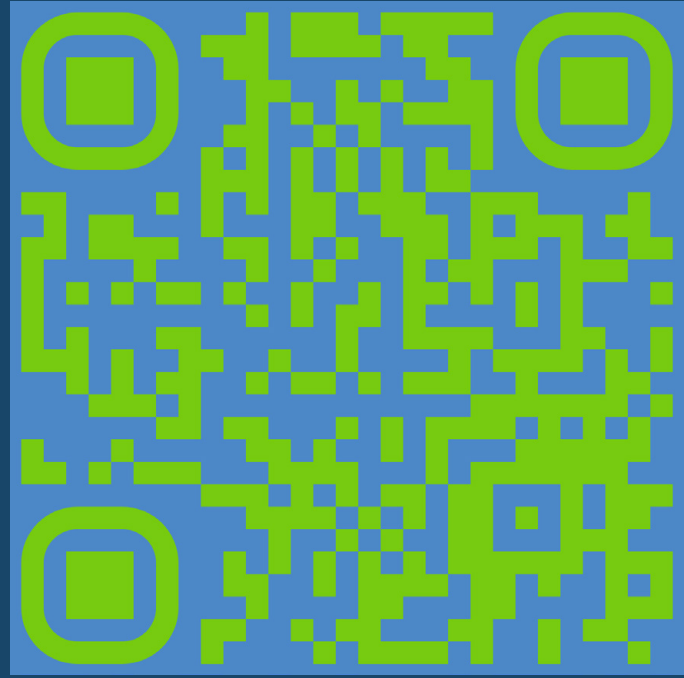
PLANNING FOR A FUTURE PROJECT?
SCAN THE QR CODE BELOW. EACH CATEGORY AID IN MEETING THE
CITY CODES AND REQUIREMENTS

HOME IMPROVEMENT

BATHROOM REMODEL

HOT TUBS AND SPAS

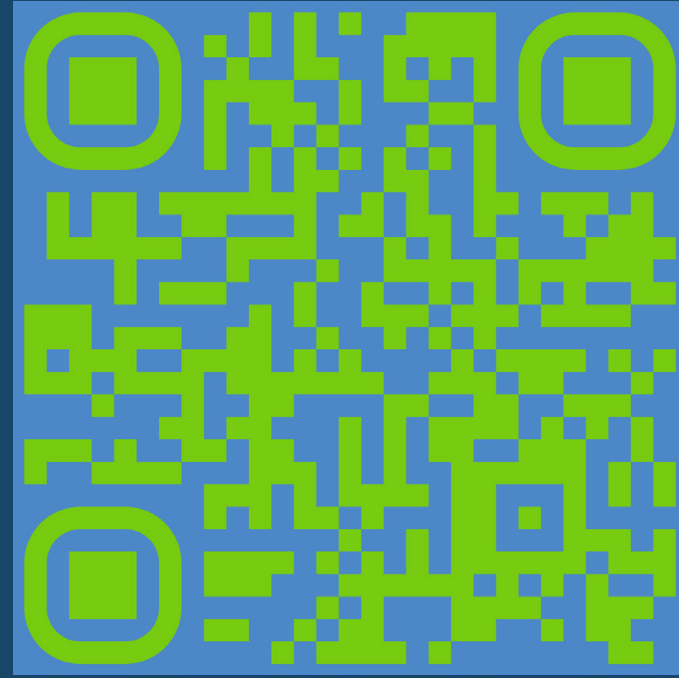
RE-ROOFING



TENANT IMPROVEMENTS

CORE AND SHELL

INTERIOR PLANNING

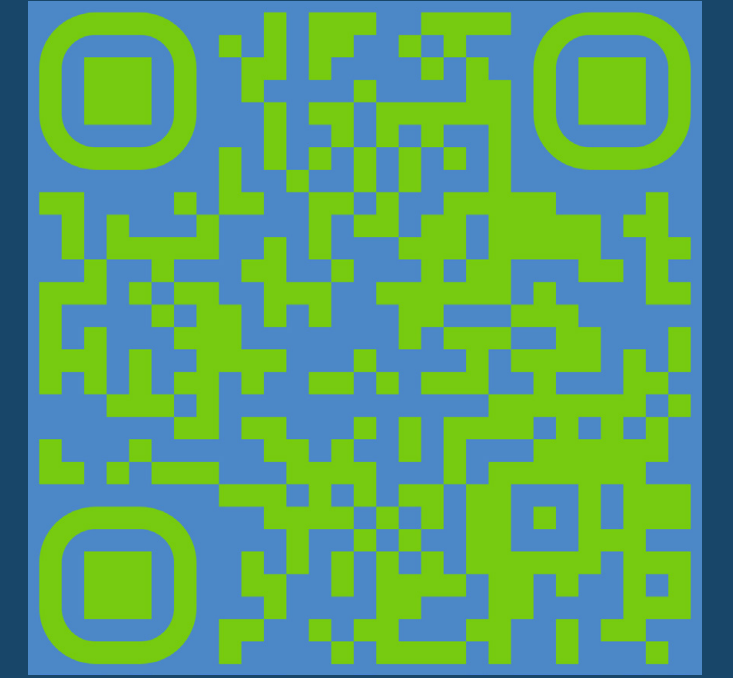


BUILDING PERMITS

CONCEPTUAL REVIEW

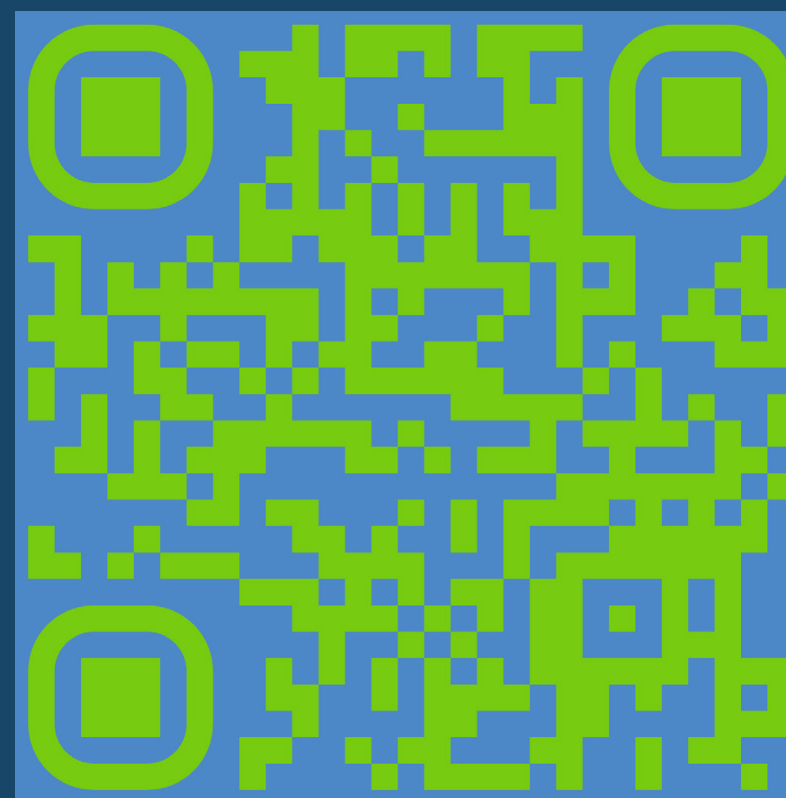
SITE PLAN REVIEW

PLAN REVIEW

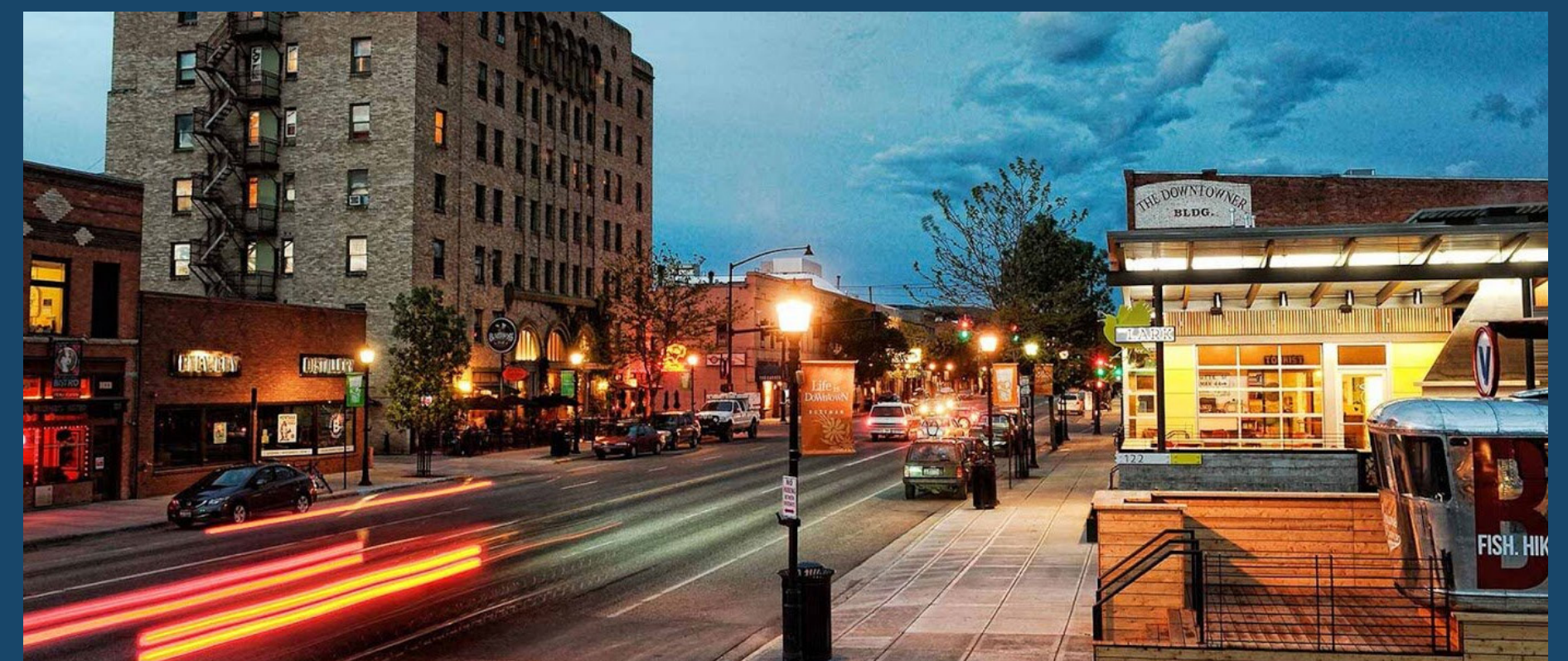
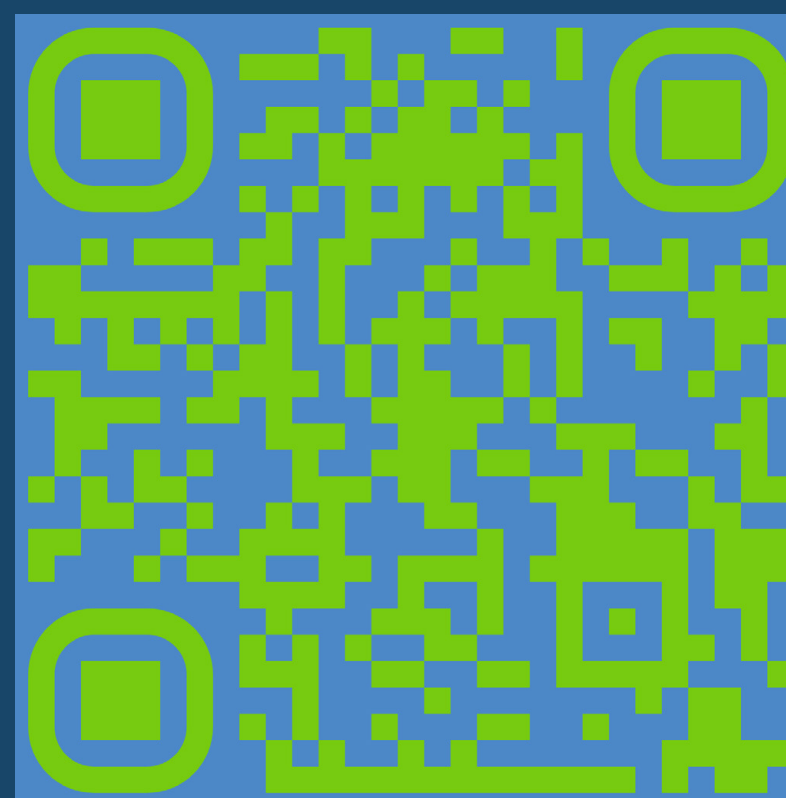


WHAT'S HAPPENING IN YOUR AREA?

**CHECK IN ON NEW
PROJECTS HERE:**



**VOICE YOUR OPINION ON
NEW PROJECTS HERE:**



FOR MORE INFO CONTACT US AT:

BOZEMAN.NET/BUILDING

406.582.2300

What is the *Bozeman Community Plan?*

The Community Plan guides decision-making about **land uses** in Bozeman according to long-term goals and objectives, it is *not* a regulatory document


The Community Plan is also called the **Growth Policy**, and is a separate document from the Gallatin County Growth Plan

Did you know? Members of the public can suggest amendments to the Community Plan!



The Future Land Use Map

The Future Land Use Map (pg. 60 in [The Community Plan](#)) guides land-use decision-making in Bozeman

Ten types of land-use categories make up the Future Land Use Map 

See what land-use category your favorite areas of Bozeman fall into with this [interactive map](#), make sure to check the box “Community Plan Future Land Use” to see the Land Use Map and key

Parks and Open Lands
Urban Neighborhood
Traditional Core
Residential Mixed Use
Regional Commercial and Services
Community Commercial Mixed Use
Maker Space Mixed Use
Industrial
Public Institutions
No City Services

Land-use categories, detailed explanations found on pgs. 52-60 of the Community Plan

*Why might **YOU** want to amend the Future Land Use Map?*

- ❖ You are a member of the public concerned by how the plan impacts the future of Bozeman
- ❖ An event or change in the community renders a portion of the map infeasible or unapplicable
- ❖ You are a landowner that might be adversely affected by the land uses shown in the Future Land Use Map



Steps to Amend the Future Land Use Map:

Step 1 Submit application to the Community Development Department

Step 2 If application COMPLETE, move to step 3, INCOMPLETE applications returned to the applicant

Step 4 Staff report prepared

Step 3 Development Review Committee (DRC) Meetings:
#1 Review
#2 Public Notice
#3 Review

Step 5 Planning Board public hearing and Recommendation

Step 6 City commission public hearing & decision

Step 7 City commission approves!

For more details, check out: [Growth Policy Amendments](#)

Zoning Map Amendments

The Story Mill area of Bozeman currently has several proposed Zone Map Amendments.

What does that mean?

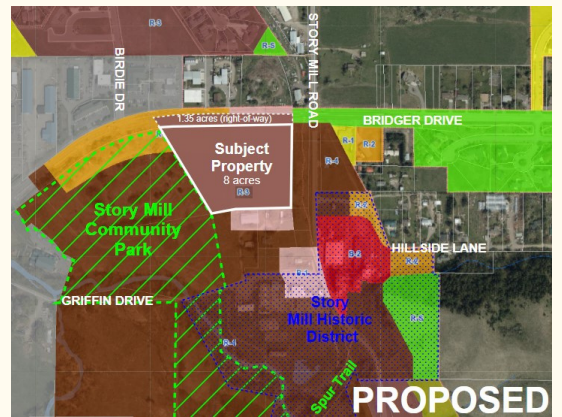
Zoning districts establish land use and development guidelines for designated geographic areas throughout the city. A zoning map amendment can change the zoning designation within a boundary.

01 What is proposed?

Bridger View: Rezoning 8 acres from B-1, R-4, and R-2 to R-3.

R-3 means Residential Medium Density.

R-3 designation can be used for accessory dwelling units, townhouses, single-household, two-household, manufactured homes, and more.



02 Application process



A property owner or the City Commission submits an application to the City of Bozeman Department of Community Development.

DEVELOPMENT REVIEW APPLICATION

The Application is reviewed by a staff planner and a report is prepared. The application is evaluated against specific criteria in the Unified Development Code.

03 How is the public notified?

Mailed notices:

A notice will be sent to property owners within 200 feet of the proposed zoning map amendment.

Public comment period:

A public comment period of at least 15 days will be open before any hearings.

Newspaper legal ad:

Ad(s) will be in local paper.

Site post:

A notice will be placed at the physical site.

Online:

Notice can be viewed online with the Community Development Viewer.



04 How is the public involved?

Public hearing with Community Development Board:

A public hearing with the Community Development Board will take public testimony and advise to the City Commission. The hearing may be in-person or virtual.

Public hearing with City Commission:

The City Commission will make a final decision based on staff reports and public testimony.

PUBLIC HEARING
PLANNING BOARD

Tuesday, June 18, 2019
6:00 p.m.
Commission Meeting Room
121 N Rouse Avenue
Bozeman, Montana

PUBLIC HEARING
BOZEMAN CITY COMMISSION

Monday, July 15, 2019
6:00 p.m.
Commission Meeting Room
121 N. Rouse Avenue
Bozeman, Montana

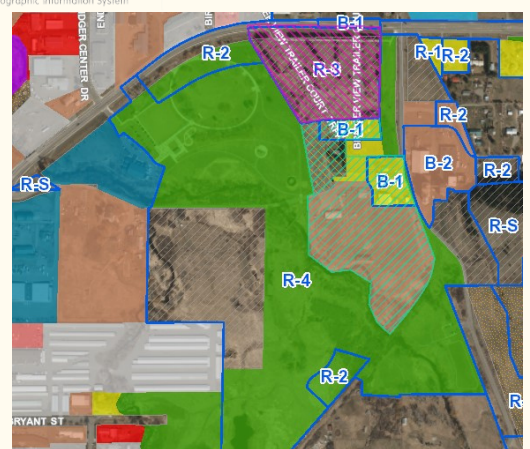
05 I really don't like an approved Zoning Map Amendment. What can I do?

A written protest can be filed with the city if:

- Signed by over 25% of the property owners in the amendment area OR
- Signed by 25% of owners with lots within 150 feet of the amendment area

The amendment will not be effective unless more than 2/3 of the city commission vote to move it forward.

BOZEMAN MT Community Development Viewer



Scan this QR code to learn about the proposed Bridger View amendment and track the City review of the project.

Browse other projects with the Community Development Viewer
<https://tinyurl.com/je2mtzvf>

Public Notification for Development in Neighborhood Conservation Overlay District

By: Lucia Stewart | GPHY520 | December 14, 2021

For more information, reference:
[Sec. 38.220.400](#)
of the Bozeman Municipal Code

Development Plan Submitted to the City

This is the package of information required by the Community Development Office of the required projects applications documentation



Sign Posted on Property & Newspaper Notification

This sign is supplied by the Community Development Office and must be posted at least 15 days, up to 45 days in a conspicuous location; and an accompanying notification in a generally circulating newspaper



Public Comment always available via Written Letter

The public is allowed to write a letter of opposition or support of any development project. This information is posted on the sign posted on the property, and on the City of Bozeman's Community Development website. Comments can be emailed to the staff planner or agenda@bozeman.net



Must notify adjacent landowners

This is a requirement for any and all property within a Neighborhood Conservation Overlay District, at least 15 days, up to 45 days to all adjacent landowners.



Posted online on City public informational, notification and engagement website

An online web-based public engagement tool that provides the public with a description of the project, project timeline, project common timeline and details where/when upcoming meetings are occurring, important links, and contact within the city.

Engage.Bozeman.net



Public Comment during Advisory Body Review

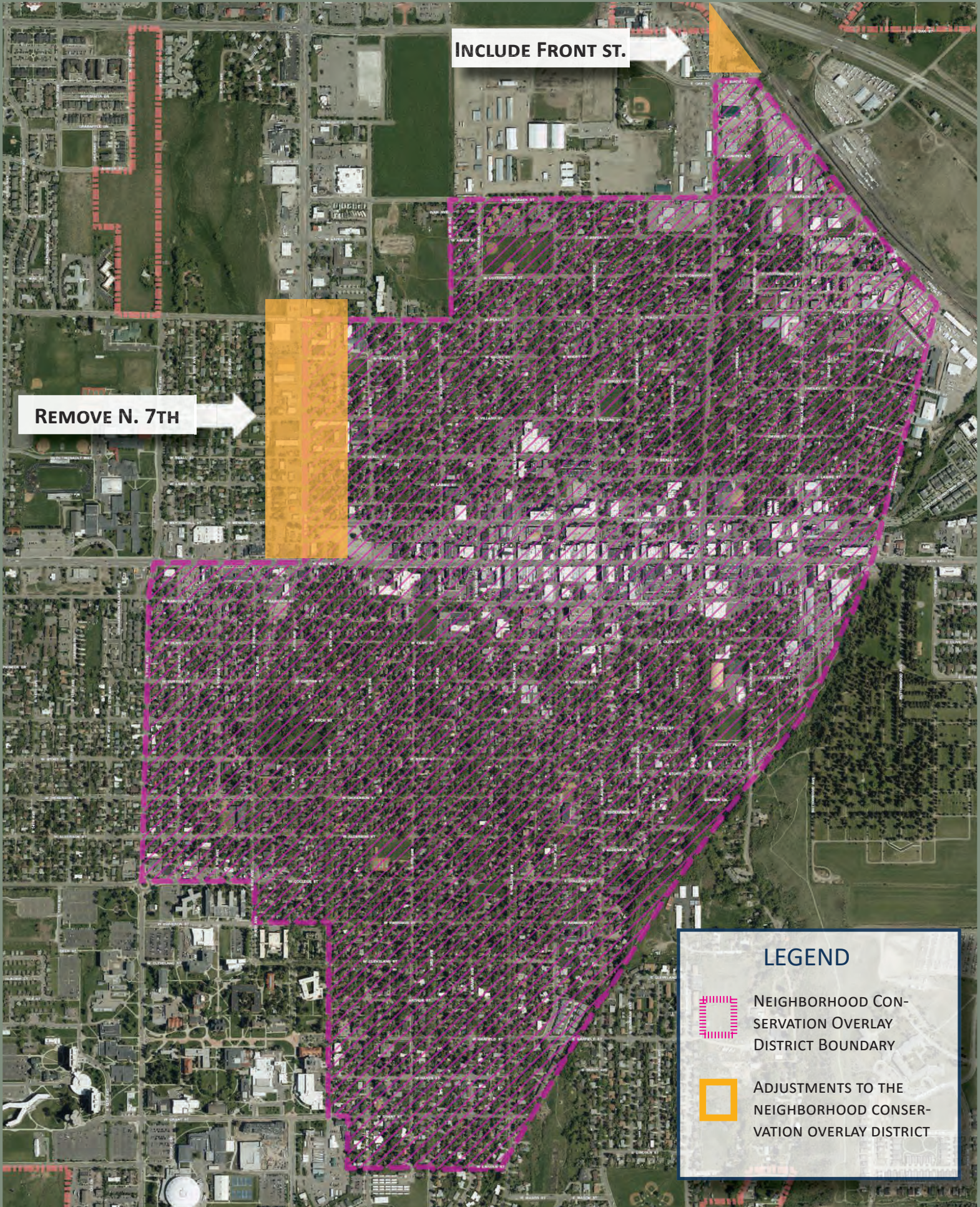
The public is welcome to attend and comment during the advisory body review of the development, prior to it receiving staff's final recommendation. These advisory body is often the Planning Board, or for complex projects, it is also reviewed by the City Commission.



(Final) Recommendation from City of Bozeman's Community Development Department

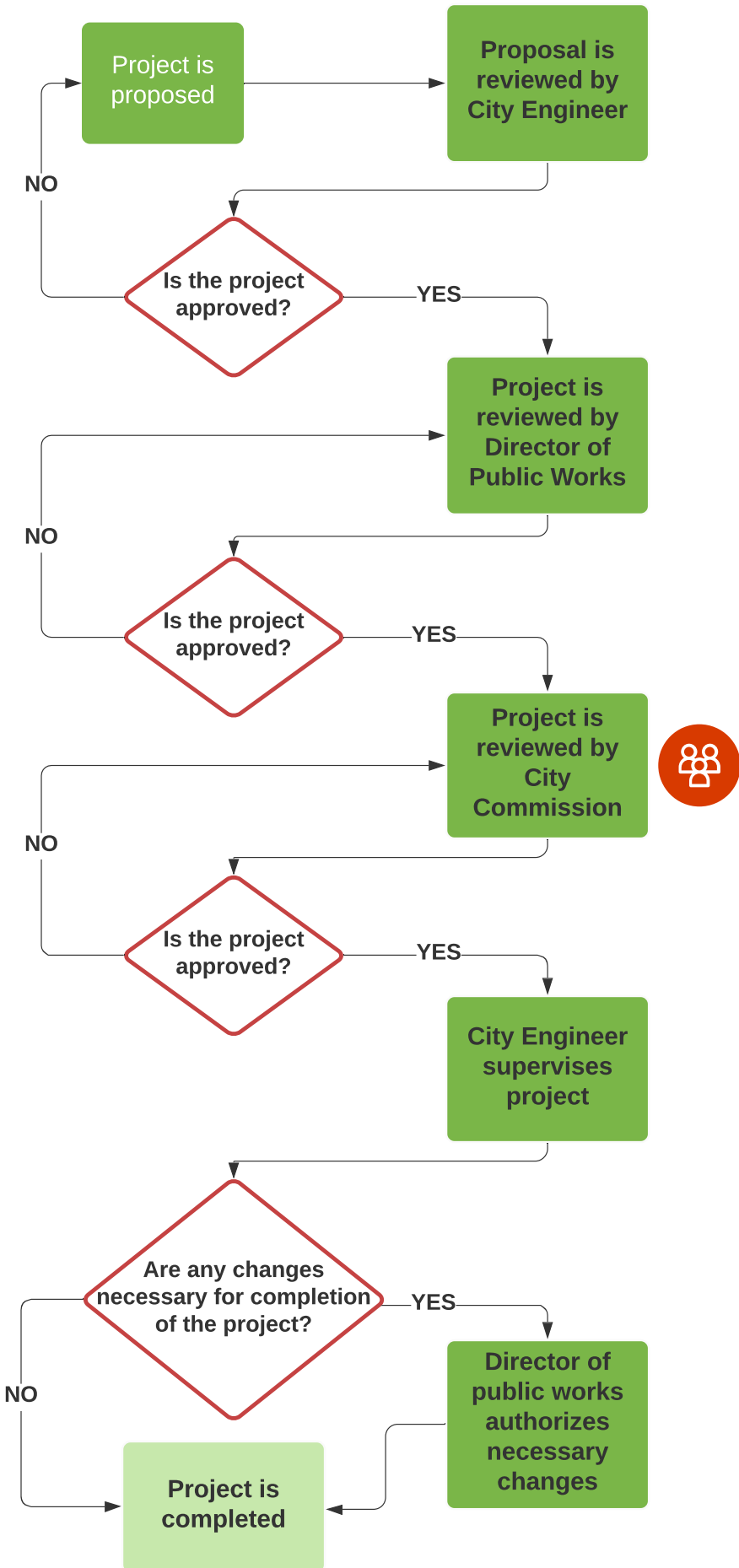
Depending on complexity & variances:
Final recommendation from Bozeman's City Commission

2.2 NCOD BOUNDARY UPDATES



Bozeman Site Plan Transportation Planning Process

A1



BOZEMAN^{MT}
Community Development

DEVELOPMENT REVIEW APPLICATION

PROJECT IMAGE



PROJECT INFORMATION

Project Name: Smart Foods Bozeman
 Project Type(s): Site Plan
 Street Address: 1801 West Main street, Bozeman, MT
 Legal Description: Lot 2 Minor Subdivision 352
 Description of Project: 22,022 s.f. Grocery Store
 Current Zoning: B-2
 Gross Lot Area: 103,430 s.f. (2.37 a.c.)
 Block Frontage(s): 650 feet
 Number of Buildings: 1
 Type and Number of Dwellings: n/a
 Building Size(s): 20,022 s.f.
 Building Height(s): 32 feet
 Number of Parking Spaces: 77 stalls
 Affordable Housing (Y/N): n
 Cash-in-lieu Parkland (Y/N): n
 Departure/Deviation Request (Y/N): n

VICINITY MAP



Open to public involvement

Accessory Dwelling Unit (ADU) Development Review Process

01

Determine what is allowed - use the City of Bozeman's online Community Map Viewer to review zoning and the associated Unified Development Code (UDC) for your property.

The UDC is what City Planners will follow to make decisions about your project.

Zoning

03

If you ARE located in the NCOD or, you ARE located in zones R-1 & R-S AND you wish to build a detached unit, you must submit a Certificate of Appropriateness (COA) for the NCOD or a Special Use Permit (SUP) for the detached unit in zones R-1 & R-S.

These must be approved before the project can move forward.

Special Process

05

The planning office will review the project materials and determine if you can apply for a building permit.

If approved, apply for a building permit.

Review & Decision

02

If you are NOT located in the Neighborhood Conservation Overlay District (NCOD) and you are NOT located in zones R-1 & R-S wanting to build a detached unit, you may apply for a Building Permit electronically through ProjectDocs on the City's website if your property qualifies for an ADU.

04

If your application for a COA or SUP is approved, the public notice period starts. You will be supplied with an e-letter to print and mail to property owners within 200' and a poster board to hang on the site.

SUP - 15<days>45 newspaper x2, post on site, 1st class mail.

COA - No requirements.

Public Noticing

At the 11/16/2021 City Commission Meeting, the Commission voted to make some changes to the UDC for ADUs:

ADUs are no longer required to have an exclusive, off street parking spot

ADUs now only need access to a sidewalk or an adjacent right of way instead of an alley

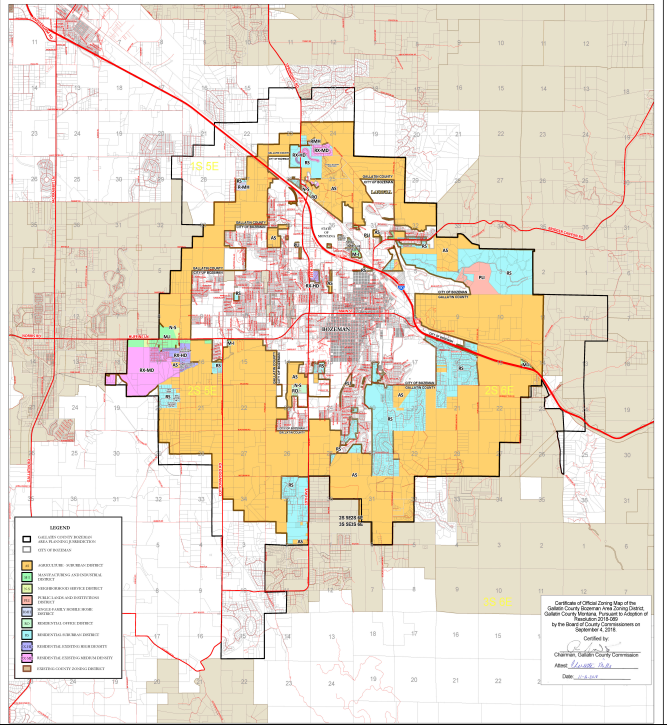
Commission meetings are open to the public! You too can join and voice your support for relaxing ADU rules.

Code Updates

MT

BOZEMAN

Process Diagram: County



Gallatin County/Bozeman Area Planning Hierarchy

The Gallatin County/Bozeman Area (or the “Donut”) is a Gallatin County Part 2 zoning district surrounding the City of Bozeman. It is shown in the colored portions of the map to left, enclosed by the black boundary line. The City of Bozeman sits in the middle of the Donut. The diagram below outlines the planning hierarchy for the Gallatin County/Bozeman Area. Scan the QR codes for a detailed map, district zoning regulations, and neighborhood plan. Click on the underlined hyperlinks in the diagram below to find relevant regulatory and planning documents.



Zoning Map

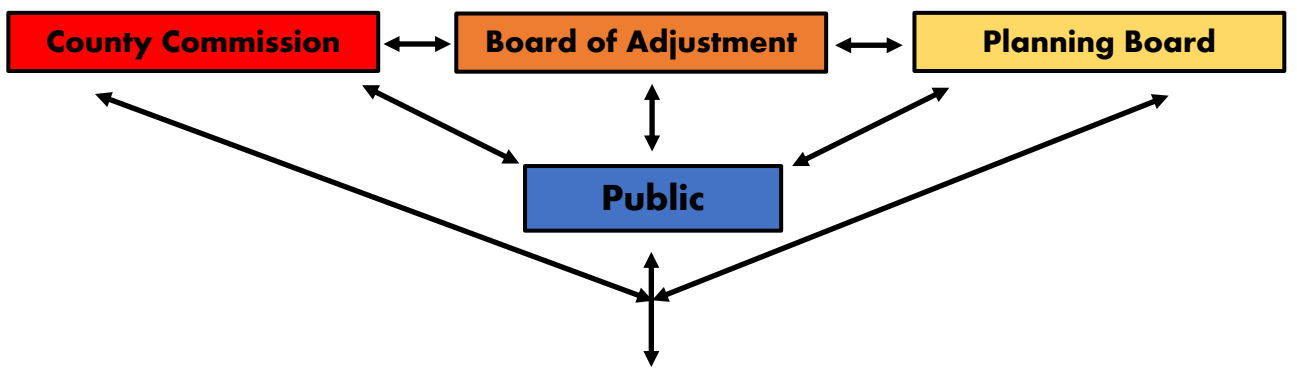


Zoning Regulations



Neighborhood Plan

Montana Code Annotated 76-1-601



Growth Policy

- County Zoning Regulations**
- Building for Lease or Rent Regulations
 - Transportation Design & Construction Standards
 - Floodplain Regulations
 - Subdivision Regulations
- To learn more, see page 55 of Growth Policy

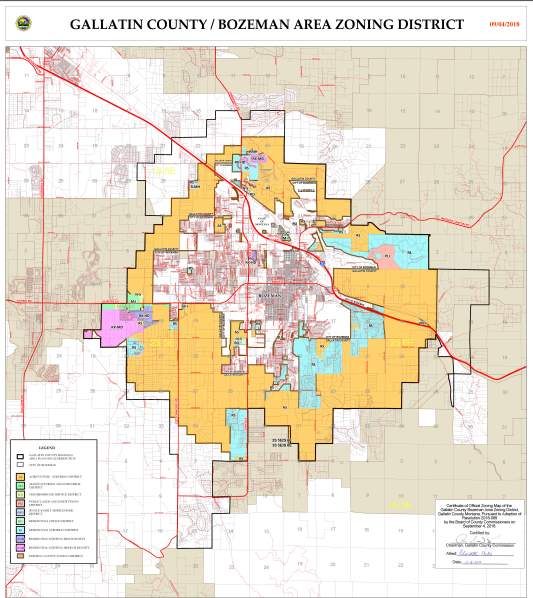
- Primary Criteria**
- Agriculture
 - Agricultural Water User Facilities
 - Local Services
 - Natural Environment
 - Wildlife
 - Wildlife Habitat
 - Public Health and Safety
- To learn more, see page 61 of Growth Policy

Gallatin County/Bozeman Area Plan

Gallatin County/ Bozeman Area Zoning Regulations

Gallatin County/ Bozeman Area

Planned Unit Development (PUD) Process Diagram

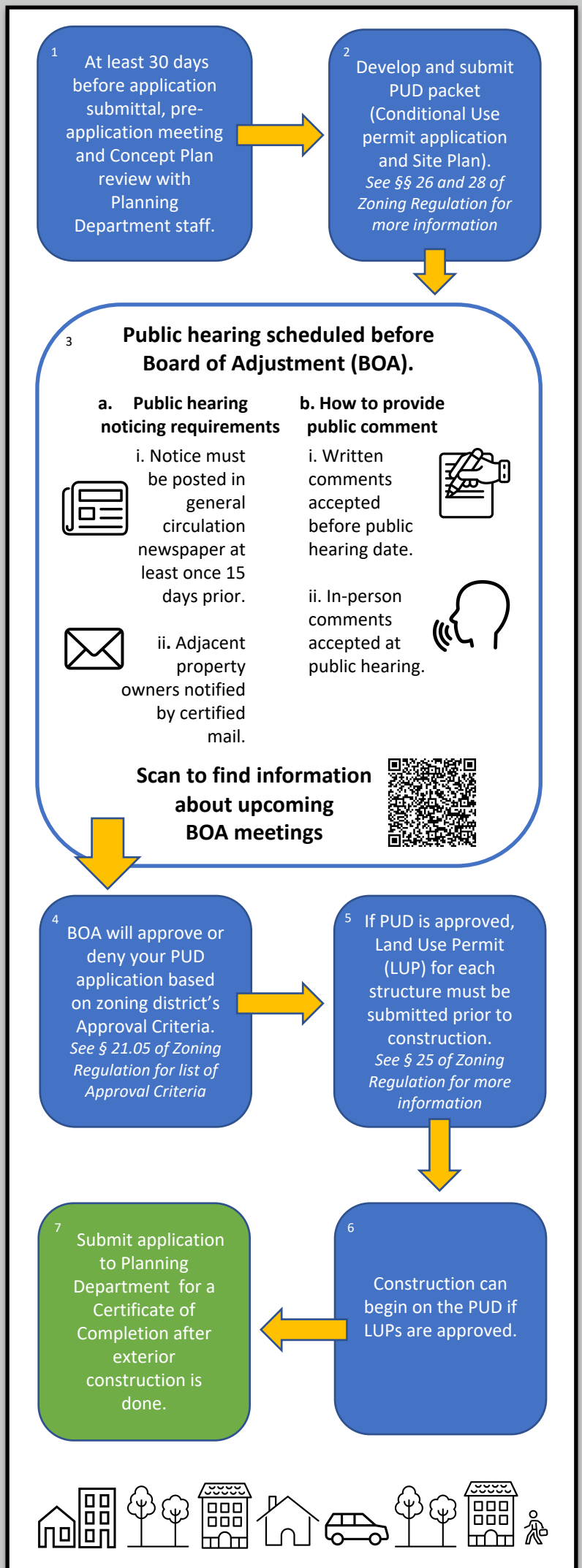


The Gallatin County/Bozeman Area (or the “Donut”) is a Gallatin County Part 2 zoning district surrounding the City of Bozeman. The diagram to the right shows the process to apply for a Planned Unit Development in the district, including how the public can participate and comment on the proposed development.

What is a Planned Unit Development?

A Planned Unit Development, or PUD, is a development tool that is not bound by the standard rules of a zoning district. PUDs are often a mix of residential use (think houses, condos, and townhomes) and commercial use (like grocery stores and offices). PUDs are popular because they allow developers to be more creative and efficient in their design and use of a space while still satisfying planning goals. A PUD may be used to preserve an area’s amenities as well as reduce costs to developers and municipalities for things like roads and maintenance, among other benefits.

Scan to view zoning regulations for the Donut



Big Sky 3500 Square Feet

Consider the Growth Plan! but since this is in Part 1 zoning, the Growth Plan may not have that much influence.

- Permitted Uses:**
- a. Accessory Dwelling Units.
 - b. Accessory Structures.
 - c. Accessory Uses.
 - d. Bus Shelters and Bus Turnouts.
 - e. Childcare Facilities.
 - f. Essential Services (Type I).
 - g. Family Day Care Homes or Group Day Care Homes as regulated by the Department of Labor of Montana.
 - h. Home Occupations, subject to Section 23.6.
 - i. **Multi-family Dwelling Units.**
 - j. Multi-family Workforce Housing.
 - k. Short Term Rentals.
 - l. Single-family Dwelling Units.
 - m. Single-family Workforce Housing.
 - n. Temporary Uses and Structures, subject to Section 23.1.b.
 - o. Trails for non-motorized Use and Open Space.

Setbacks:
Front: 25 feet.
Side: 10 feet.
Rear: 10 feet.

Design a project that has:

Me
Dev
Sta
Sec

This zone does not currently require view corridor, hillside or ridgeline development considerations, entry corridor design standards

Because this project is "permitted by right" it does not require the approval of the Big Sky Zoning Advisory Committee

County Provides guidance on other approvals

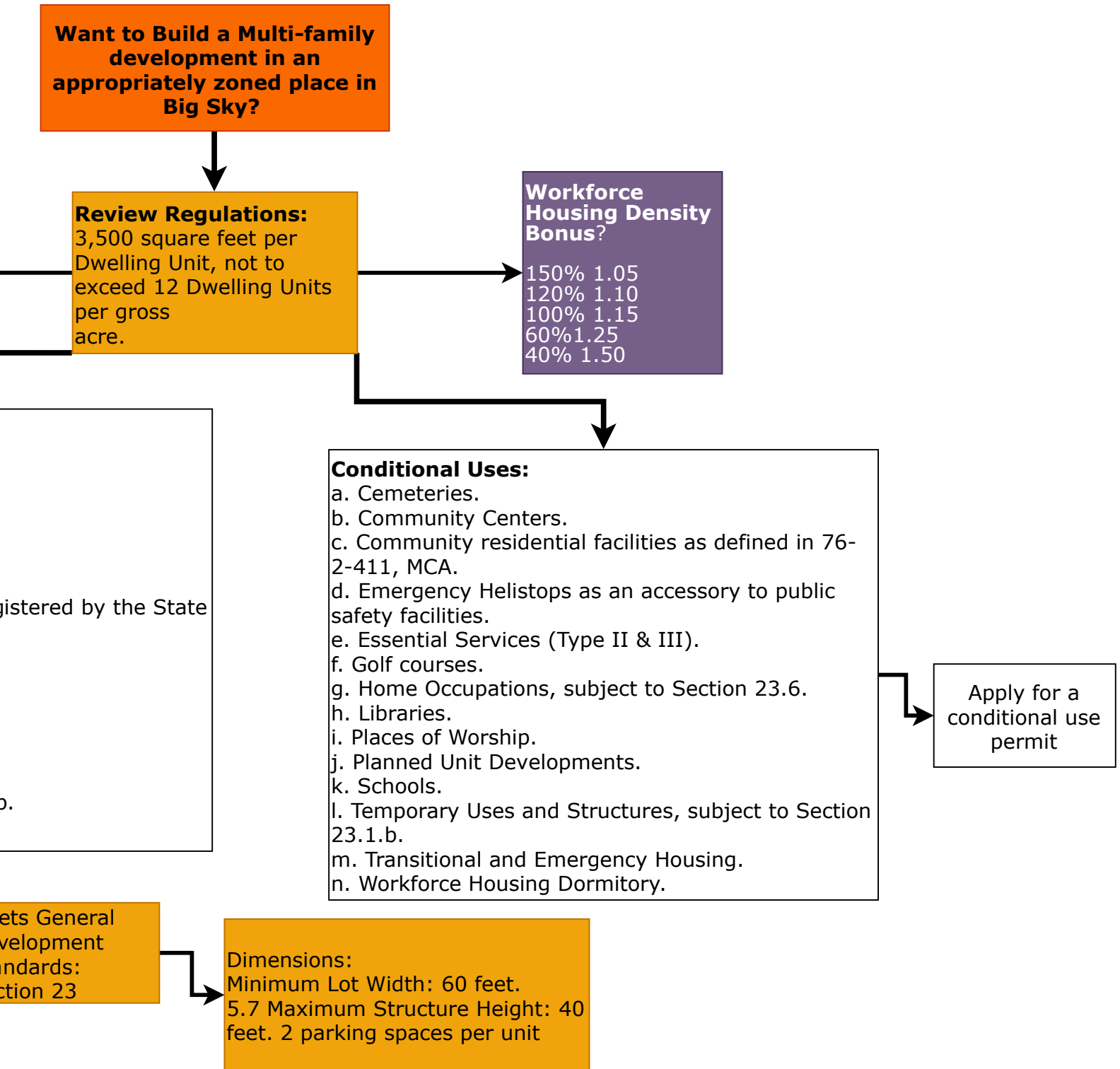
Other?

Submit Application to the county

Submit application to County

- Include:
- Land Use Permit Application Form completed by the property owner or authorized agent
 - Address must be obtained from the Big Sky Fire Department prior to submitting.
 - Approved means of wastewater treatment (if not connected to sewer board)
 - Elevations showing the North, East, South and West sides of the proposed new structure
 - Floor plans including garage, basement, and unfinished spaces labeled.
 - Site plan

Get Multi-Unit Zone Development Process



- Big Sky Fire District Land Use Permit
- Big Sky Water and Sewer Connection approval
- County Road and Bridge (sometimes)

Completed and signed
Authorized representative.
The Gallatin County GIS
Treatment (see water and
East, South, and West
are
ement and all finished



Federal Law
"the Supreme law of the land"
Endangered Species Act
EPA regulations etc.

State Laws
Montana State Law assigns land
use planning to Counties and
municipalities

**Gallatin County
Land**

Not part of a
municipality

Part of a
municipality

City or Town handles
approval process and
their laws apply

**Part 1 Zoning:
Community Initiated**

Unzoned land

**Part 2 Zoning:
County Initiated
Zoning**

1963: MCA Title 76, Chapter 2,
Part 2. Gave the county the
authority to create its own
zoning

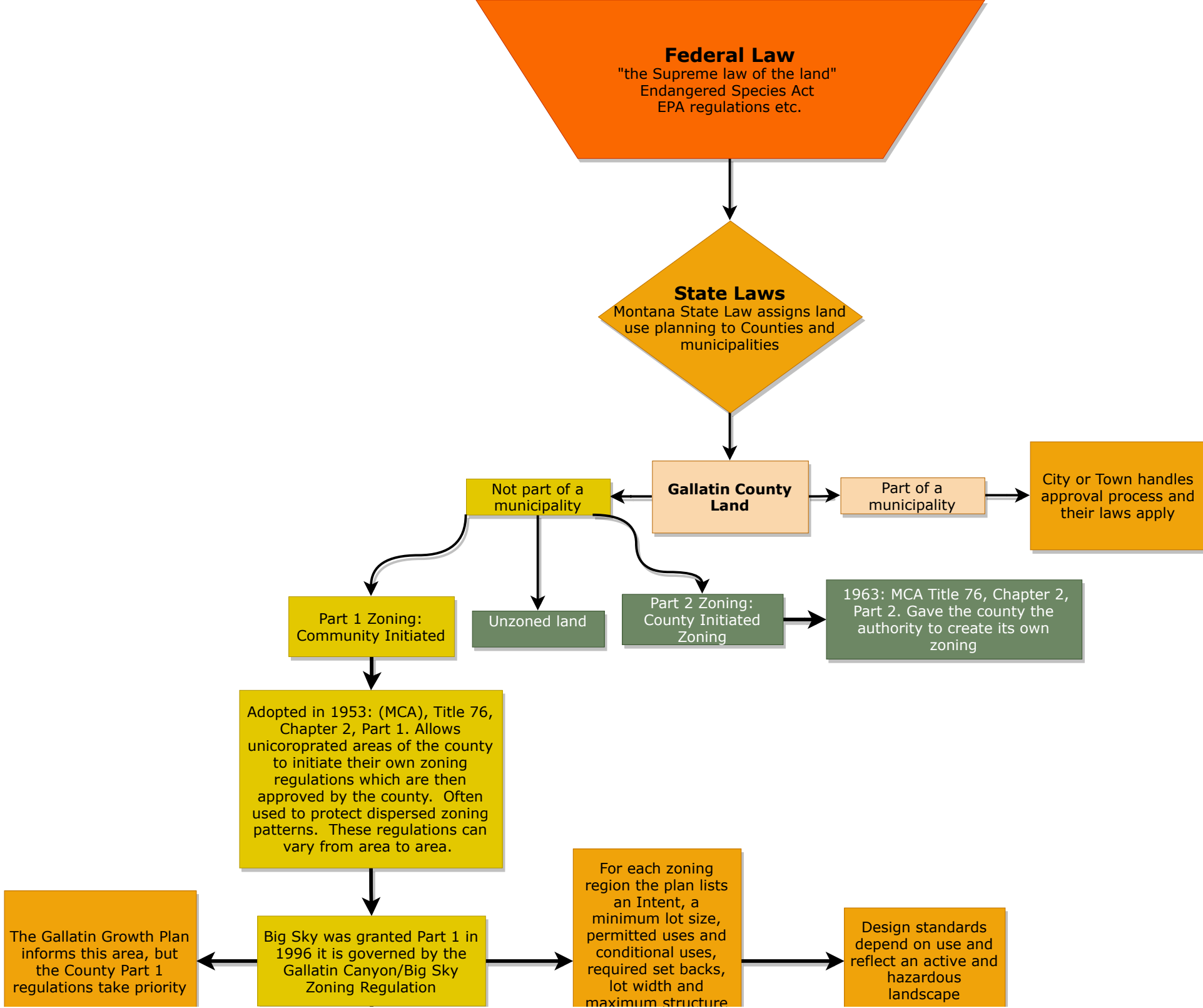
Adopted in 1953: (MCA), Title 76,
Chapter 2, Part 1. Allows
unincorporated areas of the county
to initiate their own zoning
regulations which are then
approved by the county. Often
used to protect dispersed zoning
patterns. These regulations can
vary from area to area.

For each zoning
region the plan lists
an Intent, a
minimum lot size,
permitted uses and
conditional uses,
required set backs,
lot width and
maximum structure

Design standards
depend on use and
reflect an active and
hazardous
landscape

The Gallatin Growth Plan
informs this area, but
the County Part 1
regulations take priority

Big Sky was granted Part 1 in
1996 it is governed by the
Gallatin Canyon/Big Sky
Zoning Regulation



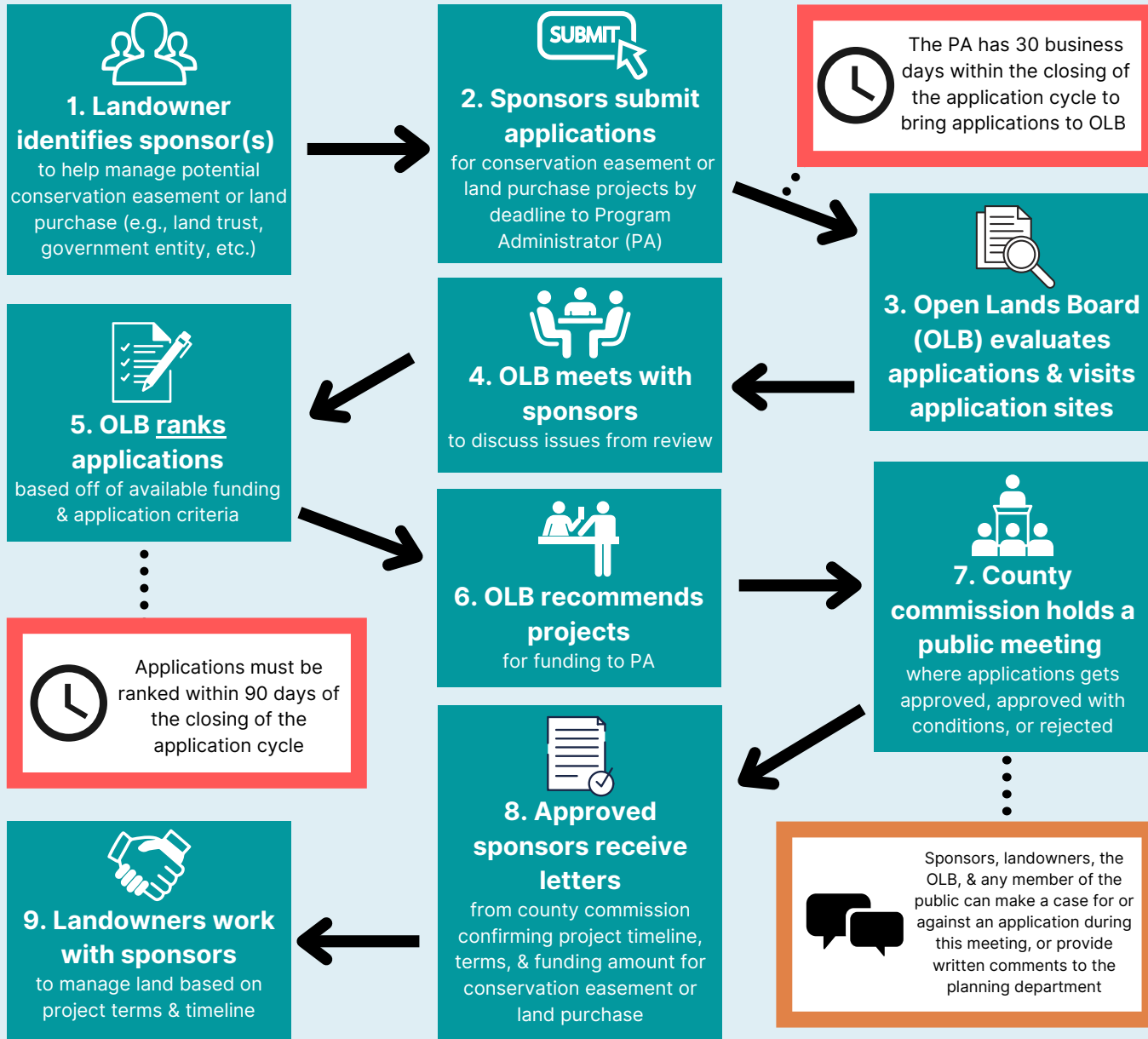


Gallatin County Part 1 Zoning Regulation fills in any gaps in the GC/BS Zoning Regulation, but does not modify it.

Maximum structure height. Parking regulation depends on use.



Open Lands Program Application Process for Landowners



Open Lands Program (OLP)

What is OLP?



Open Lands Program Overview

The Open Lands Program (OLP) was created to protect natural resources and agriculture and increase access to public recreation in Gallatin County. The protection of open space happens through the purchasing of land and implementing conservation easements on the properties of willing landowners. Landowners must work with sponsors to apply to OLP.

How is OLP funded?



Open Space Mill Levy

Tool for conservation easements & purchasing land from willing landowners to contribute to OLP



License Plate Revenue

Gallatin County "Open Land" license plate revenue funds the administration of OLP

Who runs the program?



Program Administrator (PA)

- Also referred to as Open Lands Coordinator
- Administers & promotes OLP
- Carries out recommendations of OLB through resolutions
- Works for Conservation and Parks part of the time



Open Lands Board (OLB)

- Serves as advisory body to County Commission (CC)
- Reviews OLP applications & makes recommendations to CCs about how to use funds
- Board members are appointed by CC
- A majority of board members must be ranchers and farmers



Gallatin County Commission (CC)

- Created OLP (originally Gallatin County Open Space Task Force)
- Make final decisions on OLP applications based off of OLB recommendations during a public meeting

County Regulations Example: MLR Conservation Easement, Four Corners, Gallatin County

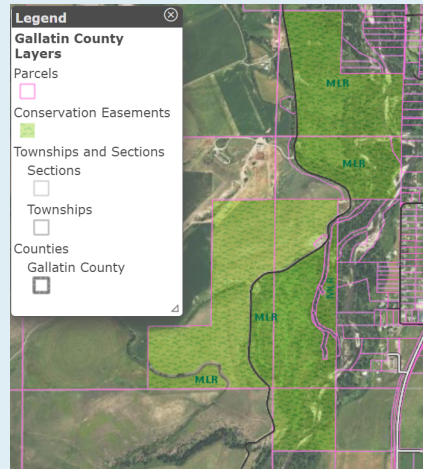


Figure taken from Gallatin County Interactive Zoning Map

Example of County Planning and Regulatory Documents

This particular Montana Land Reliance conservation easement is located on the western edge of Four Corners of Gallatin County. The use of this property is most influenced by the terms of the conservation easement contract, as the property owners receive federal tax benefits from enrolling their land in an easement program. After the conservation easement contract, the county zoning, then neighborhood plan, and finally the Gallatin County Growth Policy influence how this property could be used.

Increasing strength of influence on land use planning



Conservation Easement Contract

Land use must comply with certain standards defined in contract to be eligible for federal tax benefits



Zoning*

Rural Residential and Agricultural Sub district



Neighborhood Plan*

Four Corners



Gallatin County Growth Policy

Overarching policy that dictates how county adapts to growing populations

*If applicable to property

Trail Creek District

Planned Unit Development

What is a Planned Unit Development (PUD)?

A PUD is a type of building development. In the Trail Creek District under Gallatin County the only allowable PUD is a Residential Cluster Development.

What is a Residential Cluster Development?

A grouping of residential properties on a development site that uses the extra land as open space, recreation or agriculture. In the Trail Creek District this translates to 6 units per 100 acres, keeping the other portion of the land open space.

TRAIL CREEK ZONING REGULATION

Section 5- Planned Unit Development

CONDITIONAL USE PERMIT (CUP)

Section 10- Gallatin County Administrative regulation

APPLY

The Trail Creek Zoning Regulation requires a PUD to have a CUP, following the requirements laid out in this document (scan the QR code to see the CUP application).



SUBMIT

Submit application and all documents to the county planning department. Depending on the development their may be submission fees.

COUNTY PLANNING DEPARTMENT

PUBLIC HEARING

All adjacent properties will be notified via certified mail, a publication in a local newspaper, and a public hearing will be held regarding the specific development to allow for public comment before review. All public hearings must follow the rules outlined in this document (scan the QR code to see the Gallatin County public hearing rules).



REVIEW/DECISION

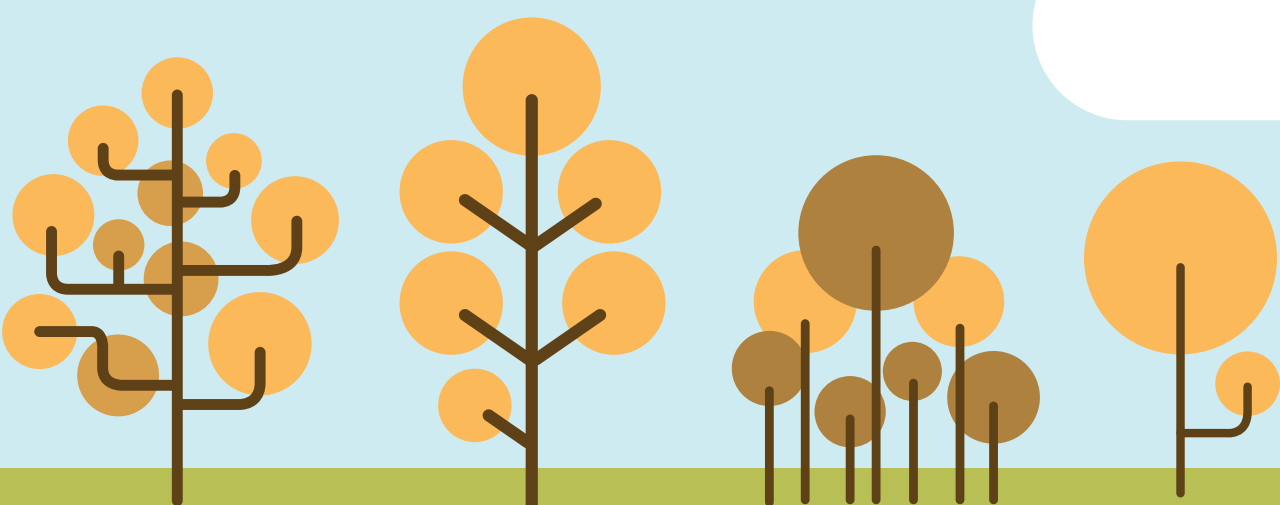
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REVOCATIONS, MODIFICATIONS, EXTENSIONS

Any alterations listed above will require submission to the planning and zoning commission and be required to go through the same review process as the original CUP application, including public hearings.

Other ways for the public to get involved in planning:

- Vote!
- Attend public hearings.
- Join or start an advisory committee.
- Become a community leader.

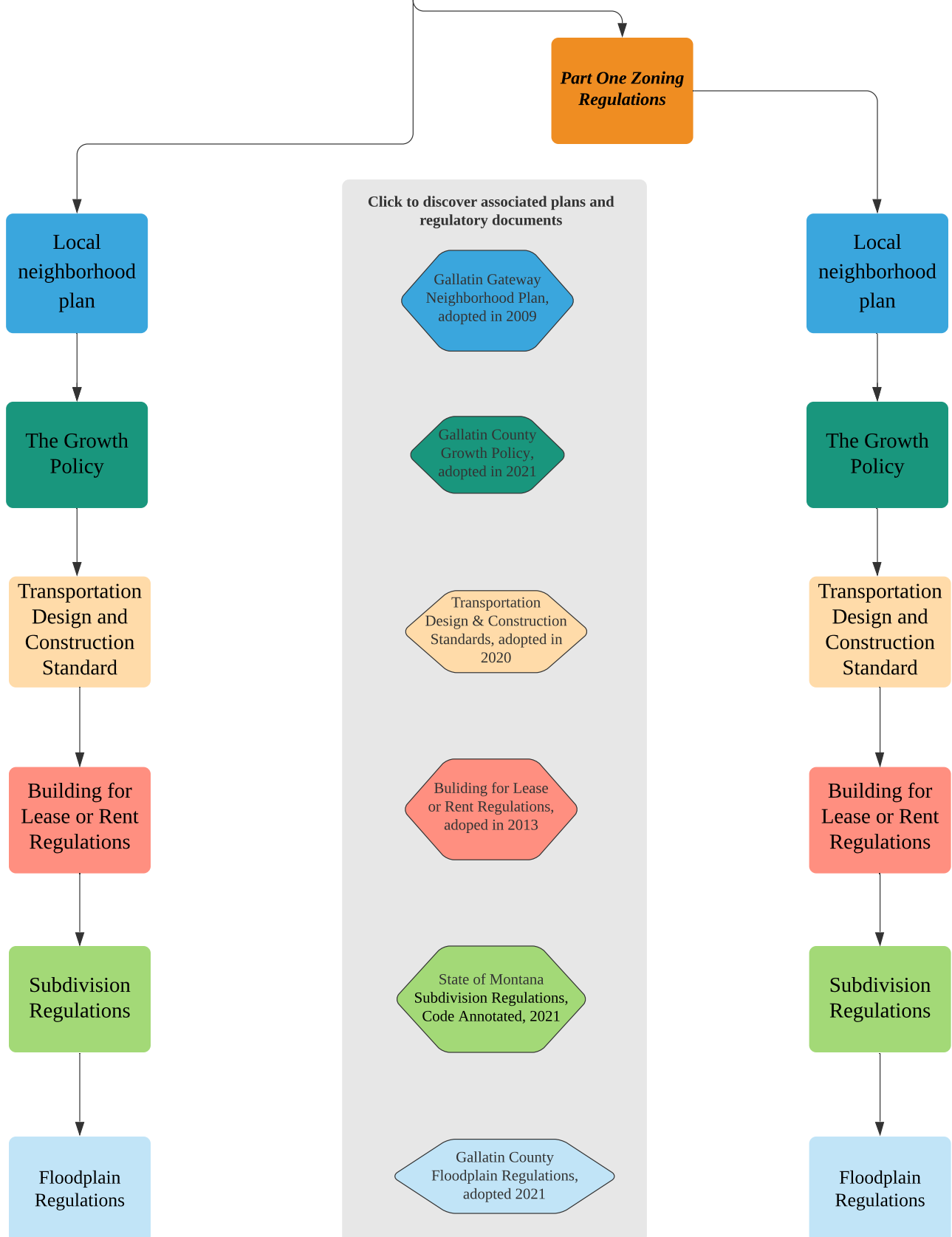


Concept Map of Changes to Development & Planning Process with Part 1 Zoning inclusion for Gallatin Gateway, Montana

By: Lucia Stewart | October 21, 2021

Gallatin Gateway

The boundaries of this area run from Cottonwood Road to the south, Gooch Hill Road to the north, the Gallatin River to the west, and a quarter-mile east of Highway 191 on the east

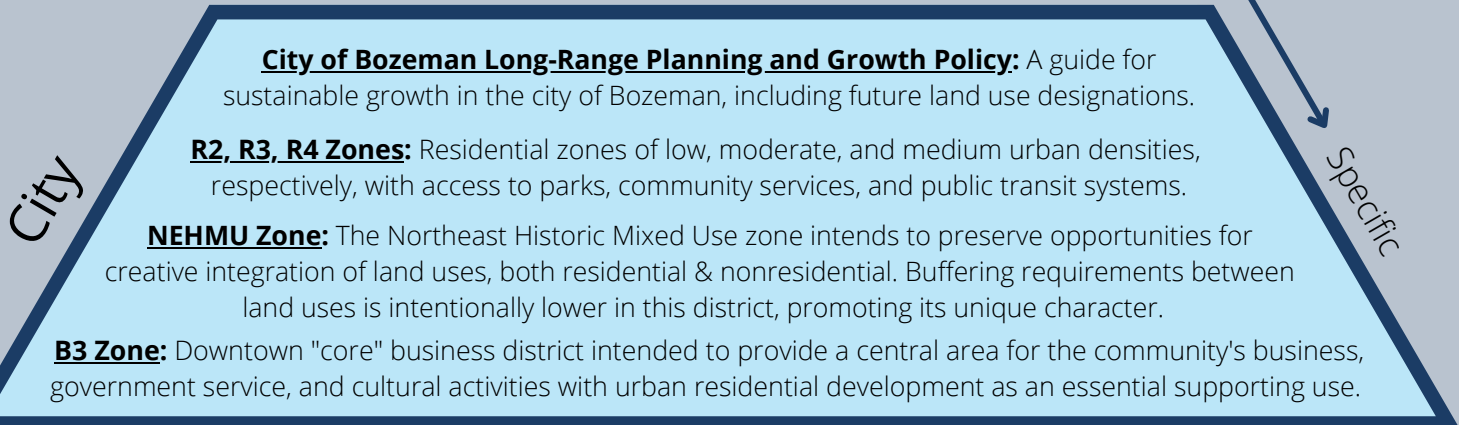
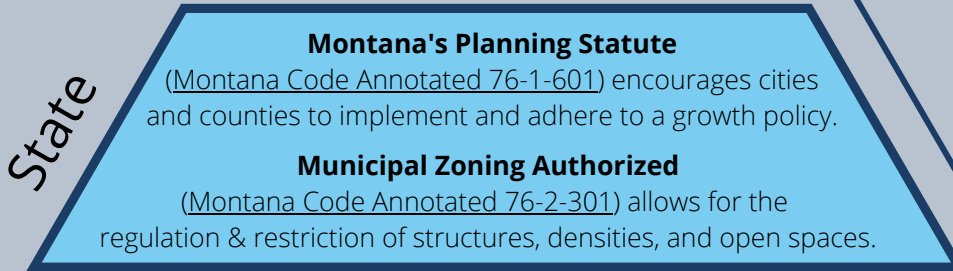
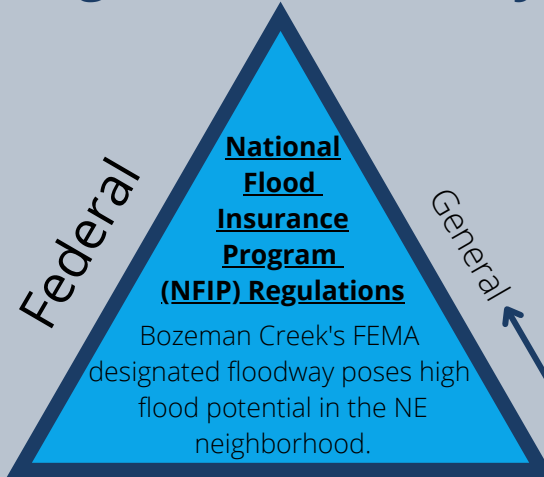


Policy Hierarchies

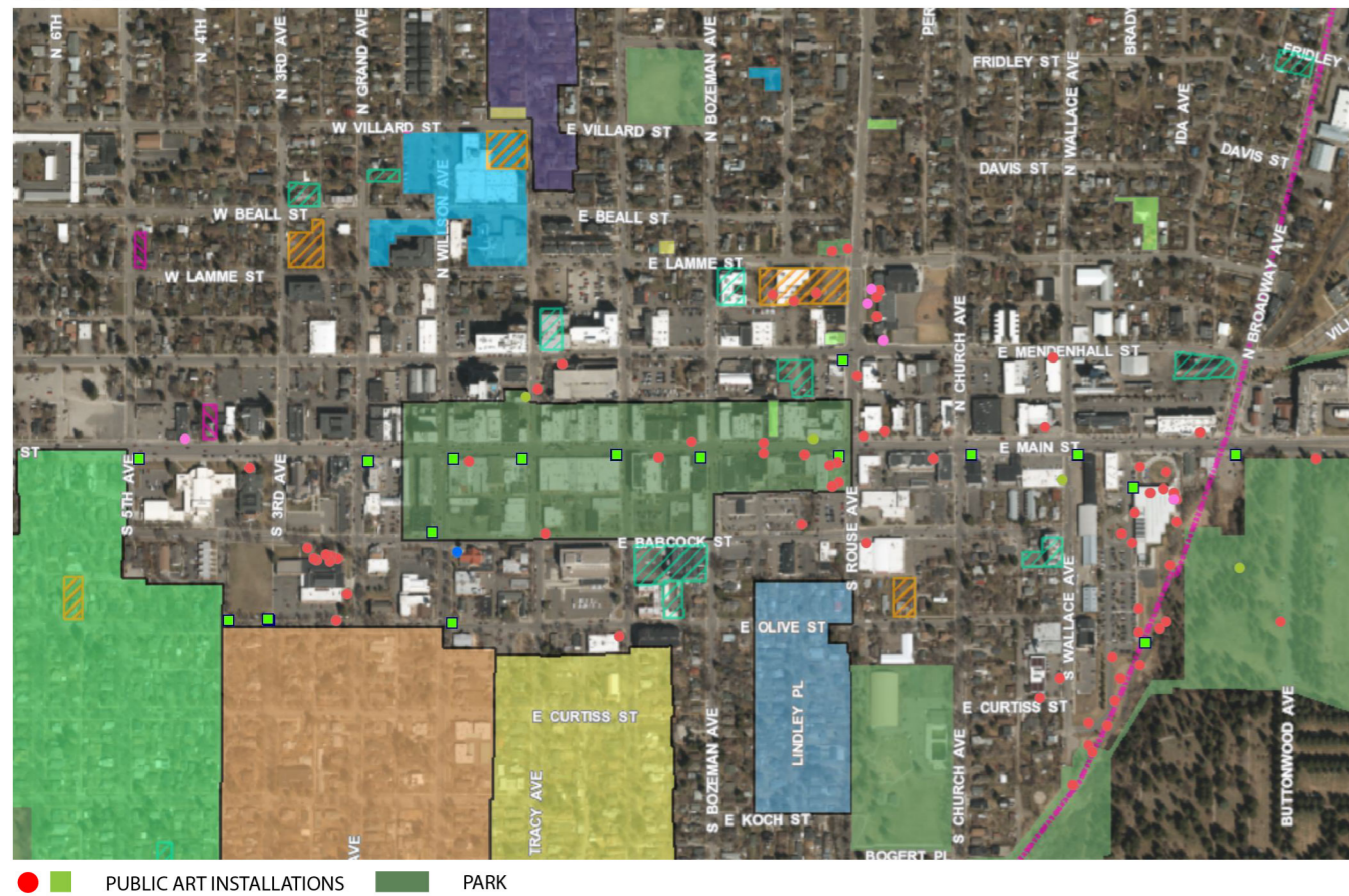
Policy Hierarchy: City

Northeast Neighborhood

Regulation Hierarchy



AREA OF FOCUS



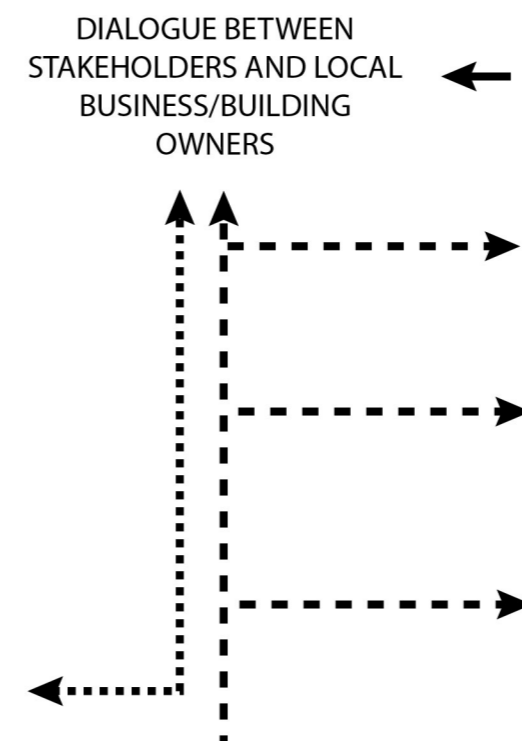
PROJECT AREA



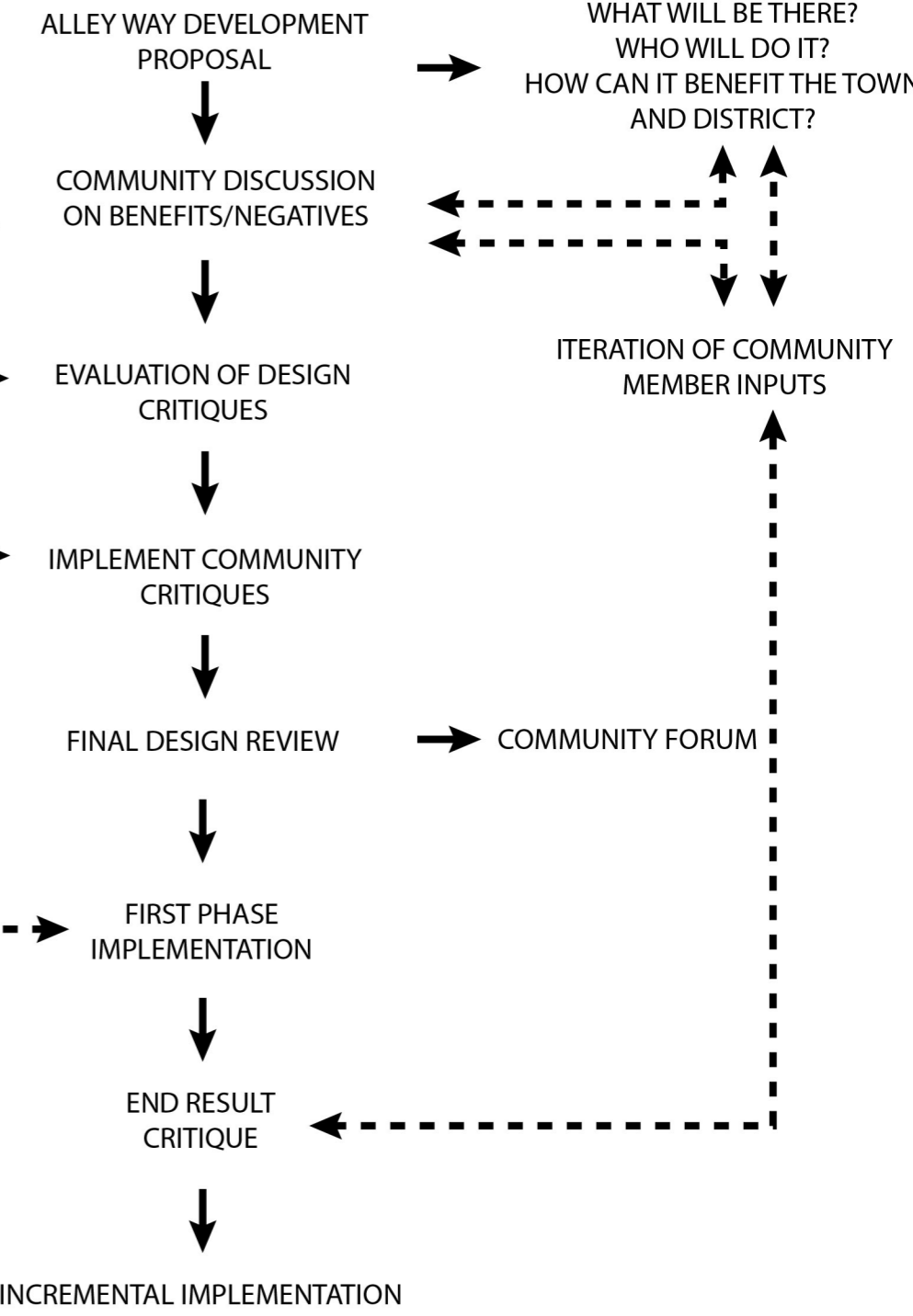
PRECEDENT PROJECTS



REGULATION HIERARCHY



COMMUNITY ENGAGEMENT/ INVOLVEMENT OF ALLEY ENHANCEMENT



WHAT WILL BE THERE?
WHO WILL DO IT?
HOW CAN IT BENEFIT THE TOWN AND DISTRICT?

ITERATION OF COMMUNITY MEMBER INPUTS

COMMUNITY FORUM



WELCOME TO BOZEMAN'S NORTH EAST NEIGHBORHOOD ASSOCIATION

"TAKE PRIDE IN YOUR NEIGHBORHOOD!"

OUR MISSION

The mission of the Northeast Neighborhood Association (NENA) is to promote and preserve the qualities of our uniquely diversified neighborhood that are important to the residents, businesses, and city of Bozeman. The Northeast section of Bozeman is unique within the City of Bozeman as to the uses of properties, the ages of the properties, the economic value of the properties, and the people who have chosen to live and/or operate a business within the area.

OUR GOALS

To provide information to the membership about issues that affect the quality of life in the area;

To take on proactive and participatory roles concerning the issues that affect the quality of life in the area;

To take on an activist role when necessary to protect the quality of life in the neighborhood, and

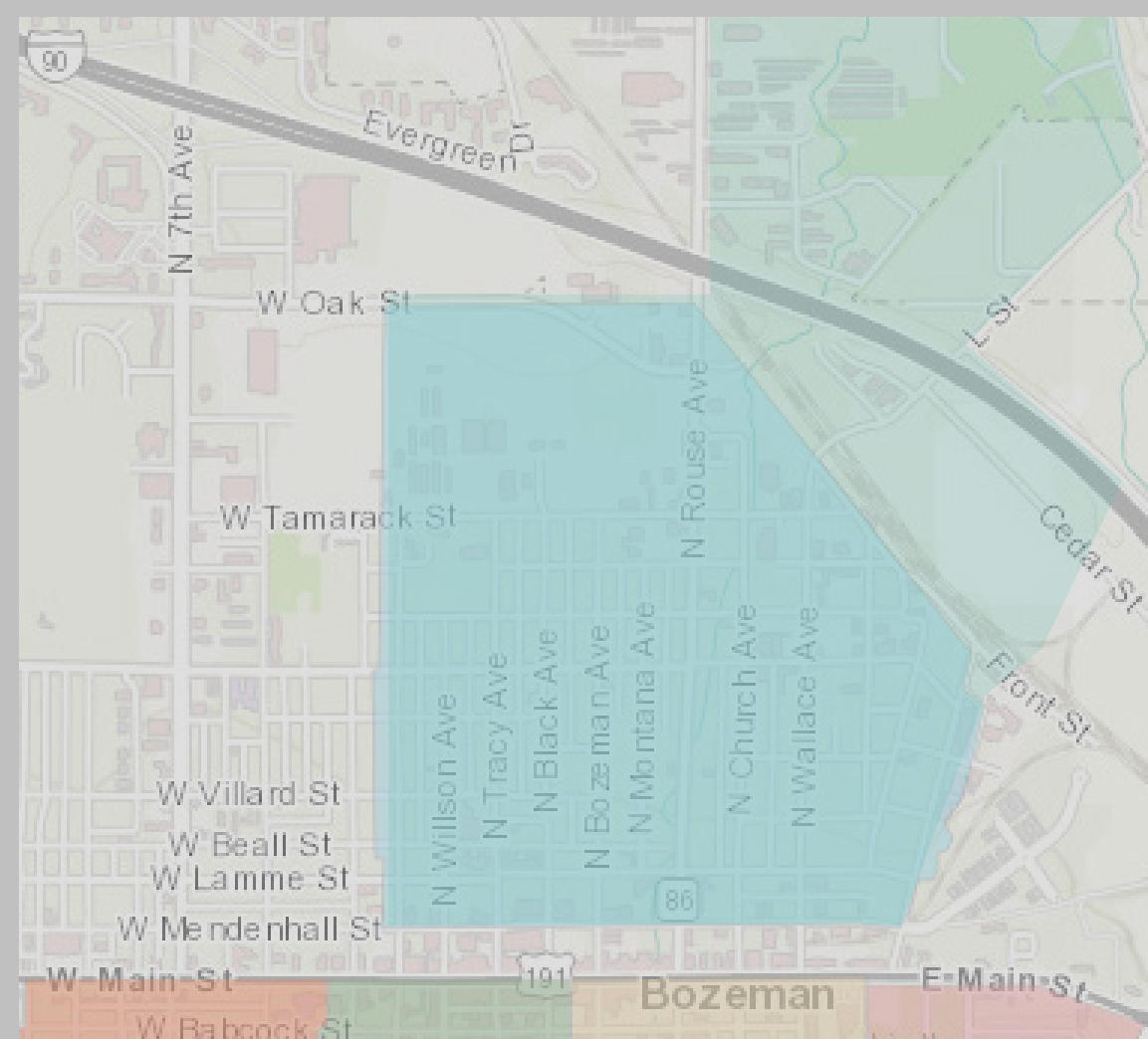
To attempt to create opportunities for our community to network, engage, and have some fun!

NENA Membership

Resident Membership - If you live or work within the NENA Boundaries, you are a Resident Member

Active Membership - If you have signed up to stay informed and get involved, you are an Active Member

WHAT ARE THE BOUNDARIES OF MY NEIGHBORHOOD?



NEWS

Stockyard Properties ZMA

July 11, 2021

The owner of the property bordering Story Mill Park that once hosted the Bozeman stockyards is making plans to redevelop.

Christine Huyser, who ran the Stockyard Cafe and lives in Harrison, has owned the property since the mid-2000s. The stockyards stopped operations in 2005 and the cafe followed suit in 2017.

Huyser said she is hoping to make the area feel more like a neighborhood, while still preserving the character of the land.

"This is a place that you need to take in the historic nature of it, the agricultural influence of our past there. We need to take into account the views of Hyalite ... and the Bridgers and the 'M,'" Huyser said. "The goal is to take all that into consideration and to put something there that the community really gets to enjoy."

There are no firm site plans for the property yet, but Huyser is envisioning a mix of housing and commercial buildings.

An early step in the redevelopment process will come before the Zoning Commission at its Monday meeting, when commission members will decide whether to re-zone the property to allow for mixed use with a residential focus in one portion and community business district use in the other.

If approved, it would go before the city commission in early August, Community Development Manager Chris Saunders said.

https://www.bozemandailychronicle.com/news/city/owner-of-stockyards-in-bozeman-begins-process-to-redevelop/article_5cf8bfe4-5412-a863-996fc484b917.html

HOW DOES IT WORK?

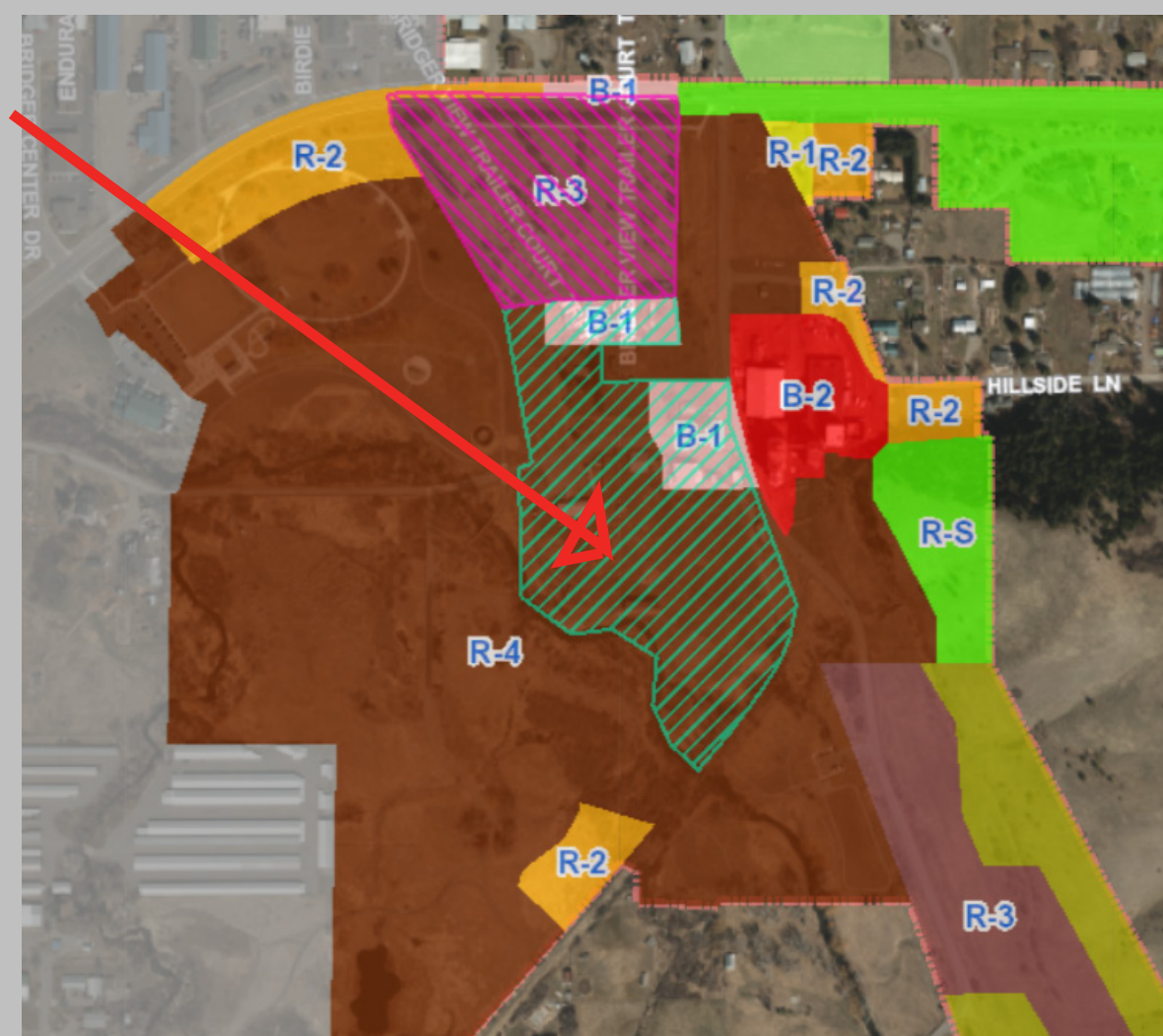
ZONING

This new development will belong in R-4 zoning, what is allowed in R-4?

The intent of the R-4 residential high density district is to provide for high-density residential development through a variety of housing types within the city with associated service functions.

R-4 allows for any residential use, along with accessory dwelling, services, and needs for the residents.

All new construction, alterations to existing structures, movement of structures into or out of the neighborhood conservation overlay district, hereinafter referred to as the conservation district, or demolition of structures by any means or process will be subject to design review unless specifically exempted.



DOES THIS ZONING FIT? CURRENT ZONING

The property is now zoned for denser residential use and some commercial use. It was originally zoned that way in the late 2000s to accommodate a massive development that was proposed for the area, which also used to be the home of a mobile home court. The project fell through amid the Great Recession, and the land was eventually acquired to build Story Mill Park and the Bridger View development. Though Huyser has broken down some of the old corrals, the sale barn and the old cafe are still standing on the property. Huyser said she hopes to be able to keep some structures on the property, though they may need to be modified or moved.

"I would love it for people to be able to walk through the front door of the old Stockyard Cafe and walk into that space," Huyser said. "It's really important for me to try to mix the old and the new."

TO PUBLIC COMMENT VISIT:

<https://weblink.bozeman.net/WebLink/DocView.aspx?id=234996&dbid=0&repo=BOZEMAN>



"TAKE PRIDE IN YOUR NEIGHBORHOOD!"

YOUR CALL TO ACTION!

VOTE

PUBLIC VOICE

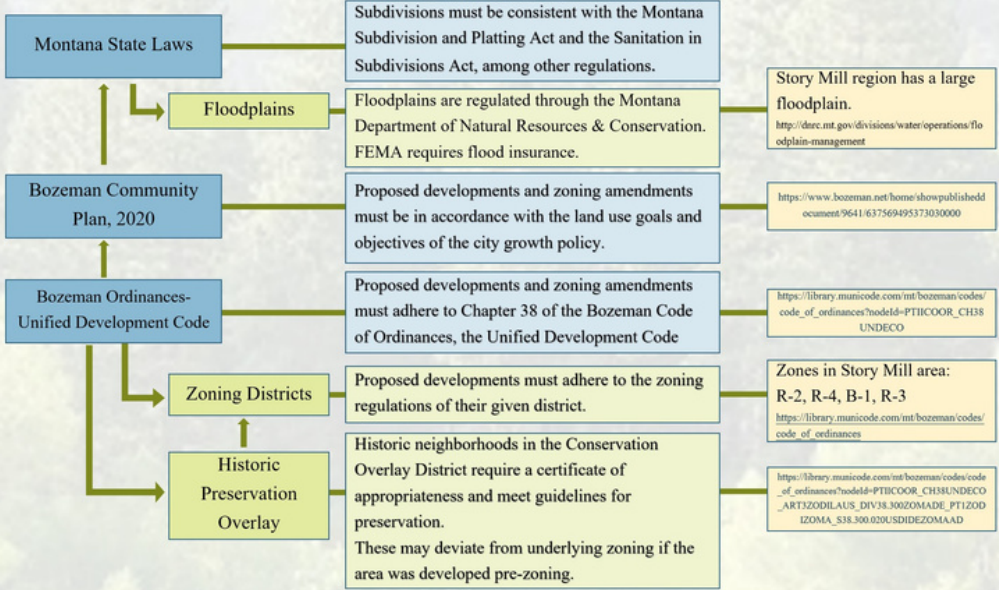
REGULATION HIERARCHY FOR
DEVELOPMENT AND ZONING
AMENDMENTS IN

Story Mill

LEVEL OF REGULATION

DETAILS

RESOURCES



Story Mill Region

- Growth Policy Amendment under Final Review: Bridger View Redevelopment
- Approved Zoning Map Amendment: Stockyard Properties
- Story Mill Historic District Overlay

Bozeman Transportation Regulations Hierarchy

BOZEMAN 15TH AVE SHOPPING CTR SP

Project Name: BOZEMAN 15TH AVE SHOPPING CTR SP

Planning File Number: 21-219

Application Type: SITE PLAN

- *Specific Standards for the city of Bozeman*
- *Authorizes director of public works to make changes when deemed necessary*

Traffic Operations and Best Practices Technical Memorandum specifically to the city of bozeman

1 AASHTO - Green Book

2 Bozeman Municipal Code

3 City of Bozeman Growth Plan

4 Bozeman Transportation Master Plan

5 Capital Improvement Plan

Standards, manual, and specifications at a federal level

- *Uses MDT and ITE as source of information*
- *Suggests the use of studies and crash records as references for future work*

Street fee impact assessment

Opportunities for public participation in the City of Bozeman



Public Comment

Public comments can be made at public meetings and hearings, but did you know you can submit them anytime on the City's website? You can call and email your City Commission directly, and you can make comments at ANY public meeting

Citizen Advisory Boards

Citizen Advisory Boards work with city officials, developers, and consultants to represent the values, goals and wishes of Bozeman residents. Even if you don't serve on the board, meetings are open to the public

16 Boards
5 Consolidated boards

Neighborhood Associations

If you don't live in one, create one!

14 Neighborhood Associations enjoy additional representation through the Inter-Neighborhood Council. These meetings are open to the public. Contact Dani Hess, Neighborhoods Program Coordinator 406.595.6585 or, dhess@bozeman.net

Vote

The City Commission is comprised of four members elected by the city at large to serve four year terms

The City may also initiate ballot measures and they are listed on the City of Bozeman's website

Stay Informed



The City of Bozeman publishes public information about projects, public notices, public comments, all municipal codes, and processes on its website

The City also has an active social media presence on Facebook, Twitter, and Nextdoor

Engage Bozeman

In December 2021, the City of Bozeman launched a new forum for public participation called Engage Bozeman

Look for special projects and engagement opportunities through Engage Bozeman, specifically designed for facilitating meaningful community engagement



Your Neighborhood

Learn about projects in your neighborhood by visiting the City of Bozeman's Online Community Map!

It integrates Zoning, Conservation Districts, the Growth Plan, projects in various stages and more!

MT

BOZEMAN

Policy Hierarchy: County

**Gallatin County Big Sky Zone 1
Zoning Policy Hierarchy**

Federal Law
"the Supreme law of the land"
Endangered Species Act
EPA regulations etc.

State Laws
Montana State Law assigns land
use planning to Counties and
municipalities

**Gallatin County
Land**

Not part of a
municipality

Part of a
municipality

City or Town handles
approval process and
their laws apply

**Part 1 Zoning:
Community Initiated**

Unzoned land

**Part 2 Zoning:
County Initiated
Zoning**

1963: MCA Title 76, Chapter 2,
Part 2. Gave the county the
authority to create its own
zoning

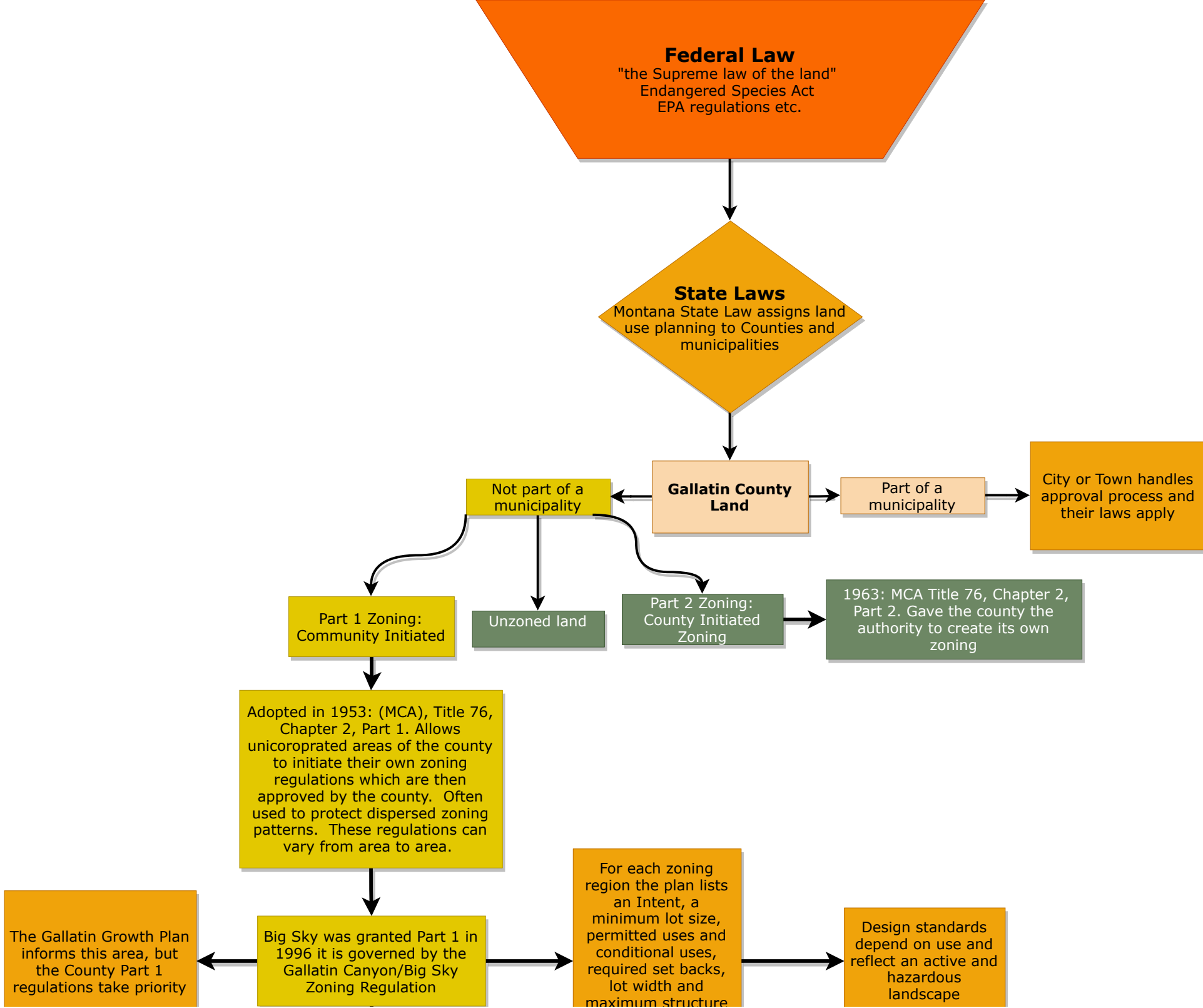
Adopted in 1953: (MCA), Title 76,
Chapter 2, Part 1. Allows
unincorporated areas of the county
to initiate their own zoning
regulations which are then
approved by the county. Often
used to protect dispersed zoning
patterns. These regulations can
vary from area to area.

For each zoning
region the plan lists
an Intent, a
minimum lot size,
permitted uses and
conditional uses,
required set backs,
lot width and
maximum structure

Design standards
depend on use and
reflect an active and
hazardous
landscape

The Gallatin Growth Plan
informs this area, but
the County Part 1
regulations take priority

Big Sky was granted Part 1 in
1996 it is governed by the
Gallatin Canyon/Big Sky
Zoning Regulation





Gallatin County Part 1 Zoning Regulation fills in any gaps in the GC/BS Zoning Regulation, but does not modify it.

Maximum structure height. Parking regulation depends on use.



Gallatin County Planning

This is a map to help guide you through the Gallatin County planning process, emphasizing the different entry points for the public to get involved. Each box below depicts a group or document that is actively involved in the planning process.

MONTANA STATE CODE

Code 76-2-101

PUBLIC HEARINGS

Scan the QR code with your smartphone to be directed to the calendar of public hearings!



GALLATIN COUNTY "PART 1" ZONING ADMINISTRATIVE REGULATION

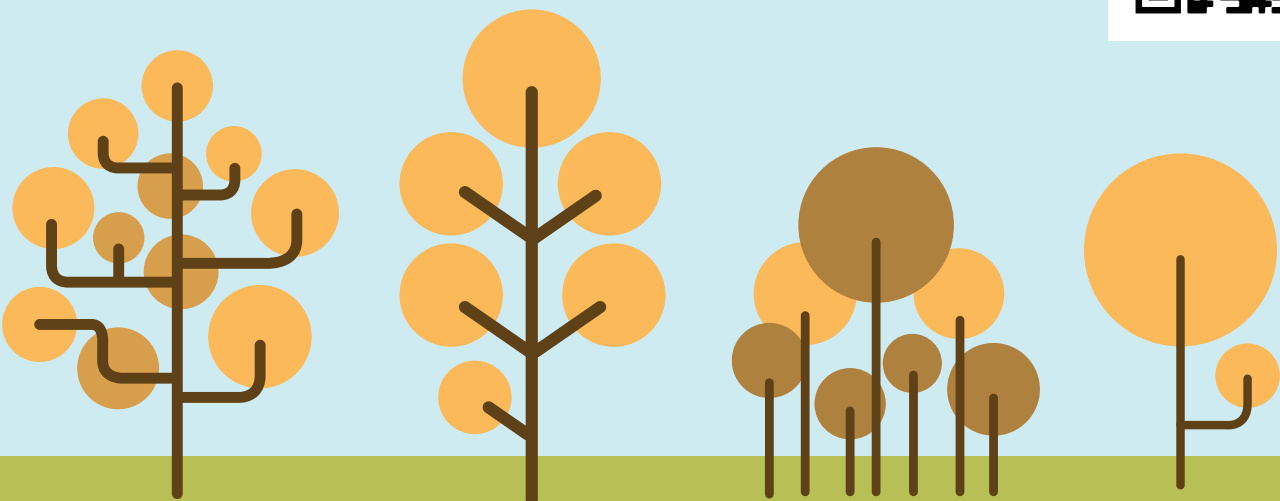
TRAIL CREEK ZONING DISTRICT



GALLATIN COUNTY COMMISSION

GALLATIN COUNTY PLANNING AND ZONING COMMISSION

If you are a registered voter in Gallatin County, MT your vote matters, and has an impact who is apart of these planning commissions and boards. Do not forget to vote!



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