BOZEMAN COMMUNITY PLAN

BOZEMAN
Community Plan
Shaping Our Future Together

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SIGNATURE PAGE

Bozeman Community Plan

This certifies that the Bozeman Community Plan has been duly adopted by the Bozeman City Commission by City of Bozeman Resolution No. 4163, dated June 1, 2009.

Bozeman City Commission

_____

Kaaren Jacobson, Mayor

Jeff Krauss, Deputy Mayor
Sean Becker
Jeff Rupp
Eric Bryson

Bozeman Planning Board

Brian Caldwell, President
Eric Henyon, Vice-President
Chris Mehl
Bill Quinn
Sean Becker
Cathy Costakis
Donna Swarthout
Dawn Smith
Ed Sypinski

ACKNOWLEDGEMENTS

Bozeman Community Plan

This growth policy is the result of many hours of data gathering, public participation and comments, and thoughtful discussion. Hundreds of persons participated in various ways throughout this process. Without their help and participation this plan would have been significantly lessened. The following persons and organizations are recognized for their critical participation in the planning effort. Many others also participated through surveys and other means that cannot be individually listed. Their input is also gratefully recognized.

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EXECUTIVE SUMMARY

Bozeman Community Plan

Valley of Flowers, Garden of Montana, Home.

Known by many names since the Native Americans first established camps here, Bozeman Montana today is known worldwide. Located in the beautiful northern Rocky Mountains, Bozeman matches its beautiful setting with great access to world class outdoor recreation. A thriving arts community complements the strong small business climate. Bozeman is regularly featured in Top 10 lists for great communities from many publications and viewpoints. As the home of Montana State University, Bozeman provides a rich pool of talent and opportunities to grow a business, widen your horizons, and raise a family.

Bozeman is committed to maintaining its quality environment and community character so that it may be enjoyed for many years to come. An active and engaged citizenry participates in many social clubs, service organizations, and volunteer programs which strengthens the civic fabric. Historic preservation and adaptive reuse enable Bozeman to keep historic Main Street and residential districts vibrant, and pleasant. Quality public services and careful fiscal stewardship mean that investments here of time or money will continue to bear fruit in the future.

The centerpiece of Bozeman's commitment to its future is its growth policy. This document coordinates between many issues, avoiding conflict, and maximizing return on private and public efforts. Chapters pull together critical concepts and address important issues in a concise and readable way. Bozeman has identified seven key principles in organizing its future physical development. These are described in Chapter Three.

- Neighborhoods – Small town within a city.
- Sense of Place – We know where we are and why.
- Natural Amenities – Beautiful streams, blue skies, trails, open spaces, and wildlife
- Centers – Focal points for the community.
- Integration of Action – Keeping both hands working to the same purpose.
- Urban Density – Good things can come in compact packages.
- Sustainability – Thinking of the future in today's actions.

Thoughtful, caring, committed, dynamic, leader – Bozeman.

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Achieving the Vision

In this document, the following planning terms are used as indicated:

- **Vision Statement** – A description of the ideal picture of the future that is a source of inspiration.
- **Goals** - Concise statements of what the community aims to accomplish over the life of the plan that provide the basic organization and direction for the plan's objectives and policies.
- **Objectives** - The definite course of action or direction decided upon by the City to achieve the goals. They provide ongoing guidance for community leaders, staff and administrators as they make decisions about development, programs, and investments in the City
- **Implementation Policies** - Specific measures or actions to be taken to implement the plan and its objectives. The City can prioritize these policies and assign responsibility internally for carrying them out. Because priorities and work plans change from year to year, City staff and officials should continually evaluate and update the policies as needed.

CHAPTER 1

Addressing Growth & Change

By undertaking the planning process and producing the Bozeman Community Plan the City of Bozeman has demonstrated its desire for change to occur in an orderly fashion, especially the community development pattern. This plan contains goals, objectives and implementation policies to shape and direct growth and change to achieve the City's vision for the future.

1.1 Intent and Background

All communities constantly undergo change. Regardless of alterations in population or employment characteristics in a particular city, persons and facilities age, new technologies arise, and the broader world alters. A community must therefore determine how it wishes to address change: by ignoring change and losing any ability to shape it, or by trying to look forward and ensure that as change occurs the things that the community values most are able to remain and thrive. Looking forward allows for some basic decision making to take place without the pressure of an immediate crisis. Although not all elements of change can be foreseen, essential decisions about priorities and means of interacting with change may be made.

Because Bozeman is such an attractive community, the City has experienced considerable increases in both population and land area during the past decade. Recognizing that the growth trends of the past decade will likely continue into the future, the City of Bozeman has prepared the Bozeman Community Plan to proactively and creatively address issues of development and change while protecting public health, safety and welfare. The City of Bozeman, including elected officials, staff and board appointees, will use this plan to retain and enhance those qualities that make Bozeman a desirable place to live, work, and play as the community continues to grow and evolve.

To learn more about the history of Bozeman and Gallatin County, please see Appendix A – Background Information

To see demographic & socio-economic data for Bozeman and Gallatin County, please see Appendix B – Community Characteristics

1.2 Vision Statement

An extensive public participation and outreach process resulted in the development of a vision statement for our community. The goals, objectives, and implementation policies contained in this document support this vision.

Bozeman's unique identity, characterized by its natural surroundings, its historic and cultural resources, and its downtown, which is the heart and center of the community, is preserved and enhanced.

Bozeman's economy is strong, diverse and sustainable.

Our natural resources are protected and preserved for future generations.

A diversity of recreational facilities, activities, and parks are provided.

Public services and infrastructure support our growing population in a cost-effective manner.

The community development pattern is sustainable, and preserves our health, safety, and quality of life.

The housing stock provides quality, affordability, and choice.

Our development pattern encourages and enables the use of diverse modes of transportation.

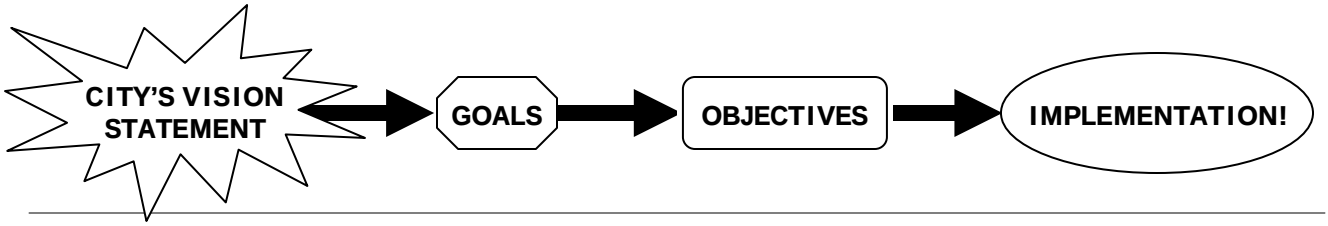
Our quality of life is enhanced by the arts.

Our governmental agencies, including the City of Bozeman and Gallatin County, work together in a cooperative and coordinated way for the good of the region.

An actively engaged citizenry has a wide array of opportunities to participate in civic life.

Our community recognizes that the individual and collective choices we make have consequences.

The City will realize its vision with implementation policies that consist of a mix of regulatory tools, and non-regulatory tools such as incentives and programs. These implementation policies are the means by which change will be directed and supported so that the end result is more in accord with the community's vision than would otherwise have been possible. For implementation policies please see Chapter 16.



Bozeman's Strengths

In the 1999 Community Characteristic & Opinion Survey the following were identified as Bozeman's strengths:

- Access to outdoor amenities & recreation
- Natural environment
- Low crime rate
- Montana State University
- Attractiveness of the City

In the 2007 Bozeman Citizen Survey the following were identified as Bozeman's strengths:

- Recreational opportunities
- Air quality
- Educational opportunities
- Overall image & reputation of the City
- Overall appearance of the City

This list represents the foundational elements of the quality of life enjoyed by Bozeman residents. These are the reasons people and companies move here and stay here. This plan is about maintaining and enhancing Bozeman's strengths.

1.3 Addressing Growth & Change Goals and Objectives

Goal G-1: Growth Management - Promote the unique history and character of Bozeman by preserving, protecting, and enhancing the overall quality of life within the planning area.

Rationale: To ensure that Bozeman remains a great place to live, work, operate a business, and play we need to protect the qualities that make people and companies want to be here in the first place.

Objective G-1.1: Ensure growth is planned and developed in an orderly and publicly open manner that maintains Bozeman as a functional, pleasing, and social community.

Objective G-1.2: Ensure that adequate public facilities, services, and infrastructure are available and/or financially guaranteed in accordance with facility or strategic plans prior to, or concurrent with, development.

Objective G-1.3: Require development to mitigate its impacts on our community as identified and supported by evidence during development review, including economic, health, environmental, and social impacts.

Objective G-1.4: Ensure that Bozeman grows in a sustainable manner with consideration for climate change, health and safety, food production, housing, employment opportunities, natural hazard mitigation, and natural resource conservation.

Implementation Policies: 1, 2, 12, 14, 18, 21, 27, 61, 75, 80, 81, 86, 90

Goal G-2: Implementation – Ensure that all regulatory and non-regulatory implementation actions undertaken by the City to achieve the goals and objectives of this plan are effective, fair, and are reviewed for consistency with this plan on a regular basis.

Rationale: This plan provides overarching policy direction for all City actions. Therefore, all actions taken to implement this plan must be reviewed to ensure compliance.

Objective G-2.1: Ensure that development requirements and standards are efficiently implemented, fairly and consistently applied, effective, and proportionate to the concerns being addressed.

Objective G-2.2: Ensure that the City's annexation policy is in conformance with the goals of this plan.

Objective G-2.3: Strive to maintain a balanced supply of land for the variety of uses necessary to support a vigorous city.

Objective G-2.4: Develop a balanced system of regulatory requirements, programs, and incentives to ensure that development within the Planning Area is in compliance with the Bozeman Community Plan.

Implementation Policies: 3, 4, 5, 6, 10, 12, 13, 15, 17, 22, 32, 47, 64, 66, 70, 80,

1.4 Evolution of Planning & Development Paradigms

Beginning in the 1960s urban development became increasingly automobile-oriented. The resulting development pattern was designed to accommodate transportation via automobile. Now, four decades later, residential and commercial land used around the country, including within the City of Bozeman, cannot be conveniently or safely accessed without the use of automobiles. This development pattern can best be described as linear, with commercial establishments clustered along major transportation corridors. Around the country this auto-oriented development pattern has resulted in neighborhood isolation, traffic congestion, declining air quality, and uninviting visual impacts.

A new urban planning and development paradigm has emerged in recent years. This paradigm signals a return to the development pattern that characterized Bozeman from its founding in 1892 through the 1950s. During this era citizens largely commuted by foot or by trolley. A modern version of this early development pattern can promote a City where residents have balanced transportation options such as walking, biking, mass transit, or driving.

Bozeman's Weaknesses

In the 1999 Community Characteristic & Opinion Survey the following were identified as Bozeman's weaknesses:

- Traffic
- Low-paying jobs
- Loss of rural lands
- Cost of housing
- Urban sprawl

In the 2007 Bozeman Citizen Survey the following were identified as Bozeman's weaknesses:

- Too much growth
- Traffic congestion
- Drugs
- Taxes
- Weeds, homelessness, unsupervised youth (tied)

This list contains issues that threaten the City's livability and the essence of Bozeman's unique character. These are reasons people seek opportunities elsewhere and companies leave Bozeman – or never come here at all. This plan is about addressing and reducing Bozeman's weaknesses.

"What is common to the greatest number has the least care bestowed upon it. Everyone thinks chiefly of his own, hardly at all of the common interest."

Aristotle, 322 BC

Physical Consequences of the 2001 Bozeman 2020 Community Plan

The 2001 Bozeman 2020 Community Plan included goals, objectives, and implementation policies that encouraged increased density.

The Bozeman Unified Development Ordinance, which implements the 2001 Bozeman 2020 Community Plan, required a net density of 6 dwelling units per acres for new residential subdivisions.

Between January 2002 and January 2008 4,378 dwelling units were permitted by the City of Bozeman. If constructed at the required net density of 6 dwelling unit per acre, these units would consume approximately 730 acres of land or 1.14 square miles.

If that same number of homes were built in the County, with an average net density of 1 dwelling unit per 5 acres, it would consume 21,890 acres of land or 34.2 square miles.

Neighborhoods can once again be centers of social activity and interaction. Traffic congestion and air quality impacts can be reduced. Other aspects of this new paradigm include increased acceptance of mixed-use projects, higher residential densities, and pedestrian-friendly site development.

During the preparation of the 2001 Bozeman 2020 Community Plan this new paradigm was evaluated against Bozeman's unique challenges and opportunities. The components of this new paradigm which were found compatible with the future Bozeman residents envision became an integral part of that plan.

Now, seven years after the adoption and implementation of that plan, noticeable changes in the way the City is growing can be observed – changes that are moving us away from the non-sustainable auto-oriented development pattern of the past. For example, there are many more mixed use developments that combine uses on one site or within one building. There are taller buildings that more efficiently use land. There are many more options in housing choice, location, and cost. Significant investment has been made in downtown, and downtown itself has grown to the east.

Other planning concepts such as center-based commercial development have been slower to take root. This concept remains a sound one that is relevant to growth and change in Bozeman. It simply requires a longer time horizon for some planning ideas, such as more center-based commercial development, to be realized. Therefore, many of the planning concepts promoted in the 2001 Bozeman 2020 Community Plan have been carried forward into this update of that plan.

Some ideas included in the 2001 Bozeman 2020 Community Plan have been dropped from this update. For example, the concept of subarea planning was tried and tested, and has been found to be ineffective and unworkable. Similarly, the concept of clustered development will be eliminated because it is no longer relevant to the increasingly urban nature of development in Bozeman. At the same time new concepts are introduced in this update that weren't addressed, or were not adequately addressed, in the 2001 Bozeman 2020 Community Plan. For example, this update promotes sustainability in all aspects of community development to a much greater degree. Similarly, the important role of arts and culture and economic development in our community is highlighted much more in this update when compared to the 2001 Bozeman 2020 Community Plan.

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CHAPTER 2

Introduction

The City prepares plans and development standards to protect the health, life, safety, and welfare of the people who live, work, and play in the community. At the same time the City recognizes that it cannot control all of the factors that drive change, including matters of state, federal, and county jurisdiction, and factors such as the national and regional economy.

2.1 Guiding Principles

Our motto is "Bozeman: The Most Livable Place." Preparing a community plan that strives to live up to this statement is a considerable challenge. Not all preferences can be pursued because some are in conflict. The community must be prepared to make difficult choices and trade-offs to adopt an acceptable and workable plan. The community's vision for its future must be balanced against political, legal, and financial realities. However, the vision is worthy of every citizen's endeavor to make it reality.

The guiding principles of this Community Plan and the planning process can best be described as follows:

Strives to achieve a fair and proper balance among conflicting interests, to protect the rights of citizens, and to affirm community values as they have been expressed by citizens and throughout the planning process.

Realizes interrelated goals for land use, housing, transportation, environmental concerns, and economic development .

Builds on desirable existing conditions while recognizing and improving upon undesirable conditions.

Engages citizens in planning and decision-making efforts at the neighborhood, citywide, and regional levels.

Affirms Bozeman's commitment to responsible stewardship of the natural environment, excellence of environmental design, and conservation of the heritage of the built environment.

Includes sustainability considerations in community development decisions.

In 2001 the City of Bozeman received the All-American City award from the National Civic League. The All-America City Award is America's oldest and most prestigious community recognition award. Since 1949 the All-America City Award has encouraged and recognized civic excellence, honoring communities of all sizes (cities, towns, counties, neighborhoods and regions) in which citizens, government, businesses and voluntary organizations work together to address critical local issues.

Assures that growth is accompanied by adequate infrastructure through such means as level of service and adequate facilities mechanisms, planning policies for public facilities, and a strategic approach to financing investments in capital facilities.

Uses the influence and authority of local government to realize this vision by coordinating many public efforts and developing partnerships with private sector efforts.

2.2 Planning Area

The planning area for the Bozeman Community Plan covers the City of Bozeman, as well as a half- to two-mile area around the City (see Figure 1 on Page 2-3). The City of Bozeman is approximately 19.5 square miles in size (12,477 acres), and the planning area is 66.3 square miles (42,463 acres) in size (including the City of Bozeman). Over the past decade, a significant amount of land has been annexed to the City (see Figure 2 on Page 2-4). Because population growth is expected to continue the annexation of land to the City can also be expected to continue.

The planning area is based on the 20-year sewer service boundary contained in the City's 2007 Wastewater Facilities Plan. This same planning area boundary was used for other City facility plans, including the Parks, Recreation, Open Space and Trails Plan, the Water Facilities Plan, and the Stormwater Facilities Plan.

To ensure that the City grows in a logical and orderly manner it is important that the Community Plan include land use designations for areas that can reasonably be expected to annex to the City during the next 20 years. These land use designations for areas outside the City of Bozeman are not binding until the land is annexed.

Pre-designating the land use classifications for lands outside the City, prior to annexation, also lends predictability to the land development process. Landowners and developers who are interested in annexing land to the City know ahead of time what their land use designation will be, and the sorts of uses they can expect to make of their land. Pre-designation also provides landowners and developers with a sense of timing for development of their property. Land with a Residential designation is considered appropriate for annexation and development in the near-term with fewer infrastructure constraints. In contrast, land with a Present Rural designation has been determined to be more appropriate for development in the long-term, with larger and more expensive infrastructure improvements required to service it.

Acres Annexed by the City of Bozeman by Year, 1996 through 2007

1996 11.497 acres
1997 958.956 acres
1998 90.044 acres
1999 104.064 acres
2000 632.092 acres
2001 794.06 acres
2002 222.746 acres
2003 186.582 acres
2004 484.467 acres
2005 444.5 acres
2006 716.8 acres
2007 468.262 acres

Land annexed in 2006 (Loyal Garden)

Land annexed in 2007 (Story Mill)

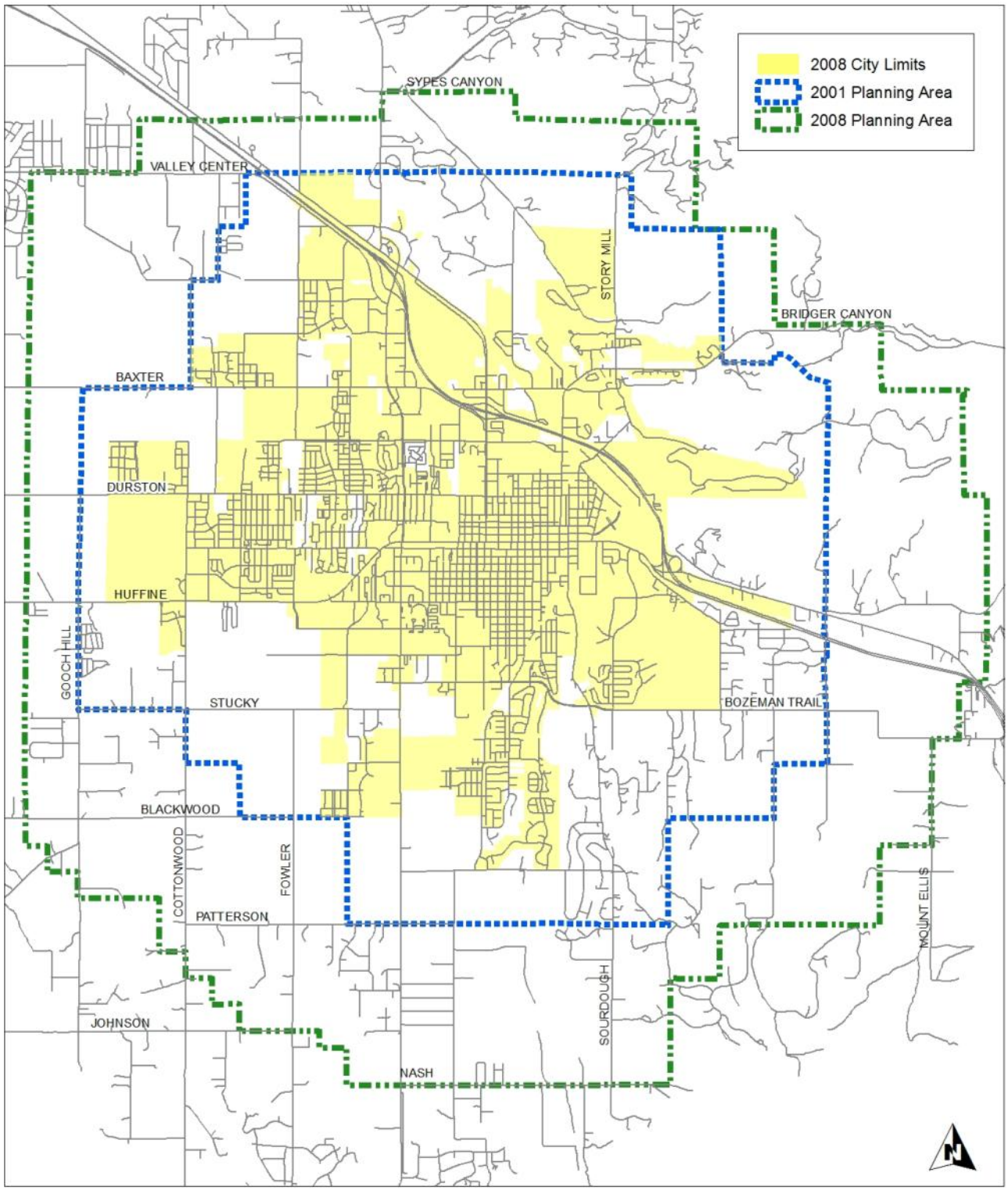

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Figure 2-1
Bozeman Community Plan
Planning Area Boundaries

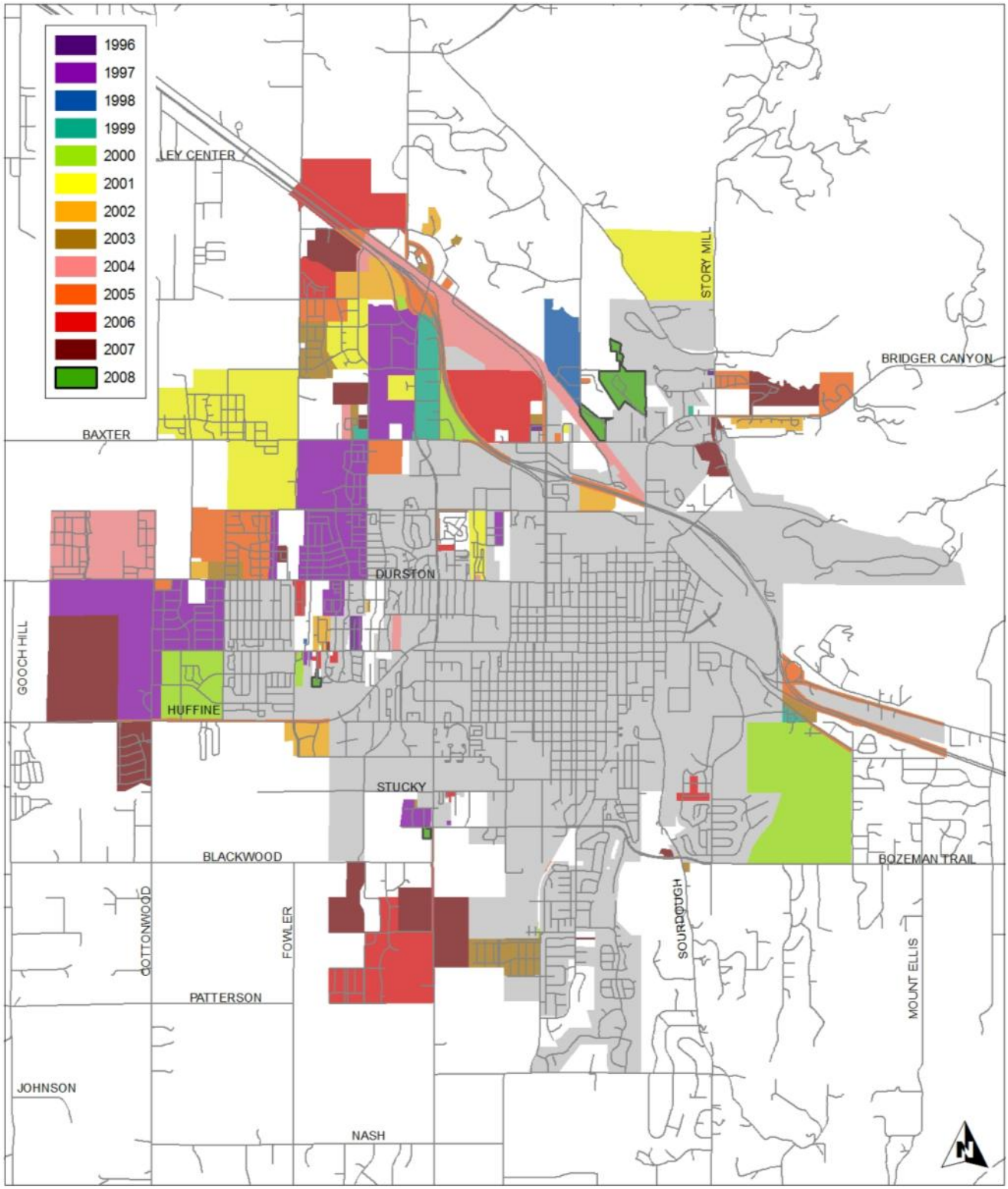


Figure 2-2
Annexations to the City of Bozeman by Year, 1996 through 2008

Participatory Land Use Planning Event

Land Use Citizens Panel

Planning Board members working on the Future Land Use Map

Planning Process Kickoff Open House

Community Plan Booth

Focus Group

2.3 Why Do We Need a Plan?

The root of civilization is group effort; individuals are limited in what they can achieve. Joint action by groups of people has enabled the great achievements of history by providing adequate food, exchange of knowledge, and other basic necessities. In modern times the common striving of our nation enabled men to walk on the moon, something considered impossible for most of history. Locally, joint goals and labor established canals for irrigation, built railroads, and provided facilities and services which single individuals could not do.

Governments are formal means for large numbers of individuals to work together. A long-standing principle of American government is that the government exists to serve the citizens. The principal role of government has been to protect the public and individual health, safety, and welfare. This charge takes many forms: national defense, a common currency, support of education, fire and police services, establishment of standards, provision of clean drinking water, and others. Because there are so many complex interactions between the various branches of government and the citizens, some formal organization is necessary. Coordination provides the most benefit at the least cost.

The comprehensive planning process provides an opportunity for community members to discuss their priorities and decide what short- and long-term goals their community wishes to pursue. The research conducted for the planning process helps private citizens, as well as elected and appointed officials, better understand the needs of the community. The planning process also helps to:

Facilitate the democratic determination and implementation of the public policies which guide the community's physical development.

Provide an opportunity for citizen input into the goals and policies that will be implemented through community actions.

Encourage efficiency and effectiveness in government by establishing coordinated policies and programs.

Improve the physical environment of the community as a setting for human activities–to make it more functional, beautiful, healthful, interesting, and efficient.

Promote the interest of the community at large, while respecting and protecting the interests of individuals or special interest groups within the community.

Bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

Achieve political and technical coordination in community development.

Inject long-range considerations of sustainability into the determination of short-range actions.

Identify the citizens' goals and priorities for their community and define how they wish to get from where they are to where they want to be.

Serve as a benchmark reference for community priorities, physical attributes such as size, and social and economic indicators such as housing and jobs. A growth policy is an abstract of a community.

Provide an economic development tool by providing basic information about the community to prospective citizens and employers. A well-conceived and executed plan shows that a community is actively trying to improve itself.

The preparation of a comprehensive plan, called a growth policy in Montana, allows actions taken by the government to be mutually supportive rather than contradictory. A growth policy gives guidance and direction to more detailed actions such as selecting where public facilities should be located or prioritizing the City's areas of emphasis.

As discussed in Section 1.1, change in a community is never ending. Whether a community's population is growing rapidly, shrinking, or holding steady there is a need to plan for the future. A shrinking community may have greater need for long range planning than a growing town. The principles, goals, and purposes of this plan are intended to be pursued regardless of whether Bozeman expands quickly or has challenges created by contraction.

Growth by the Numbers

Population

July 1, 2000 – 28,306

July 1, 2007 – 37,981

Percent change – 34% or 4.9 percent per year

Source: State of Montana, Census and Economic Information Center.

Size of the City

2000 – 8,266 acres

2008 – 12,450 acres

Percent change – 50.6% or 6.33 percent per year

Source: City of Bozeman, Department of Planning & Community Development.

Miles of Streets

2000 – 136 miles

2007 – 206 miles

Percent change - 51% or 7.3% per year

Source: City of Bozeman, Engineering Division.

Dwelling Units Permitted

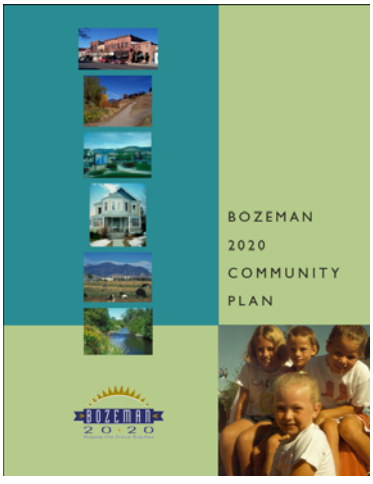
2000 – 386

2007 – 756

Source: City of Bozeman, Building Division.

2.3.1 Why A New Plan Now?

This document updates and builds upon the 2001 Bozeman 2020 Community Plan which was adopted in October of 2001. Preparation of that document began in 1999 in response to the 1999 Montana State Legislature's enactment of the Growth Policy Act. The Growth Policy Act established minimum requirements for the content of a growth policy, and established a deadline of October 1, 2001 (changed to October 1, 2006 during the 2003 Montana State Legislature) for the preparation of a compliant growth policy.



The Growth Policy Act also requires that growth policies be reviewed at least once every five years, and that the growth policy be revised if necessary. This requirement for review and revision of growth policies, along with the tremendous growth in size and population Bozeman has experienced since 2001, were the impetus for this updated plan.

2.3.2 State Law Requirements

In the Growth Policy Act, master plans, comprehensive plans, or general plans are now referred to as growth policies, and a growth policy is defined as "an official public document adopted and used by a local government as a general guide for development and conservation decisions." Therefore, growth policies are not regulations, but are official statements of public policy to guide growth and change. Laws related to growth policies are set forth in Section 76-1-601 of the Montana Code Annotated (MCA). This section of the MCA contains a detailed list of minimum growth policy requirements, including:

Community goals and objectives;

Maps and text describing an inventory of the existing characteristics and features of the jurisdictional area, including land uses, population, housing needs, economic conditions, local services, public facilities, natural resources, other characteristics and features proposed by the planning board and adopted by the governing bodies;

Projected trends for each of the above listed items for the life of the growth policy (except public facilities);

A description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established in the growth policy;

A strategy for development, maintenance, and replacement of public infrastructure, including drinking water systems, wastewater treatment facilities, sewer systems, solid waste facilities, fire protection facilities, roads, and bridges;

A timetable for implementing, reviewing, and updating the growth policy itself;

How the governing body will coordinate and cooperate with the county in which the city or town is located on matters related to the growth policy;

A statement which explains how the governing body will handle subdivision review and how public hearings related to subdivision review will be conducted; and

An evaluation of the potential for fire and wildland fire in the jurisdictional area.

The Montana State Legislature meets every other year in the odd-numbered years. The Legislature has amended the laws related to growth policies every session since the Growth Policy Act was enacted in 1999.

For the latest and most up-to-date version of the laws related to growth policies, please visit the State of Montana's website at: http://data.opi.mt.gov/bills/mca_toc/index.htm.

We ask ourselves, who am I to be brilliant, gorgeous, talented, and fabulous? Actually, who are you not to be?
..as we let our own light shine, we unconsciously give other people permission to do the same. As we are liberated from our own fear our presence automatically liberates others.

Marianne Williamson

A growth policy may include the following optional elements:

One or more neighborhood plans that are consistent with the growth policy;

Establish minimum criteria defining the jurisdictional area for a neighborhood plan;
Establish an infrastructure plan.

The 2001 Bozeman 2020 Community Plan, and this update of that plan, was developed as a growth policy, and the requirements of the growth policy legislation have been met.

Finally, Section 76-1-106 of the MCA states that Planning Boards are the only public entities authorized to prepare growth policies, but only if authorized by the governing body. The planning board may propose and the governing bodies may adopt additional elements of a growth policy beyond the mandatory and optional elements listed above. The extent to which a growth policy addresses the mandatory and optional elements listed above is at the full discretion of the governing body.

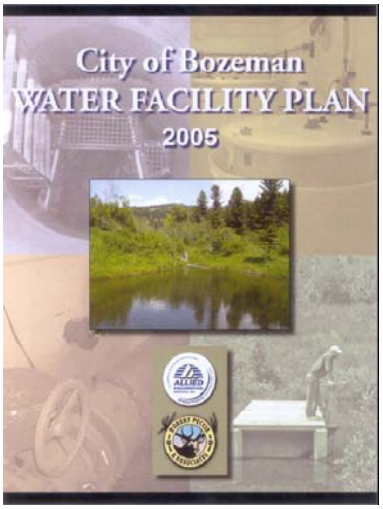
2.4 Bozeman Community Plan Elements

This plan is organized into 17 chapters or elements which are listed in the sidebar. Each element contains purpose statements, intent and background information, goals, objectives, and implementation policies. Generally, a very limited amount of background data, analysis, and technical information are included in the elements. This type of detailed information can be found in separate single-topic plans, such as the Wastewater Facilities Plan or the Design Objectives Plan, and in relevant appendices of this document.

Community Plan Elements

- Addressing Growth & Change
- Introduction
- Land Use
- Community Quality
- Historic Preservation
- Housing
- Arts & Culture
- Economic Development
- Environmental Quality & Critical Lands
- Parks, Recreation, Open Space & Trails
- Transportation
- Public Services & Facilities
- Disaster & Emergency Response
- Regional Coordination & Cooperation
- Subdivision Review
- Implementation & Policies
- Review & Amendment

The single-topic plans have been adopted by the City of Bozeman, and are discrete documents subject to public review and revision independent of the Bozeman Community Plan. A list and description of all of these plans are found in Appendix J. The current edition of the plans listed in Appendix J and all accompanying appendices, amendments and adopted modifications, as amended from time to time, are adopted by reference and incorporated into the Bozeman Community Plan as if set forth in full, except for any exceptions noted in this document. In the event of conflicts between the single-topic plan and the Bozeman Community Plan, the policies of the Community Plan will supersede the other plan. Copies of these other documents are available for review at the City of Bozeman's Department of Planning and Community Development and at the Bozeman Public Library.



The Water Facility Plan is an example of a single-topic plan

2.5 Public Outreach and Involvement

The preparation of the 2001 Bozeman 2020 Community Plan included an extensive, multi-year public outreach and involvement process. A detailed description of that outreach effort is provided in Appendix C of that document. Additional targeted outreach was conducted for this update and is described in Appendix L of this document.

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CHAPTER 3

Land Use

Bozeman residents enjoy a high quality of life: the attractive and functional built environment is an important component. The citizens envision a community with good employment opportunities, ample parks, attractive housing, and a good civic structure to meet the needs of all citizens. The City's mission: maintain Bozeman as a desirable and sustainable place to live, work, and play within a diverse and rich natural environment.

"Then I say the earth belongs to each generation during its own course, fully and in its own right, but no generation can contract debts greater than can be paid during the course of its own existence."

Thomas Jefferson

3.1 Intent and Background

The Bozeman Community Plan establishes the over-arching direction for decisions on many aspects of the City, including land use patterns and standards. The cumulative result of many private and public decisions interacting with the geography of a certain place is a land use pattern. Bozeman's land use pattern has been a dynamic and developing work in progress since the first settler arrived. Land use interacts directly with many other City services, standards and plans such as transportation, fire, water, and parks. Many of those have independent plans which examine the details of:

Background information	Policy direction
Detailed inventories	Analysis
Assessments of existing conditions	Recommendations
Potential funding sources	Implementation actions

The City's planning for land uses is focused on these principles:

- Neighborhoods.
- Sense of Place
- Natural Amenities.
- Centers
- Integration of Action.
- Urban Density.
- Sustainability.

This chapter does not repeat those actions but does rely upon them. The process of developing this chapter included a great deal of public involvement. Appendix C gives a detailed description of the land use inventories and projections for future needs.

Population growth results in a corresponding increase in the demand for services and residences within the City. The City's land use and transportation policies encourage well executed increased density in order to ensure the most efficient and cost-effective use of land and public services.

The land use patterns, policies, and concepts discussed in this chapter apply to the Planning Area shown on Figure 2-1. This area covers 42,463 acres, of which 12,477 are located within the municipal boundaries of Bozeman. Areas outside of the legal City limits, which change from time to time with annexations, are shown to inform private and public parties of the desired patterns for development as the City grows. Land use designations shown are advisory in nature and are not binding until lands are within municipal boundaries. In areas of County jurisdiction, the County Commission retains final authority for approval or denial of projects. The process of looking outside the City and to the future will facilitate City-County cooperation in land use planning and related issues and provides a greater level of predictability to landowners and interested parties.

3.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Neighborhoods	Sense of Place	Natural Amenities	Centers	Integration of Action	Urban Density	Sustainability
Growth & Change		X		X			
Land Use	X	X	X	X	X	X	X
Community Quality	X	X	X	X	X	X	X
Historic Preservation	X	X			X		X
Arts & Culture		X				X	
Housing	X	X			X	X	X
Economic Development	X		X	X	X	X	X
Environmental Quality		X	X			X	X
Parks & Recreation			X		X		
Transportation	X			X	X	X	X
Pub. Services & Facilities				X	X	X	X
Disaster and Emergency		X			X		
Regional Coordination		X			X	X	X

The City used different events and types of outreach to gather public input for the update of the growth policy.

Land Use Principles

There are seven core ideas which form a foundation for many of the land use policies of the Bozeman Community Plan:

Neighborhoods. There is strong public support for the preservation of existing neighborhoods and new development being part of a larger whole, rather than just anonymous subdivisions. This idea includes the strengthening and support of existing neighborhoods through adequate infrastructure maintenance and other actions. As the population of Bozeman grows, it is harder to keep the same "small town" feel because residents cannot be on familiar terms with everyone. The neighborhood unit helps provide the sense of familiarity and intimacy which can be lacking in larger communities. The neighborhood commercial/activity center and local parks provide opportunities to casually interact with other nearby residents. Not all neighborhoods are of equal size or character.

The built and natural environments shape our sense of place. Neighborhoods are often the places with which we are most familiar. Bozeman provides many memorable images and places.

Sense of Place. The second idea builds on those of Centers and Neighborhoods. Part of the appeal of Bozeman is its distinct character. A portion of this character comes from the natural setting of the town. Bozeman's character includes the sense of place created by constructed landmarks such as Downtown and MSU. Preserving Bozeman as a unique place rather than Anywhere, USA is important. This concept was strongly supported throughout the public outreach process. The existing Downtown business core was the overwhelming choice for the location which best represented the "heart" of Bozeman.

The preservation and strengthening of the unique features and built environment which give a sense of place is important for Bozeman's individual identity to continue in the future. Incorporating community and architectural design features which provide organization and landmarks, such as parks and commercial centers, in new development will help to anchor and extend this sense of place as Bozeman grows. The sense of place will be strengthened through development which fills in existing gaps in the City and helps to reinforce the compact pattern of historic Bozeman.

Natural Amenities. Bozeman is located in a beautiful natural environment. The natural amenities surrounding Bozeman are a significant component of the high quality of life and support the economy. As Bozeman changes and grows, opportunities to carefully integrate development with natural features such as streams arise. Ensuring that development is responsive to the natural amenities will help to keep Bozeman beautiful and vibrant.

Centers. Strengthen a pattern of community development oriented on centers. A corollary principle is for compact development. Commercial activities in mutually reinforcing centralized areas provide:

- Increased business synergy.
- Greater convenience for people with shorter travel distances to a wide range of businesses
  The opportunity to accomplish several tasks with a single trip.
- Facilitates the use of transportation alternatives to single occupant motor vehicles, with a corresponding reduction in traffic and road congestion and air quality impacts.
- Enables greater access to employment, services, and recreation with a reduced dependence on the automobile
- Greater efficiencies in delivery of public services,
- Corresponding cost savings in both personal and commercial applications.

Newly constructed commercial center at Kagy and S. 3rd Avenue

The center-based concept is expected to require less land for actual business activities due to efficiency such as shared parking. It also changes the shape of the commercial areas. The center-based development pattern is supported in this plan by locating centers at the intersection of arterial and collector streets. Such locations allow not only immediately adjacent residents but also passing travelers to support the commercial activities. Centers are further supported through careful location of higher density housing in a manner that provides support for commercial operations while providing amenities to residents.

Integration of Action. Land use policy should be integrated with and supported by all other City policies and programs, including facility planning and construction for services such as wastewater and transportation. This ensures that the community objectives identified through this plan are attained efficiently. The application is that capital improvements, maintenance programs, and plan implementation tools are regularly evaluated for their compliance with the goals and objectives of this plan. This level of integration is intended to prevent contradictory actions. By ensuring a consistent set of guiding principles, the City will be able to provide a higher level of service to its citizens, minimize contradictory or conflicting policies which waste financial and other resources, and enable a more equitable evaluation of public stewardships.

Watercourse setbacks and stormwater management protects water quality which in turn preserves our sense of place and helps constrain financial expense to public services.

Urban Density. Although a wide range of commercial and housing styles, types, and densities are provided in Bozeman, not every option is provided. Bozeman is a city, and the housing densities are not those of the rural areas of Gallatin County.

Constructing future development in a sustainable manner will help protect the natural amenities which draw people to Bozeman.

Fundamental to the efficient and cost-effective provision of urban services, multi-modal transportation oriented development, and a compact development pattern is a concentration of persons and activities. Density of development must also be balanced against community character, parks and open spaces, and the housing choices of citizens. Quality site and architectural design will materially affect the success and acceptability of urban density and scale of development.

Sustainability. Providing for the needs of today's residents and visitors should be done in a manner that does not jeopardize the quality of life, including the natural environment, of future residents. Careful community design and thoughtful development can serve the community well both now and in the future. Sustainability is a holistic issue and should be interwoven through the City's operations and regulations.

Drawing on the seven basic ideas discussed above, the following principles were used to prepare the land use designations, policies, and map:

- Development should be based on neighborhoods, including commercial neighborhoods.
- Neighborhoods should have easily identified centers and edges.
- Neighborhoods should be reasonably compact and serve a variety of housing needs.
- Transportation systems should support the desired land use pattern and be interconnected multi-modal networks (e.g. bicycles, pedestrian, transit, automobiles or other vehicles) rather than focusing solely on automobiles.
- A diverse mix of activities should occur within proximity to each other, but not necessarily have everything happening everywhere.
- Urban design should integrate multi-modal transportation, open spaces, land use activity, and quality of life.
- Open spaces, including parks, trails, and other gathering places, should be in convenient locations.
- Development should be integrated into neighborhoods and the larger community rather than as a series of unconnected stand alone projects.
- A variety of housing and employment opportunities is important.
- Land development should be compatible with and further other community goals.
- Land use designations must respond to a broad range of factors, including natural constraints, economic constraints, and other community priorities.

- The needs of new and existing development must coexist and remain in balance.
- Infill development and redevelopment which encourages the efficient utilization of land and existing infrastructure systems is preferred.
- Future development patterns should not be detrimental to the existing community, with special attention to be given to the support of the existing Historic Core and Downtown of the community.

3.3 Land Use Goals and Objectives

Goal LU-1: Create a sense of place that varies throughout the City, efficiently provides public and private basic services and facilities in close proximity to where people live and work, and minimizes sprawl.

Rationale: A sense of community is strengthened by distinctive areas which facilitate neighborhood identity. This is strengthened when essential services are available and encourage informal interactions. Full featured neighborhoods allow extensive interaction and build identity with a specific part of the community. A sense of place does not prohibit change or continued evolution of the community.

Our sense of place comes from both the natural and built environment.

Objective LU-1.1: The land use map and attendant policies shall be the official guide for the development of the City and shall be implemented through zoning regulations, capital improvements, subdivision regulations, coordination with other governmental entities, and other implementation strategies.

Objective LU-1.2: Review and revise regulatory standards and City policies to ensure that develop advances the vision, goals, and objectives of this plan, and sprawl, as defined in Appendix K, is discouraged.

Objective LU-1.3: Encourage positive citizen involvement in their neighborhood and community.

Objective LU-1.4: Provide for and support infill development and redevelopment which provides additional density of use while respecting the context of the existing development which surrounds it. Respect for context does not automatically prohibit difference in scale or design.

The only way to find creative, forward-looking solutions is by involving the community, reaching across traditional divides and setting aside partisan politics.

Bill Ritter Jr.

Implementation Policies: 1, 3, 5, 6, 7, 10, 12, 25, 28, 64,

Civic uses such as parks and churches provide landmarks which help build a sense of place.

Goal LU-2: Designate centers for commercial development rather than corridors to encourage cohesive neighborhood development in conjunction with non-motorized transportation options.

Rationale: Transportation and land use are closely connected. A center based development pattern is more land and resource efficient and supports the goals of community and neighborhood development and sustainability. Future growth will cause additional demand for and use of transportation facilities. A center based development pattern can reduce future demand.

Objective LU-2.1: Locate high density community scale service centers on a one mile radius, and neighborhood service centers on a one-half mile radius, to facilitate the efficient use of transportation and public services in providing employment, residential, and other essential uses.

Objective LU-2.2: Provide for a limited number of carefully sited regional service centers which are appropriately sized and serviced by adequate infrastructure.

Objective LU-2.3: Encourage redevelopment and intensification, especially with mixed uses, of brownfields and underutilized property within the City consistent with the City's adopted standards. Using this approach rehabilitate corridor based commercial uses into a pattern more supportive of the principles supported by commercial centers.

Implementation Policies: 6, 10, 11, 19, 50, 70, 81, 83

Commercial center examples

Goal LU-3: Strengthen the Historic Core of Bozeman to preserve the community character, economic resource, and historical connection represented by this area.

Rationale: The Historic Core, as defined in the glossary, is one of Bozeman's most distinctive and valued features. Loss of or injury to this area would lessen the community's cultural, economic, and social assets and reduce the sense of place Bozeman holds within the community, state, and nation.

Objective LU-3.1: Ensure that development and redevelopment of this area, including the adaptive reuse of historic buildings, is done in a manner which enhances, and is compatible with, the current community fabric.

Objective LU-3.2: Encourage the use and redevelopment of underutilized and brownfield sites to provide employment and housing which will help to maintain the vibrancy and vitality of the Historic Core area.

Objective LU-3.3: Encourage a traditional mix of diverse commercial and residential uses within the downtown to instill an active atmosphere and twenty-four hour presence.

Objective LU-3.4: Give particular emphasis to encourage living opportunities within walking distance of the downtown employment, retail, and neighborhood services.

Objective LU-3.5: Support maintaining local, state and federal government, the County Courthouse, City Hall, and other existing social service providers in downtown locations and encourage expansions of facilities to also remain downtown.

Implementation Policies: 3, 5, 7-12, 16, 19, 20-22, 44, 49, 56, 70, 81,

Strengthening the Historic Core includes many types of investment including appropriate additions (top), new buildings (middle), and renovation and rehabilitation of existing structures (bottom).

Goal LU-4: Sustainability, Natural Environment and Aesthetics – Ensure adequate review of individual and cumulative environmental and aesthetic effects of development to preserve the viewsheds, natural functions, and beauty which are a fundamental element of Bozeman's character. Design and development in a quantifiably sustainable manner are desirable.

Rationale: The natural environment is a key aspect of Bozeman's appeal. Accidental or deliberate injury to the natural environment can be very costly to repair and can have substantial impacts on City functions. Individual actions can cause incremental change which is unacceptable. Human use of resources will cause impacts. Development within the City can provide significant protection for valued natural resources within the larger community of Gallatin County.

Objective LU-4.1: Protect important wildlife habitats, and natural areas which provide for beneficial functions, such as floodplains.

Sustainability is the intersection of the built and natural environments. Sustainability is a major goal of the City of Bozeman but individual actions are also critical to success.

Objective LU-4.2: Protect the viewshed, including ridgelines, surrounding and within Bozeman to preserve the natural character and mountain setting which helps to make Bozeman unique.

Objective LU-4.3: Encourage the creation of well-defined residential neighborhoods. Each neighborhood should have a clear focal point, such as a park, school, other open space or community facility, and shall be designed to promote pedestrian convenience. To this end, the City shall encourage the use of historic Bozeman neighborhoods, including a significantly interconnected street system, as models for the planning and design of new residential neighborhoods.

Objective LU-4.4: Review and revise the City's regulations to encourage and support sustainability in new construction and rehabilitation or redevelopment of existing areas.

Objective LU-4.5: Generation of renewable energy including solar and wind power as an accessory use is encouraged with proper design and compatibility to adjacent uses.

Objective LU-4.6: All mixed use areas should be developed on a grid of connectivity, including streets, alleys, driveways, and parking areas that contain multimodal facilities and a high level of connectivity to adjacent development. Shared use, underground, or other structured parking is recommended to reduce surface parking area.

Objective LU-4.7: Stormwater systems should be designed using Low Impact Development principles.

Objective LU-4.8: Promote the efficient use of water, energy, land, human resources, and natural resources and protect water supply quantity and quality.

Objective LU-4.9: Recognize the cumulative effects of changes in land use and develop equitable means to evaluate, avoid, and/or respond to negative cumulative impacts. Recognize the value of well designed and implemented urban development in minimizing impacts from existing and future development.

Objective LU-4.10: Encourage development throughout Gallatin County to occur within existing municipalities and support the local ability to address and manage change and growth.

Implementation Policies: 2-4, 9, 10, 12, 13, 15, 18, 25-31, 49, 53, 57-68, 70-72, 74, 75, 80, 90, 91

3.4 Land Use Category Descriptions

Residential. This category designates places where the primary activity is urban density dwellings. Other uses which complement residences are also acceptable such as parks, low intensity home based occupations, fire stations, churches, and schools. High density residential areas should be established in close proximity to commercial centers to facilitate the provision of services and employment opportunities to persons without requiring the use of an automobile. Implementation of this category by residential zoning should provide for and coordinate intensive residential uses in proximity to commercial centers. The residential designation indicates that it is expected that development will occur within municipal boundaries, which may require annexation prior to development.

Quality, safe, and affordable housing can occur in many ways. Housing can also be mixed with commercial uses with appropriate design and careful planning. Three examples of buildings in a mixed residential/commercial area are above.

The dwelling unit density expected within this classification varies between 6 and 32 dwellings per net acre. A higher density may be considered in some locations and circumstances. A variety of housing types can be blended to achieve the desired density. Large areas of single type housing are discouraged. In limited instances the strong presence of constraints and natural features such as floodplains may cause an area to be designated for development at a lower density than normally expected within this category. All residential housing should be arranged with consideration of compatibility with adjacent development, natural constraints such as watercourses or steep slopes, and in a fashion which advances the overall goals of the Bozeman growth policy. The residential designation is intended to provide the primary locations for additional housing within the planning area.

Residential Emphasis Mixed Use. The Residential Mixed-Use category promotes neighborhoods with supporting services that are substantially dominated by housing. A diversity of residential housing types should be built on the majority of any area within this category. Housing choice for a variety of households is desired and can include attached and small detached single-household dwellings, apartments, and live-work units. Residences should be included on the upper floors of buildings with ground floor commercial uses. Variation in building massing, height, and other design characteristics should contribute to a complete and interesting streetscape and may be larger than in the Residential category.

Residential Emphasis Mixed Use Purposes

- Compact Walkable neighborhoods
- Vertical and horizontal mixed uses
- Creation and support of vibrant community centers
- Enhanced sense of place
- Promotion of sustainable Communities
- Diversity of housing options

Secondary supporting uses, such as retail, offices, and civic uses, are permitted at the ground floor. All uses should complement existing and planned residential uses. Non-residential uses are expected to be pedestrian oriented and emphasize the human scale with modulation as needed in larger structures. Stand alone, large,

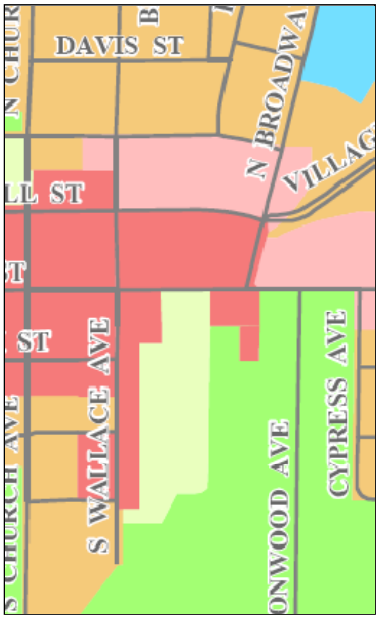


Figure 3-1, Future Land Use Map section

The future land use map depicts each category of land use in different colors. The map is in the pocket at the back of the Bozeman Community Plan.

non-residential uses are discouraged. Non-residential spaces should provide an interesting pedestrian experience with quality urban design for buildings, sites, and open spaces.

This category is implemented at different scales. The details of implementing standards will vary with the scale. The category is appropriate near commercial centers and larger areas should have access on collector and arterial streets. Multi-household higher density urban development is expected. Any development within this category should have a well integrated transportation and open space network which encourages pedestrian activity and provides ready access within and to adjacent development.

Suburban Residential. This category indicates locations generally outside of City limits, but within the planning area, where a land development pattern has already been set by rural subdivisions. Subdivisions in this area are generally characterized by lots two acres in size or less. It is probable that portions of this area may be proposed for annexation within the next twenty years. The area is able to be served with municipal water and sewer services with appropriate extensions of main lines. Any further development within this area should be clustered to preserve functional open space. Individual septic and well services are discouraged. If development is proposed within reasonable access distances to waste water and water services, annexation to the City should be completed prior to development.

Regional Commercial and Services. Bozeman is a retail, education, health services, public administration, and tourism hub and provides opportunities for these activities for a multi-county region. Often the scale of these services is larger than would be required for Bozeman alone. Because of the draw from outside Bozeman, it is necessary that these types of facilities be located in proximity to significant transportation routes. Since these are large and prominent facilities within the community and region, it is appropriate that design guidelines be established to ensure compatibility with the remainder of the community. Opportunity for a mix of uses which encourages a robust and broad activity level is to be provided. Residential space should not be a primary use and should only be included as an accessory use above the first floor. Any development within this category should have a well integrated transportation and open space network which encourages pedestrian activity, and provides ready access within and to adjacent development.

Community Core. The traditional core of Bozeman is the historic downtown. This area has an extensive mutually supportive diversity of uses, a strong pedestrian and multi-modal transportation network, and a rich architectural character. Essential

government services, places of public assembly, and open spaces provide the civic and social core of town. Residential development on upper floors is well established. New residential uses should be high density. The area along Main Street should be preserved as a place for high pedestrian activity uses, with strong pedestrian connectivity to other uses on nearby streets. Users are drawn from the entire planning area and beyond. The intensity of development is high with a Floor Area Ratio well over 1. Future development should continue to be intense while providing areas of transition to adjacent areas and preserving the historic character of Main Street.

The historic Bozeman Hotel now hosts many different businesses in the Downtown heart of Bozeman.

Community Commercial Mixed Use. Activities within this land use category are the basic employment and services necessary for a vibrant community. Establishments located within these categories draw from the community as a whole for their employee and customer base and are sized accordingly. A broad range of functions including retail, education, professional and personal services, offices, residences, and general service activities typify this designation.

In the "center-based" land use pattern, Community Commercial Mixed Use areas are integrated with significant transportation corridors, including transit and non-automotive routes, to facilitate efficient travel opportunities. The density of development is expected to be higher than currently seen in most commercial areas in Bozeman and should include multi-story buildings. A Floor Area Ratio in excess of .5 is desired. It is desirable to allow residences on upper floors, in appropriate circumstances. Urban streetscapes, plazas, outdoor seating, public art, and hardscaped open space and park amenities are anticipated, appropriately designed for an urban character. Placed in proximity to significant streets and intersections, an equal emphasis on vehicle, pedestrian, bicycle, and transit circulation shall be provided. High density residential areas are expected in close proximity. Including residential units on sites within this category, typically on upper floors, will facilitate the provision of services and opportunities to persons without requiring the use of an automobile.

Floor area ratio (FAR) is a measure of the area of building to area of land. A 10,000 square foot building on a 40,000 square foot lot has a FAR of 0.25. A higher FAR represents more intensive development.

Non-residential site plans submitted to Bozeman had a median FAR in 2004 of 0.225, 2007 of 0.413

The Community Commercial Mixed Use category is distributed at two different scales to serve different purposes. Large Community Commercial Mixed Use areas are significant in size and are activity centers for an area of several square miles surrounding them. These are intended to service the larger community as well as adjacent neighborhoods and are typically distributed on a one mile radius. Smaller Community Commercial areas are usually in the 10-15 acre size range and are intended to provide primarily local service to an area of approximately one-half mile radius. These commercial centers support and help give identity to individual neighborhoods by providing a visible and distinctive focal point.

Top to bottom; mixed use infill on E. Main Street, shared parking, pedestrian/bicycle paths integrated with commercial development, outdoor spaces and site integration, conceptual public gathering space

They should typically be located on one or two quadrants of intersections of arterials and/or collectors. Although a broad range of uses may be appropriate in both types of locations the size and scale is to be smaller within the local service placements.

Mixed use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any single land use. Higher intensity employment and residential uses are encouraged in the core of the area or adjacent to significant streets and intersections. As needed, building height transitions should be provided to be compatible with adjacent development.

Public Institutions. A variety of activities are undertaken in this land use classification. Schools are a dominant use including Montana State University. Other typical uses are libraries, fire stations, and publicly operated utilities. A significant portion of Bozeman's employment occurs within this category.

Parks, Open Space, and Recreational Lands. All publicly owned recreational lands, including parks, are included within this category, as well as certain private lands. These areas are generally open in character and may or may not be developed for active recreational purposes. This category includes conservation easements which may not be open for public use.

Golf Courses. This category designates properties operated by public or private parties in order to support the playing of golf. Golf courses may also include restaurants, retail sales, and other accessory activities.

Business Park Mixed Use. This classification provides for employment areas with a variety of land uses typified by office uses and technology-oriented light industrial uses. Civic uses may also be included. Retail, residential, services, or industrial uses may also be included in an accessory or local service role. Accessory uses should occupy 20% or less of the planned Business Park Mixed Use areas. These areas are often a buffer between uses, and the scale and intensity should be carefully considered to ensure compatibility with adjacent developments. The developments should provide integrated open spaces, plazas, and pedestrian pathways to facilitate circulation and a pleasant environment. Uses may be mixed both vertically and horizontally with vertically mixed uses being encouraged. Higher intensity uses are encouraged in the core of the area or adjacent to significant streets and intersections. As needed, building height or other transitions should be provided to be compatible with adjacent development.

Industrial. This classification provides areas for the uses which support an urban environment such as manufacturing, warehousing, and transportation hubs. Development within these areas is intensive and is connected to significant transportation corridors. In order to protect the economic base and necessary services represented by industrial uses, uses which would be detrimentally impacted by industrial activities are discouraged. Although use in these areas is intensive, these areas are part of the larger community and shall meet basic standards for landscaping and other site design issues and be integrated with the larger community. In some circumstances, uses other than those typically considered industrial have been historically present in areas which were given an industrial designation in this growth policy. Careful consideration must be given to public policies to allow these mixed uses to coexist in harmony.

Industrial buildings take many forms.

Present Rural. This category designates areas where development is considered to be generally inappropriate over the 20 year term of the Bozeman Community Plan, either because of natural features, negative impacts on the desired development pattern, or significant difficulty in providing urban services. The Residential and Residential Mixed Use categories contain adequate area to accommodate residential development over the 20 year horizon of the Bozeman Community Plan. Development within the Present Rural area would be generally disruptive to the desired compact urban land use pattern depicted in the Plan. As Bozeman develops over time, it is expected that the City will expand outward into areas previously designated as Present Rural. As the City's growth policy is updated from time to time, some areas currently classified as Present Rural are expected to be reclassified to urban designations. Reclassification shall occur prior to development.

The land shown with a Present Rural designation is comprised of parcels in a variety of different sizes, but typically in larger acreages. Suburban or rural density subdivisions adjacent to the City may impede an orderly and cost effective expansion of the City.

Low density rural development can interfere with efficient extension of urban services and development.

In order to prevent such conflicts and problems in the future, use of land in the Present Rural land use designation should follow one of three paths, which are listed in order of the City's preference:

1. Remain as currently utilized, until annexed and municipal services are available to support a Residential or other urban land use category development as described in this plan. The change in designation will require an amendment to the growth policy; (See Chapter 17)

A compact development pattern minimizes intrusion into agriculturally productive areas

2. Develop at a density of a single dwelling per existing parcel, with consolidation of smaller parcels into single ownership prior to development; or
3. If further subdivision is proposed, to develop at urban densities and standards with provisions for connection to City services when they become available.

Annexation of most Present Rural areas is unlikely over the term of the Bozeman Community Plan and final authority to deny or approve development in county areas shown with this designation remains with the County Commission. The City has adopted facility plans which address the provision of services within all the planning area. These will enable coordination with Gallatin County. In the event that an intergovernmental agreement is developed that addresses these areas, development shall meet such terms as the agreement states.

The health and well-being of Bozeman's residents are impacted by how the community is planned and built. Development patterns affect dependency on motor vehicles. Communities that provide options for living close to work and services, as well as the choice to walk or bike as part of normal daily life can facilitate mental and physical health.

Health issues associated with development patterns include:

- Air pollution
- Obesity
- Cardiovascular disease
- Diabetes
- Stress
- Blood pressure

The City of Bozeman is committed to creating a safe, well designed community that promotes the health of its residents.

3.5 Future Land Use Map

Figure 3-1 (pocket in back) is the future land use map for the Bozeman Community Plan. It is a synthesis of many different ideas, public input, existing conditions, and existing and desired land use patterns for the future. The map is the visual representation of the land use patterns and ideas discussed in this chapter, and elsewhere throughout this document. The map shows in a very broad manner acceptable uses and locations throughout the community. It does not represent a commitment by the City to approve every development proposed within each category. Neither does a designation indicate that a property is free from constraints to development

The map and other elements of this plan must be weighed and evaluated in conjunction with the specific details of a proposed project which are beyond the scope of this plan but will be addressed through the implementation tools discussed in Chapter 16 and Appendix I. The provisions of any intergovernmental agreement between the City and County regarding land use will influence the final development pattern with the defined planning area.

The boundaries shown on the map are of necessity at a large scale. As a result some interpretation may be required in the future. It is the intent of the map to follow natural and visible boundaries such as streams or right-of-ways where possible. Within developed areas, boundaries generally follow parcel boundaries established by recorded plats or certificates of survey. Where such natural or legal boundaries do not exist, some minor flexibility in the interpretation of the boundary is allowed to the Director of the Department of Planning and Community Development so long

as the exercise of that flexibility is not contrary to the intent, purposes, or goals of this plan and does not materially alter the desired land pattern in an area. If significant alterations or modifications are desired, an amendment to this plan must be undertaken.

This plan looks at a twenty-year horizon as well as the current situation, so it is to be expected that some areas which are not in conformance with the plan will be identified. This plan recognizes the presence of these uses without specifically mapping or otherwise identifying them. It is desired that these anomalies be resolved over the term of this plan so that the land use pattern identified herein may be completed.

3.6 Future Land Use Needs

Appendix C provides a description of the expected additional acres of land required to satisfy anticipated demand for urban uses by 2025. A detailed discussion of inventory and future land use projections is in Appendix C. A total of 18,058 urban use acres are depicted on the future land use map.

3.7 Implementation and Administration

The creation of the land use pattern shown in Figure 3 will only result from concerted efforts by many people. The construction of buildings and conducting of commercial and residential activities is done by the private sector. Their willingness to invest money and personal commitment into the community has a huge influence on the community's ability to realize its goals. The public sector, especially the City of Bozeman, also has a significant role to play. Bozeman's role is the development of its growth policy and corresponding implementation tools such as zoning and subdivision standards, and facility planning and maintenance. By crafting its actions to further the goals of this plan, and then consistently carrying out those actions, the City can influence private parties and form effective partnerships to further the achievement of the identified community goals.

Following the adoption of the Bozeman Community Plan, the zoning and subdivision ordinances must be reviewed and revised as needed. These are required by law to be in compliance with the growth policy. There are many specific issues which those two implementation tools address. Street design, open space requirements, and density of development and others have the potential to substantially advance or impede the ideals and goals of the Bozeman Community Plan. These ordinances are implementation tools for the plan. It is important that community involvement continue and inform the revisions to zoning and

All persons are born free and have certain inalienable rights. They include the right to a clean and healthful environment and the rights of pursuing life's basic necessities, enjoying and defending their lives and liberties, acquiring, possessing and protecting property, and seeking their safety, health and happiness in all lawful ways. In enjoying these rights, all persons recognize corresponding responsibilities.

MT Constitution, Article II
Section 3. Inalienable rights.

There is no such thing as justice in the abstract; it is merely a compact between men.

Epicurus, 341 BC

subdivision standards. These implementation tools are those most commonly encountered by the public. It is important that the revisions happen soon and without unnecessary delay.

Continued development of the community brings change. These changes will bring mutual costs and benefits, as well as some detriments and benefits from the actions of others which are felt more individually. In preparing and executing implementation it is important to preserve fairness and reasonableness. Regulations may be expected to seek mitigation of substantial actual impacts, not minor or only perceived impact on preferences which are not supported by evidence. The established review criteria are an effort to provide balance and consideration for all the affected parties in the evaluation of development impacts. The use of public facilities in conformance with the standards and programs adopted by the City is not an unreasonable or burdensome impact of development. The City's standards, while respectful of the community values and diversity of interests, will not yield outcomes which satisfy every person in each situation.

Specific implementation tasks are described in Chapter 16.

Place Holder Page Only

CHAPTER 4

Community Quality

Renovated theatre in the historic downtown core (top), large scale retail on N. 19th Avenue, landscaping on west Oak Street, and architectural character in Valley Commons (bottom)

Community Quality refers to those things that make Bozeman a special, attractive and enjoyable place to live, work, and play. Community Quality issues include the ways neighborhoods are designed, the way new development looks, the way our streets feel including our urban forest, parkland, trails, commercial districts, new and old residential neighborhoods, open spaces, views to the mountains that surround the City, the historic and new architectural styles, and the core of Downtown Bozeman. An important component of Bozeman's uniqueness and livability is the quality of the people who live and work here. Community quality, regardless of design, is ultimately meaningless without citizens that respect each other and treat one another and the City landscape with decency.

4.1 Intent and Background

In many ways, the perceived image of a community affects the quality of life enjoyed by current residents, influences the desirability of the community to newcomers and visitors, and ultimately impacts its economic viability. While the development of residential and commercial projects is determined by private property owners and business interests, the public plays an important part in defining and imparting the development design patterns the community as a whole finds to be most appropriate. The "public" includes everyone who has a stake in the use of land, including: current and future residents, property owners, developers, business leaders, employees, elected officials and public administration personnel. Making land use decisions based on a shared community vision moves the community towards attainment of a preferred City character.

In the past, the primary focus of Community Design has been how a community looked to an observer. The aesthetic appearance of individual buildings is only one element in a comprehensive approach to Community Quality, just as sight is one of the many senses that may be used when experiencing a place. Today, Community Quality is defined more comprehensively.

It is not just how a community "looks," but how the community is

organized, how it functions, the health of its residents, and how the public perceives the different environments throughout the City. Community Quality extends from the framework of the City, that which supports it and gives it physical form (streets, utilities, trails, natural features) to the individual architectural details and materials used on new buildings.

A well designed community includes public health and safety benefits. Recent studies have shown that community layout can have dramatic effects on the physical health of residents. A direct link between time spent in an automobile and obesity has been found by the Centers for Disease Control. Dutch researchers have studied the psychological effects of disorder in a community. A strong link between antisocial behavior and a poor physical environment has been established. For all these reasons Community Quality will become increasingly important in a community's desirability including its economic health, community safety, and the overall physical and mental health of its residents.

Bozeman Design Policy and Regulations

1990 Bozeman Area Master Plan

1990 Entryway Corridor Overlay District

1992 Design Objectives Plan

1997 N. 19th Avenue/Oak Street Corridor Master Plan

2001 Bozeman 2020 Community Plan

2003 Unified Development Ordinance

2005 Bozeman Design Objectives Plan

2006 Bozeman Design Guidelines for Historic Preservation & the Neighborhood Conservation Overlay District

2007 Design and Connectivity Plan for North 7th Avenue Corridor

4.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Circulation	Aesthetics	Open Space	Neighbor-hoods	Parkland	Stormwater control	Sustainable Design
Growth & Change	X	X	X	X	X	X	X
Land Use	X		X	X	X	X	X
Community Quality	X	X	X	X	X	X	X
Historic Preservation		X	X	X	X		
Arts & Culture		X			X		
Housing			X	X	X		X
Economic Development	X		X	X	X		X
Environmental Quality	X		X		X	X	X
Parks & Recreation	X		X		X		
Transportation	X			X		X	X
Pub. Services & Facilities	X			X	X	X	X
Disaster & Emergency	X		X				X
Regional Coordination	X		X	X	X	X	X

I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him.

Abraham Lincoln

4.3 Community Quality Goals and Objectives

Community and Design

Community design is the art of making sustainable living places that both thrive and adapt to people's needs for shelter, livelihood, commerce, recreation, and social order. The nature of community design suggests some predetermined intention rather than a haphazard coincidence. But it is more than the adherence to a set of rules for development or a means for implementing the political will of government. It is the merging of what we know about ourselves with what we know about our neighbors when we chose to live in proximity to one another. It is about independence and dependency. It is about architecture and landscape. It is about understanding and building on what we know—the good as well as the bad. It is about creating a better place to live.

Community by Design, Kenneth B. Hall, Jr. and Gerald A. Porterfield

Goal C-1: Human Scale and Compatibility — Create a community composed of neighborhoods designed for the human scale and compatibility in which the streets and buildings are properly sized within their context, services and amenities are convenient, visually pleasing, and properly integrated.

Rationale: A community's physical form, rather than its land uses, is its most enduring characteristic**.** We should design places for people as the primary user. Good design looks good and feels good. The spatial relationships in our environment in large part determine our experience of the place. Scale and context should be the beginning point of any discussion of community quality.

Objective C-1.1: - Expand design review programs citywide to ensure well designed spaces throughout the community.

Objective C-1.2: - Update design objectives to include guidelines for urban spaces and more dense development.

Objective C-1.3: Support compatible infill within the existing area of the City rather than developing land requiring expansion of the City's area.

Objective C-1.4: Achieve an environment through urban design that maintains and enhances the City's visual qualities within neighborhood, community and regional commercial areas.

Implementation Policies: 3, 4, 5, 7-12, 15-22, 29, 42, 70, 71, 74, 81

Goal C-2: Community Circulation — Create a circulation system both vehicular and pedestrian that is fully connected, integrated, and designed for ease of use.

Rationale: Street and roadway layouts have an impact on the community far beyond their costs of construction; they create the mental image one is left with after visiting a place. Options for travel by modes other than in an automobile can increase the physical health of the community and fight the current obesity epidemic. Moving about the community through multiple modes of transportation should be safe, pleasant, easy, and available to all. Instead of a project-by-project struggle to accommodate bicycle- and pedestrian-friendly practices, complete streets policies require road construction and improvement projects to begin by evaluating how the right-of-way serves those who use it.

Objective C-2.1.: Require adequate and efficient circulation in all subdivisions and site plans and provide connectivity between developments and major destinations for both the pedestrians and vehicles, including human powered vehicles.

Objective C-2.2: Develop standards for complete streets that will apply to City streets and to private drive aisles.

Objective C-2.3.: Investigate the expansion of shared use pathways within the City.

Objective C-2.3.: Require alleys in all new development both commercial and residential where feasible.

Objective C-2.4: Support Community Transit. Work with the Streamline Transit agency to include transit stops, shelters, seating, lighting or areas improved for future transit stops within development projects where appropriate.

Objective C-2.5: Explore and encourage innovative parking solutions for both residential and commercial projects including parking best practices, expanded parking districts, cash in lieu of parking, and design guidelines for structured parking.

Implementation Policies: 1, 2, 7, 10, 12-15, 26, 27, 30, 31, 70-75, 81, 84, 90

Great Streets

It's no big mystery. The best streets are comfortable to walk along with leisure and safety. They are streets for both pedestrians and drivers. They have definition, a sense of enclosure with their buildings; distinct ends and beginnings, usually with trees. Trees, while not required, can do more than anything else and provide the biggest bang for the buck if you do them right. The key point again, is great streets are where pedestrians and drivers get along together.

Great Streets, Allan Jacobs

What is a Complete Street?

Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Since each complete street is unique, it is impossible to give a single description. But ingredients that may be found on a complete street include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and more.

Completestreets.org

Regional trail (top), neighborhood park, community gardens, and neighborhood scale commercial centers (bottom)

Goal C-3: Neighborhood Design – New neighborhoods shall be pedestrian oriented, contain a variety of housing types and densities, contain parks and other public spaces, have a commercial center and defined boundaries.

Rationale: Good neighborhoods allow choices in housing, recreation, modes of transportation, options for commerce, work, and entertainment while providing a healthy environment and a sense of place and identity that residents can call home.

Objective C-3.1: Encourage the preservation and continuing operation of existing neighborhood schools.

Objective C-3.2: Provide for neighborhood focal points to encourage local identity within the community and provide a place for social interaction.

Objective C-3.3: Establish minimum residential densities in new and redeveloping residential areas.

Objective C-3.4: Create neighborhood Commercial Centers that will provide uses to meet consumer demands from surrounding Residential Districts for everyday goods and services, and will be a pedestrian oriented place that serves as a focal point for the surrounding neighborhoods.

Objective C-3.5: Integrate a wide variety of open lands, such as parks, trails, squares, greens, playing fields, natural areas, orchards and gardens, greenways, and other outdoor spaces into neighborhoods.

Objective C-3.6 Ensure that health (as defined in Appendix K) issues within the scope of the City of Bozeman's responsibility are included in the City's regulations, policies, and practices.

Implementation Policies: 1, 3, 6, 7-11, 15, 18-21, 25, 28-30, 32, 42, 59, 64, 69, 70, 79, 80, 90

Goal C-4: Design Guidelines – Create illustrated design guidelines to give clear direction in design and review of residential and non-residential neighborhoods without unduly constraining architectural style and innovation.

Rationale: Design Guidelines allow the community an opportunity to communicate with developers and those who wish to build here. The guidelines are a way to convey to the development community who we are and where we as a community would like to go. The guidelines can be read as a list of values.

Objective C-4.1: Continue to develop the design guidelines for site planning and buildings to emphasize creativity, diversity, and individuality. The design guidelines shall be based on the premise that truly creative design is responsive to its context and contributes to a comfortable, interesting community.

Objective C-4.2: All new residential buildings should be designed to emphasize the visually interesting features of the building, as seen from the public street and sidewalk. The visual impact of garage doors, driveways, and other off-street parking will be minimized and mitigated.

Objective C-4.3: Ensure the development of new residential structures that are aesthetically pleasing through urban design.

Objective C-4.4: Provide for the protection of character and the enhancement of services in existing residential neighborhoods.

Objective C-4.5: Investigate expanding form based zoning as a design review strategy for the City.

Implementation Policies: 2, 4, 5, 7, 9, 10, 12, 13, 16, 17-20, 21, 23, 25, 27-30, 32, 38, 57, 79, 84, 86, 88

Commercial and residential style in Bozeman.

Living landscaped wall (top), public plaza and stormwater integration, public art, and street trees (bottom)

Goal C-5: Public Landscaping and Architecture— Enhance the urban appearance and environment through the use of architectural excellence, landscaping, trees and open space.

Rationale: The benefits of a well developed landscape are myriad: beautification of the environment, animal habitat, reduction of the heat island effect, stormwater control, and opportunities for recreation and human interaction.

Objective C-5.1: Provide street trees in all public rights of way to establish a human scale to transportation corridors.

Objective C-5.2: Encourage inclusion of plazas and other urban design features as public areas within developments.

Objective C-5.3: Continue to develop the design guidelines to encourage innovative landscaping including urban hardscapes, public art, plazas, roof gardens, green walls, and other features to emphasize the urban qualities of individual projects.

Objective C-5.4: Continue to develop the design guidelines to provide direction to naturalizing stormwater systems and integrating them into the landscape as an amenity.

Implementation Policies: 2, 4, 5, 7-10, 13, 15, 16, 18, 59, 67

Goal C-6: Support Sustainability— Provide a framework to integrate the functional systems of a development into the site planning and building architecture.

Rationale: The support and encouragement of new technologies and techniques to make our developments more sustainable while still maintaining good design and an aesthetically pleasing cityscape is obligatory in the face of today's global environmental challenges.

Objective C-6.1: Continue to develop the design guidelines to encourage the treatment of stormwater on site with an aesthetic and integrated approach utilizing Low Impact Development principles. Provide incentives for innovation.

Objective C-6.2: Continue to develop the design guidelines to provide direction for the integration of site based power generation (solar, wind, geothermal, etc.) in both commercial and residential projects.

Objective C-6.3: Encourage and support energy conservation and efficiency in all aspects of development.

Objective C-6.4: Continue to develop the design guidelines and ordinances to implement best dark sky lighting practices including utilizing new technologies to reduce impacts to the night sky.

Implementation Policies: 4, 10, 12, 13, 18, 21, 22, 53, 57, 63, 70, 74, 79, 81, 86,

Photovoltaic solar panels (top), bioswale within a boulevard landscape area, bioswales within a plaza area, wind and solar integrated into a commercial rooftop (bottom)

CHAPTER 5

Historic Preservation

Bozeman residents value their community's heritage: historic neighborhoods, buildings and landscapes are reminders of this heritage. The City envisions a community with a rich collection of historically and culturally significant resources for the benefit of all citizens living in and visiting Bozeman. The City's mission: carry out a historic preservation program that protects and promotes Bozeman's historic resources so they remain surviving and contributing pieces of our community.

5.1 Intent and Background

Bozeman has a rich abundance of historically and culturally significant resources, in the form of buildings, structures, neighborhoods, streetscapes, sites and landscapes. The purpose of a historic preservation program is to protect and promote these assets. Surviving pieces of Bozeman's past provide a historic legacy that that can be enjoyed for present and future generations, and give each citizen the opportunity to appreciate Bozeman's dynamic heritage.

Citizens appreciative of their heritage often choose to reside and reinvest in the community's core of historic neighborhoods. The surviving historic fabric is an incentive for tourism by providing an attractive and unique experience for tourists. Both actions support the local community's economy.

Given the increasing awareness of climate change, there is a need to reform the way we develop and redevelop our community within the framework of "sustainability." In this way we can meet our current needs and leave behind a system that will support future generations.[1] In addition to amending new construction

[1] Patrice Frey, "Making the Case: Historic Preservation as Sustainable Development" (A DRAFT White Paper presented in advance of the Sustainable Preservation Research Retreat, Hosted by the National Trust for Historic Preservation, October 2007), 23.

techniques so they are more sustainable in approach, the adaptive reuse of existing buildings supports the goal of sustainability.

Historic preservation is a well-established part of Bozeman's planning regulations. Over the past decades, the City has initiated preservation initiatives to protect the historically and culturally significant resources. The Bozeman historic preservation program was created in the 1980s with a comprehensive inventory of buildings in the City's historic core. This area includes the east-west commercial district on Main Street and the residential neighborhoods to the north and south. This area developed in the nineteenth and twentieth centuries and contains a cohesive collection of planned streetscapes and historic buildings. The inventory documented approximately four thousand potentially-historic resources in the City. Information obtained from the inventory served as the basis for designating eight historic districts to the National Register of Historic Places in the late 1980s, and establishing the City's "Neighborhood Conservation Overlay District" in 1990. The overlay district is recognized as the Historic Core of the City and remains the place where most historic preservation activity occurs.

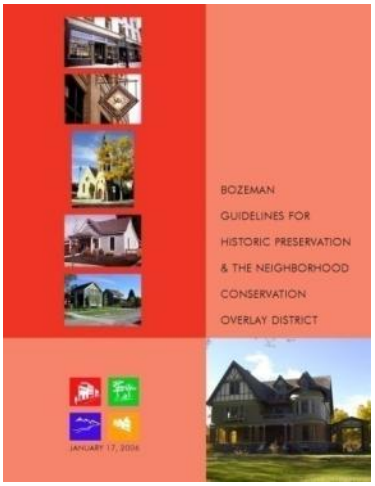
Number of Structures in the Neighborhood Conservation Overlay District as of 2007

4,335

Number of Certificates of Appropriateness Issued in the Neighborhood Conservation Overlay District

2003	220
2004	221
2005	193
2006	155
2007	170

Bozeman's land use standards require a design review process for all alterations (including demolition) to structures and sites in the overlay district. The process is through a Certificate of Appropriateness (COA) application, which is reviewed by the City's Department of Planning & Community Development. COA standards guide the design review, to determine if proposed alterations are historically appropriate for the surrounding historic neighborhood and buildings. Bozeman's COA standards are largely guided by the "Secretary of Interior Standards for the Treatment of Historic Properties," which is a set of guidelines and recommendations for different preservation approaches. The Secretary of Interior Standards is published by the U.S. Department of the Interior's National Park Service and is the foundation for local government historic preservation programs. For more information about the "Neighborhood Conservation Overlay District," please refer to Appendix D. For more information about the "National Register of Historic Places" and the "Secretary of Interior Standards for the Treatment of Historic Properties," please refer to Appendix E.



Bozeman Guidelines for Historic Preservation & the Neighborhood Conservation Overlay District

In January 2006, the design review process was improved and strengthened by creating a design guidelines' document specific to the Bozeman community, entitled "Bozeman Guidelines for Historic Preservation & the Neighborhood Conservation Overlay District." The intent of the design guidelines is to provide City Staff, property owners, and community residents guidance in the

2006 Bozeman Historic Preservation Days' at the T.B. Story Mansion

preservation and rehabilitation of historic resources. The "Bozeman Guidelines for Historic Preservation & the Neighborhood Conservation Overlay District" document is available in the Department of Planning.

Before the implementation of Bozeman's historic preservation program, the Bozeman Historic Preservation Advisory Board (BHPAB) was promoting the protection of historically and culturally significant resources in the community. Created by City ordinance in 1985, the citizen advisory board engages the community through education and advocacy to cultivate awareness, appreciation and stewardship of Bozeman's historic resources.

A map of Bozeman's Neighborhood Conservation Overlay District and nine National Register Historic Districts is shown in Figure 5-1.

The Story Mill/Northern Pacific Railroad Historic District was added to the National Register in 1994 and became the City's ninth historic district.

National Register Historic Districts in the City of Bozeman

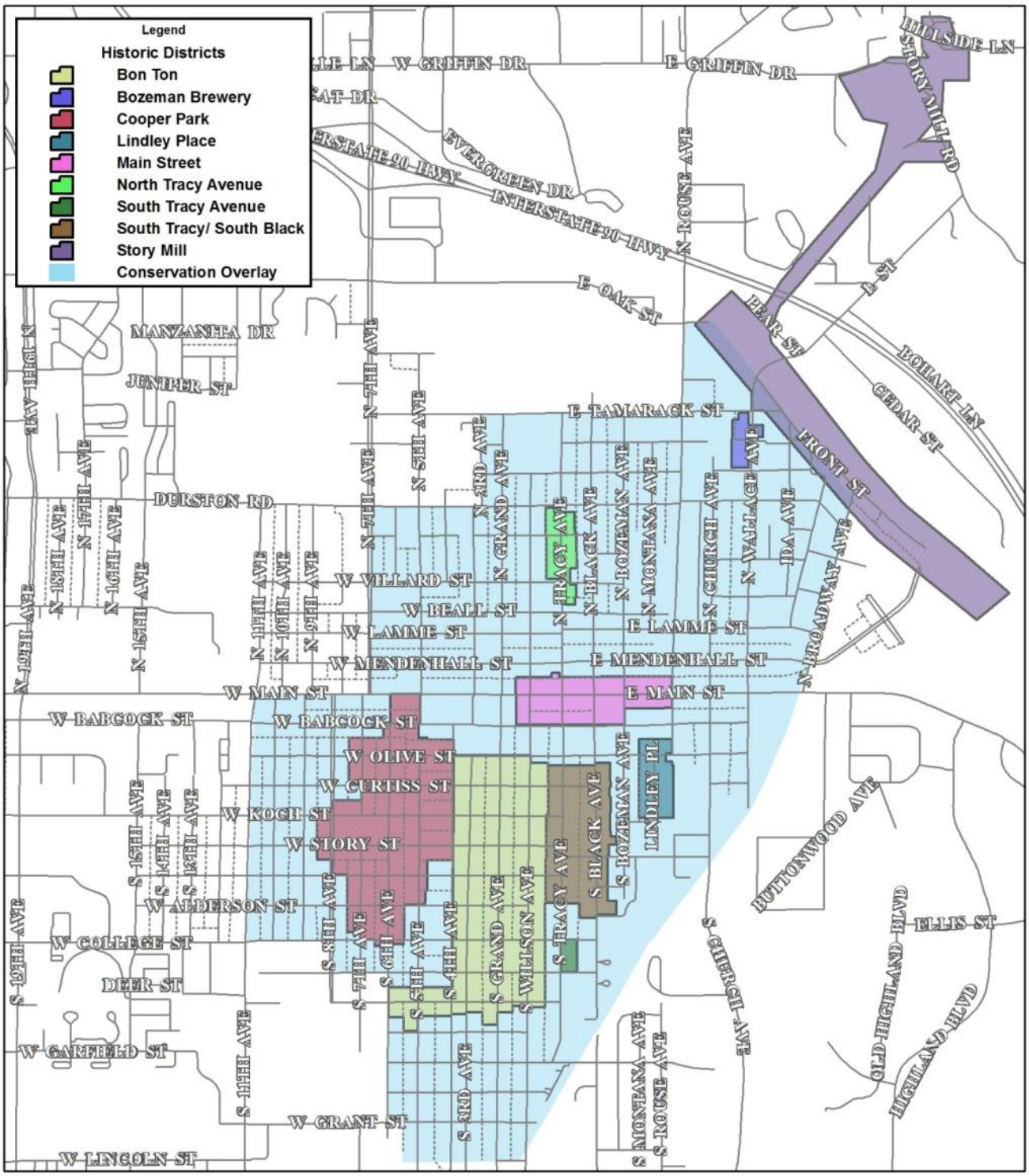
- Main Street
- Cooper Park
- Bon Ton
- South Black/South Tracy
- South Tracy
- Lindley Place
- North Tracy
- Bozeman Brewery
- Story Mill/Northern Pacific Railroad

5.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Urban Design	Sustainability	Community History	Economy	Sense of Place
Growth & Change		X			X
Land Use	X	X		X	X
Community Quality	X	X	X		X
Historic Preservation	X	X	X	X	X
Arts & Culture			X	X	
Housing		X		X	X
Economic Development		X	X	X	X
Environmental Quality	X	X		X	X
Transportation	X	X		X	
Pub. Services & Facilities		X		X	X
Disaster & Emergency		X			
Regional Coordination		X			X

Figure 5-1 – Neighborhood Conservation Overlay District and National Register Historic Districts



National Register of Historic Places

- Established by National Historic Preservation Act of 1966.
- The official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.
- These resources contribute to an understanding of the historical and cultural foundations of the Nation.
- Three key concepts – historic significance, historic integrity, and historic context – are used to decide whether a property qualifies for listing.

The Gallatin High School addition was designed by Bozeman architect Fred Willson (c.1936).

5.3 Historic Preservation Goals and Objectives

Goal HP-1: Protect historically and culturally significant resources that contribute to the community's identity, history, and quality of life.

Rationale: Protection of historically and culturally significant resources ensures the survival of Bozeman's historic buildings, structures, landscapes, streetscapes and archeological sites to ensure a dynamic historic legacy for present and future generations. It also is a driver for economic development and activity in Bozeman, and supports the goal of sustainability. Therefore, historic preservation efforts support economic vitality and the environmental health of the community.

Objective HP-1.1: Continue implementation and further develop historic preservation planning tools and research efforts that provide protection of historic resources.

Objective HP-1.2: Establish regular and sufficient funding sources to implement historic preservation planning tools and research efforts, and to support City staff resources.

Objective HP-1.3: Provide clear and concise City standards and requirements to ensure protection of historic resources.

Objective HP-1.4: Establish and encourage partnerships between preservation-related community groups and stakeholders to protect historically and culturally significant resources in a coordinated and cooperative manner.

Objective HP-1.5: Provide financial incentives to encourage property owners to appropriately rehabilitate historic resources in the City.

Implementation Policies: 3, 4, 7-13, 15-22, 24, 28, 33, 63, 78, 80, 81

Goal HP-2: Promote protection of historically and culturally significant properties through education and outreach in order to increase community awareness and identity.

Rationale: Our pride in where we live and our sense of place rests, in part, on our understanding and appreciation of the past inherent in the surviving historic buildings, structures, landscapes, streetscapes, and archeological sites that surround us. We envision a Bozeman in which every citizen knows about and appreciates his or her community's unique contribution to Montana's heritage, and takes pride in maintaining and protecting that heritage and in which governmental agencies at all levels set the example of good stewardship and support their citizens' efforts.

Objective HP-2.1: Develop an outreach program through a cyclical series of recognizable events highlighting the community's historic and cultural resources.

Objective HP-2.2: Develop high quality educational programming on the various aspects of historic preservation intended for members of the Community.

Objective HP-2.3: Develop a branding logo recognized by the community as denoting all education and outreach events or programs.

Objective HP-2.4: Establish and encourage partnerships between preservation-related community groups and stake holders to promote historic and cultural resources.

Implementation Policies: 3, 5, 9, 11, 13, 16, 18, 19, 21-24, 27, 28, 44, 45, 48, 58,

The Concept of Historic Significance

A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people or the understanding of a community's prehistory or history.
- Construction and design associated with the distinctive characteristics of a building type, period or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district.
- An established and familiar natural setting or visual feature of the community.

In general, properties must be at least 50 years old before they can be evaluated for potential historic significance.

The Concept of Historic Integrity

Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Historic integrity is the composite of seven qualities:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Preservation Principles

The following preservation principles shall be applied to all historic properties:

- Respect the historic design character of the building.
- Seek uses that are compatible with the historic character of the building.

5.4 Future Historic Preservation Needs

Bozeman's progressive historic preservation program has seen great successes in protecting and promoting the community's historically and culturally significant resources. However, along with success there is opportunity to improve and expand the program. As the City experiences high rates of growth and change, continued pressure on the historic core is inevitable. Additional preservation planning tools should be implemented to offer continued protection of the historic resources. Creative approaches for the promotion of the resources should be considered.

The following list contains historic preservation issues that the City of Bozeman should address in the future:

- **Outdated Historic Inventory:** The existing inventory data will soon become too dated to be an effective reference tool for City Staff. A comprehensive update should occur and include a digital database. The completion of a full update to Bozeman's historic inventory is a major, complex undertaking, requiring both a strong logistical commitment from the City and a substantial financial investment. Depending on the chosen boundaries of an updated inventory area, it is likely that between 5,000 and 6,000 sites would require recordation, up to one-third of which have not been previously inventoried. A project of this scale would require a phased, multi-year commitment by a qualified cultural resources coordinator.

- **Affirmative Maintenance/Demolition by Neglect:** Some property owners treat their properties with such negligence that they become likely candidates for demolition. Several of these properties are historically significant and if lost, damage the community's collective past. A City ordinance should be drafted that establishes minimum maintenance and upkeep requirements for property owners, so the security and basic structural integrity of properties are preserved and structures remain safe for use.

- **"Recent Past" Architecture:** Architecture from the 1950s and 1960s will be reaching their 50 year age in the next decade. Consideration of these potentially-significant resources should occur with future historic inventory and preservation planning survey efforts.

- **Financial Incentives:** Preservation and rehabilitation efforts are sometimes financially demanding projects. The City should provide financial incentives to property owners, such as tax abatement, to encourage preservation and rehabilitation of Bozeman's historic resources.

The Concept of Historic Context

- Properties are significant within the context of history.
- Historic context is information about historic trends, and properties grouped by an important theme, in the history of a community, state or nation during a particular period of time.
- Historic contexts are organized by theme, place, and time
- Knowledge of historic contexts helps to understand a historic property as a product of its time.

These images show example of the diversity of structures affected by the future historic preservation needs described in Section 5.4.

CHAPTER 6

Housing

Shelter is a physical necessity and human right for all people. Housing is a critical part of the character of the community. Our individual and collective aspirations for shelter significantly shape our lives and our communities. As our community's population changes our housing supply must also change to accommodate it.

New home on Bozeman's east side.

New affordable, age restricted housing on N. 15th Avenue

Historic apartments on S. Grand Avenue

6.1 Intent and Background

Bozeman residents value their neighborhoods. Historic residential neighborhoods are located in the older sections of the City, and have become some of the most valuable real estate in the City. More recent housing developments have been constructed primarily in the west, northwest and south sections of the City. An emphasis on development of housing within the City has facilitated the provision of functional neighborhoods in new development.

If the community is to prosper, it is essential to address residential issues. Business and industry that consider locating in Bozeman will evaluate the availability of housing for their employees of all salary levels. Of primary importance is to ensure that current and future residents of the community, who come from a diversity of socioeconomic backgrounds, have adequate and quality housing available to them. The quality and availability of housing for all socioeconomic groups reflects on the entire community and its image.

National economic trends have recently impacted the local lending and housing markets. The duration of these impacts is difficult to forecast. Other issues such as an aging population and other demographic changes are clearer. Environmental and economic issues are converging in housing with increased energy costs are necessitating a reevaluation of how housing value is understood. Examination of housing expense in terms of a life-cycle, whole cost, approach is increasing in place of a limited point of sale cost approach. Although many things are changing, many are also staying the same. People want a functional, pleasant place to live that meets their needs now and in the future. Background data for this chapter is provided in Appendix F.

Since housing is an essential human need, the lack of available housing is a significant problem. Bozeman has facilitated the provision of housing through numerous efforts to provide necessary infrastructure and a regulatory program which encourages diverse housing options. The physical existence of housing must also be matched with the ability to pay for housing. Housing affordability is a complex issue which is influenced by many factors including demand for housing, cost of providing housing, income to housing price correlation, etc. No single approach or mechanism will meet all needs for affordable housing. The City of Bozeman has taken a multi-pronged approach to affordable housing including public-private partnerships, seeking grants, direct program funding, supporting home buyer education, regulatory changes in support of less costly housing, and preparing a municipal affordable housing strategy.

Universal Design and Visitability are important for our changing population.

Universal design is generally defined as including those features that enable people of all ages and abilities to enjoy a product. For housing, universal design features typically include elements such as lever faucets and door handles, roll-under sinks in kitchens and bathrooms, and wider doorways.

A home designed with visitability offers a more modest set of features for the main level of a detached home. These include at least one zero-step entrance and a bathroom and bedroom on the main level.

6.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Safety	Historic Preservation	Sustainability	Land Uses	Natural Resources	Affordabilty
Growth & Change						
Land Use	X		X	X	X	
Community Quality		X	X		X	
Historic Preservation		X	X	X		
Arts & Culture						
Housing	X	X	X	X	X	X
Economic Development		X	X	X	X	X
Environmental Quality				X	X	
Parks & Recreation					X	
Transportation	X		X	X		X
Services & Facilities	X		X			X
Disaster and Emergency	X		X		X	
Regional Coordination	X		X	X		

Top to Bottom - Water conserving landscaping, urban gardens, historic home rehabilitation, infill duplex, and infill townhomes are all examples of housing and housing related items which support community goals

6.3 Housing Goals and Objectives

Goal H-1: Promote an adequate supply of safe, quality housing that is diverse in type, density, cost, and location with an emphasis on maintaining neighborhood character and stability.

Rationale: A community needs a variety of housing stock to accommodate the diversity in personal circumstances and preferences of its population. The type of housing required may be different throughout a person's life. A healthy community has a wide range of citizens with differing age, education, economic condition, and other factors. Stable neighborhoods encourage reinvestment, both financial and emotional that strengthens and builds the community.

Objective 1.1 - Encourage and support the creation of a broad range of housing types in proximity to services and transportation options.

Objective 1.2 – Encourage the preservation and rehabilitation of the existing housing stock to protect the health, safety, and welfare of Bozeman residents.

Objective 1.3 - Promote the provision of a wide variety of housing types in a range of costs to meet the diverse residential needs of Bozeman residents.

Objective 1.4 Recognize the role of housing in economic development.

Implementation Policies: 3, 4, 9, 10, 11, 12, 16, 25-33, 54, 55, 64, 69, 70, 76, 80, 86, 90

Goal H-2: Promote the creation of housing which advances the seven guiding land use principles of Chapter 3.

Rationale: Housing is the land use which consumes the greatest land area in the community. It is critical in advancing and achieving the community's aspirations. Choice of housing location and type strongly influences other issues such as mode of travel and participation in the society building aspects of the community.

Objective 2.1 - Encourage socially and economically diverse neighborhoods.

Objective 2.2 - Promote energy efficiency and incorporation of sustainable features in new and existing housing.

Objective 2.3 - Support infill development and the preservation of existing affordable housing and encourage the inclusion of additional affordable housing in new infill developments.

Objective 2.4 – Coordinate housing objectives with the character and preservation of structures in the Historic Core.

Implementation Policies: 1-4, 7-12, 26, 27, 30, 63, 70, 72, 81, 86

Goal H-3– Encourage an adequate supply of affordable housing and land for affordable housing.

Rationale: There will always be a portion of the population which earns less than the median income. This may be for many reasons. This affects the ability to find market rate housing which is adequate for basic housing needs. Lack of adequate housing effects health, social stability, and many other issues which can have severe negative and inter-generation effects.

Objective 3.1 – Encourage the provision of affordable housing.

Objective 3.2 – Encourage the preservation and rehabilitation of the existing housing stock to protect the health, safety, and welfare of Bozeman residents.

Objective 3.3. – Promote the development of a wide variety of housing types, designs, and costs to meet the wide range of residential needs of Bozeman residents.

Objective 3.4 – Encourage development of education and employment opportunities which increase incomes so that the cost of housing and ability to pay for housing are more closely matched.

Implementation Policies: 2, 9,-12, 14, 16, 21, 25-42, 49-50, 52, 54, 63, 64, 70, 74, 76, 77, 80, 81, 84, 86-88

Manufactured home communities are viable components of the city's affordable housing inventory offering neighborhoods that are attractive to a broad range of wage earners. The affordability of manufactured homes, in cost and size, offers an avenue for very-low, low, and moderate income residents to enter the housing market. In 2006, the closure of one mobile home court led to the loss of 92 affordable housing units and at least one small business, displacement of employees, and dismantling of a functioning neighborhood. Loan options, excessive subdivision and development criteria, land costs, investor-based ownership, or a negative perception of manufactured homes can represent barriers to park preservation and building new manufactured home communities.

6.4 The Future of Housing

Appendices C and F describe the current housing stock and the anticipated additional homes for Bozeman's future population. The composition of Bozeman's citizens and households is changing. The population is increasing in average age. The size of individual households has steadily decreased for decades. The expectations for housing are also changing. A greater percentage of Bozeman's population lives in attached housing than ever before. There is an increased interest in less maintenance intensive housing. At the same time desire for services and amenities in close proximity has increased. Nationwide, home purchases by single people have greatly increased. Mobility of jobs and more frequent relocations within communities has changed the financial consequences of home ownership.

Citizen panels in 2007 identified these desirable attributes for housing

- Transportation choice
- Walkable
- Trails/bicycle
- Transit
- Interesting places
- Health
- Access to nature
- Park proximity
- Quality environment
- Variety of options for dwelling type in proximity to each other
- Close proximity to services

All of these factors will shape the future of housing in Bozeman. As described in Appendix C, over the next twenty years up to 25,553 new homes may be required to house an expanding population. If past trends hold steady, the large majority of that housing will be attached housing. The City endeavors to create, in cooperation with private industry, interesting and functional neighborhoods which meet citizen's needs. The City will continue to work on removing barriers to the creation of housing which meets the goals of this and other chapters.

As Bozeman expands and becomes more urban in character the design character of new housing will have an important impact on people's perception of its desirability. The City does not mandate architectural styles. There are common design attributes which make a place perceived to be pleasant. Bozeman will work with designers to encourage use of these design elements.

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CHAPTER 7

Arts and Culture

The culture of a community is shaped by many things. Bozeman residents have long valued art and cultural activities. The City envisions a community with a rich collection of culturally significant resources and opportunities for the benefit of all citizens living in and visiting Bozeman.

7.1 Intent and Background

Bozeman City Hall and Opera House located at Main and Rouse, built 1890

The cultural richness of a community is a significant influence on people's desire to live there. The culture of a community is a blend of many factors. Bozeman's culture is shaped by its physical environment. The natural beauty of the mountains and valleys, clear streams, and great outdoor recreation attracts many people. Those people bring a culture of outdoor enjoyment and activity, which in turn affects community support for parks and other community elements.

Bozeman's culture is also shaped by its developmental history. The historic neighborhoods have experienced a renaissance over the past twenty years. Property owners reinvested in the homes and businesses and keep these areas of town vital and active. The Montana culture of independence, helping your neighbor, and entrepreneurship continues to influence Bozeman and its citizens.

The Bozeman Symphony Orchestra has been performing music since 1967.

The tradition of formal art activity goes back many years. The Bozeman City Hall and Opera House, built in 1890, is now the site of Soroptimist Park. Other cultural structures, such as St. James Episcopal Church, built in 1891, remain in use. Bozeman's historic schools have educated generations of children and are a big influence on Bozeman's culture. They bring together people from many backgrounds. Their music and art programs help create a culturally aware and active community.

Bozeman is fortunate to have many active music and theatre companies. Strengthened by the presence of Montana State University, a vigorous art community of musicians, authors, painters, sculptors, and others participate in the cultural scene.

The arts are also a community activity. The community comes together in Downtown for many events. The Sweet Pea Festival of the Arts, re-instituted in 1977, attracts artists, vendors, and patrons to Lindley Park. In 2008, 16,000 admittance wristbands were sold. Concerts, art shows, and other events such as the annual Montana State University American Indian Council Pow Wow bring together many diverse interests. The City Band provides an annual concert series at Bogart Park.

Montana State University is a significant cultural contributor. They sponsor many programs, such as Shakespeare in the Parks which has been active since 1973, and the annual American Indian Council Pow Wow.

Over the past decades, the City has initiated preservation initiatives to protect historically and culturally significant resources and encourage heritage tourism. The Bozeman historic preservation program was created in the 1980s as described in Chapter 5, Appendix D and Appendix E. The City has also facilitated arts performances and placement of sculpture and other art in public parks and other facilities.

7.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

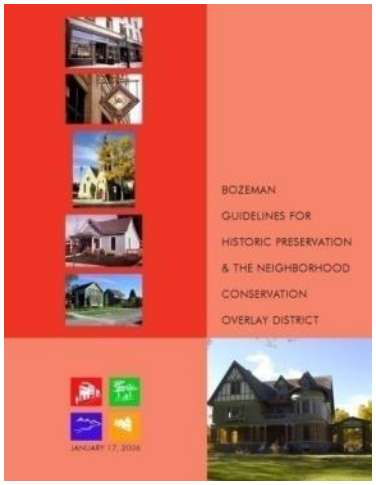
Chapter Title / Planning Concept	Inclusiveness	Public –Private Cooperation	Community History	Economy	Sense of Place
Growth & Change		X			X
Land Use	X	X	X	X	X
Community Quality		X	X	X	X
Historic Preservation		X	X	X	X
Arts & Culture	X	X	X	X	X
Housing	X	X		X	
Economic Development		X		X	
Environmental Quality		X		X	X
Transportation	X	X		X	
Pub. Services & Facilities	X	X		X	
Disaster & Emergency		X		X	
Regional Coordination	X	X			X

This wall mural is painted on a commercial building in Downtown.

This sculpture of Sacagawea is located in a City park on North 7th Avenue.

The Emerson Cultural Center provides a location for many types of artists and cultural programs to host exhibitions, teach, and create.

Originally opened in 1919, the Ellen Theatre reopened to live performances in December 2008.



Bozeman Guidelines for Historic Preservation & the Neighborhood Conservation Overlay District.

An artistically styled local sign.

7.3 Arts and Culture Goals and Objectives

Goal AC-1: Support public and private arts and cultural opportunities in the Bozeman community for the enjoyment of all persons.

Rationale: The celebration and encouragement of Bozeman's arts and culture enhances the cultural consciousness in the community, which helps to promote a high quality of life for its members.

Objective AC-1.1: Encourage art and culture programs and provide opportunities for artists and performers through ongoing civic support.

Objective AC-1.2: Support and facilitate existing community arts and culture events at City-owned and operated buildings and grounds.

Objective AC-1.3: Incorporate community arts and culture displays in public parks, buildings, recreational facilities and public service facilities.

Objective AC-1.4: Provide clear and concise City standards and requirements that encourage art and culture displays and events in private development.

Objective AC-1.5: Establish and encourage partnerships between the Bozeman School District and Montana State University to encourage art and culture education programs in the community.

Objective AC-1.6: Establish and encourage partnerships between private and non-profit community groups and stake holders to promote arts and culture displays and events.

Objective AC-1.7: Encourage City sponsored arts and culture events to reflect the diversity within our community.

Objective AC-1.8: Explore and support opportunities for low-income residents to attend fee-based arts and culture events at reduced rates or without charge.

Implementation Policies: 5, 8, 19, 24, 43-46, 49, 56, 76, 89, 90

7.4 Future Arts and Culture Needs

The arts and cultural activities in Bozeman are conducted by a diverse group of individuals, non-profit groups, and governmental entities. The City's direct influence is limited. The City can continue to provide opportunities to use parks for performances and display spaces such as the entry hall in the Library. The City encourages private land owners to include art on their property.

A map of public art has been developed and made available through the City's website. As this is updated, it will help increase awareness of the rich artistic opportunities in Bozeman.

An effort to increase awareness, participation, and coordination among arts organizations is underway. In April of 2000, representatives of more than 50 of Bozeman's cultural organizations gathered to discuss cultural development. A consensus emerged that Bozeman has a wealth of arts and cultural assets. It does not have the infrastructure and systems in place to effectively and cooperatively market these assets to residents and tourists. The Bozeman Cultural Council (BCC) was created by the participants to help overcome these deficiencies.

The BCC is dedicated to promoting and strengthening the cultural assets of the Bozeman area for the benefit of residents and visitors. The BCC defines culture broadly to include history, heritage, humanities, the arts and individual artists, natural resources, agriculture, and Native American culture and heritage. The BCC is developing a "Bozeman Cultural Plan" to move arts and culture forward in the community.

There is also an increasing awareness of the economic impacts of arts and culture in the community. Chapters 5 and 8 discuss this as well. Efforts to increase the efficient use and availability of performance spaces and other cooperative efforts are important. These will increase the economic strength and availability of cultural opportunities. The City allows community cultural functions in many of its facilities.

Jeanette Rankin at Hawthorne School (top), Nelson Story at District 7 offices (middle), and Chief Joseph at Bozeman High School (bottom) are examples of art being included with the cultural heritage programs in local schools.

CHAPTER 8

Economic Development

New mixed-use infill building located at 8th Avenue and Main Street

Economic opportunity is part of the American dream. Bozeman possesses a rich natural heritage, educational opportunities, and an entrepreneurial spirit. As a community, Bozeman endeavors to provide a solid framework within which hard work and personal accountability is rewarded, a high quality community is maintained, and a sustainable economy can thrive.

Bozeman's Economic Values:

- *Strengthen and further diversify the local economy*
- *Increase economic activity*
- *Create higher paying jobs*
- *Create high quality employment in Bozeman to match the high quality of life*
- *Support our homegrown business community*

(Source: Bozeman Economic Development Plan)

Well done signs can be a benefit to both their sponsoring business and the community

8.1 Intent and Background

Economic Development is the process of creating wealth by mobilizing human, physical, natural, and capital resources to produce marketable goods and services. A healthy economy plays an important role in maintaining the quality of life within a city. A strong economy provides economic opportunities to all citizens. It does so through the creation of jobs and business opportunities, funding for schools, police, fire protection, parks and other community facilities, services and amenities. Successful models blend public and private efforts.

Downtown is a significant economic asset for Bozeman

Bozeman was originally founded as an agricultural community to supply Virginia City and other mining communities. Bozeman has expanded to provide a wide range of economic opportunities and services to a multi-county area. Bozeman is 82 miles from Butte, 100 miles from Helena, and 140 miles from Billings. It is also the closest city of significant size to Yellowstone National Park, and the Bridger Bowl and Big Sky ski areas. Because of its location within the region, Bozeman has a long benefitted from tourism and services.

Like many western communities, Bozeman is undergoing a transition. Agriculture and other extractive industries now employ a smaller percentage of workers than ever before. At the same time, specialty and value-added processors in the area are experiencing significant growth.

Bozeman has a varied economic base that has aided in smoothing some of the cyclical boom and bust periods that have affected Montana. Montana State University has been an economic anchor for Bozeman for many years. The role of research as a revenue source is increasing and emphasizes the economic development function of state universities as well as their educational mission.

Trade and other economic activities benefit from proximity to other businesses. It is expected that a center-based land use pattern will be supportive to economic development and business activities. The concentration of businesses within close proximity will enable mutual reinforcement, such as offices and restaurants, and reduce infrastructure costs by providing a more compact pattern which results in shorter service extensions. It will also support pedestrian, bicycle, and transit use, which can result in less parking area needed with corresponding cost savings; enable shared parking arrangements; and provide community focal points. This is expected to encourage economic activity by restraining development and transaction costs.

The existing Downtown area illustrates these concepts. The original commercial heart of Bozeman, Dowtown remains a significant economic engine in the community. Businesses serve both local needs and visitors in an architecturally rich and historic setting. Significant building additions and redevelopment in the past decade has continued to strengthen the Downtown. An updated plan for the Downtown area is being prepared to continue and further strengthen its vigor and competitiveness.

An economy is most beneficial when it benefits the greatest number. Issues such as housing, workforce training, and opportunity for business creation dynamically interact in strengthening economic opportunities.

The 2009 Economic Development Plan prepared by the Prospera Business Network, has data describing the current economic conditions. Recent changes in economic classification make comparison to historical data difficult. . The Economic Development Plan provides an economic profile of Bozeman and an analysis of major industry sectors. The plan also provides a SWOT analysis of the Bozeman economy and identifies specific goals and strategies for economic development.

MSU is a critical component of the Bozeman economy. It provides a substantial economic base through both education and research.

Employment Sectors, Gallatin County, 2007

- Total Government 7,179
- Retail Trade 7,098
- Construction 6,168
- Accommodation and Food 5,433
- Health Care and Social Assistance 3,355
- Professional and Technical Services 3,288
- Manufacturing 2,635
- Other Services 1,460
- Wholesale Trade 1,364
- Finance and Insurance 1,270
- Recreation, Arts & Entertainment: 1,228
- Information: 632
- Education: 491
- Agriculture, Forestry, Fishing & Hunting: 409

Bozeman has many recently constructed buildings such as the new retail complex (top), infill auto service, new office and professional services buildings, adaptive reuse of an industrial building (bottom). These have allowed the regional services to strengthen and diversify.

Bozeman Revolving Loan Fund

Since 1987:

- 24 loans made
- $4,028,000 loaned

As of May 15, 2009:

- 10 loans in current portfolio
- $1,347,174 outstanding
- More than 200 jobs created/retained

The City has also invested in urban renewal plans for the N. 7th Avenue Corridor, the Downtown area, and the Northeast Neighborhood These detailed plans help spur reinvestment and preservation of economic activity and resources.

The summer and fall of 2008 saw substantial disruption and change in the US economy. Significant problems originating in residential mortgage lending began a substantial slow down resulting in a recession. Impacts have been seen in many industries. Employment has been significantly impacted. Although Bozeman has not seen the same extremes as some other communities the local community has been affected.

8.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Diverse Economy	Historic Preservation	Agriculture	Land Uses	Sustainability	Arts and Culture	Public Services
Growth & Change					X		
Character & Design		X	X	X	X	X	
Historic Preservation		X		X	X	X	
Arts & Culture	X	X				X	
Housing		X		X	X		X
Land Use	X	X	X	X	X		X
Economic Development	X	X	X	X	X	X	X
Environmental Quality			X	X	X		X
Transportation	X			X	X		X
Services & Facilities				X	X		X
Disaster and Emergency				X			X
Regional Coordination			X	X	X		X

8.3 Economic Development Goals and Objectives

Goal ED-1: Promote and encourage the continued development of Bozeman as a vital economic center.

Rationale: Economic vitality supports the social and cultural fabric of the community and provides for physical needs of the citizens.

Objective ED-1.1: Support business creation, retention, and expansion. Emphasize small businesses, 'green' businesses, and e-businesses.

Objective ED-1.2: Coordinate the provision of infrastructure necessary to support economic development.

Objective ED-1.3: Foster a positive economic climate through a well managed and aesthetically pleasing built environment, and by maintaining a beautiful and healthy natural environment to promote and attract businesses with a desirable impact on the community.

Objective ED-1.4: Encourage ongoing improvements in private infrastructure systems, such as telecommunications, and promote state-of- the-art facilities.

Objective ED-1.5: Encourage, through the use of incentives, the development of business and industry that provides wages that are proportionate to, or are higher than, the cost of living and provide options to expand skills and opportunities for Bozeman's workforce.

Objective ED-1.6: Utilize the City's economic development and urban renewal plans to stimulate investment and maintain a health and vibrant economy.

Objective ED-1.7: Support efforts by the Bozeman Convention and Visitors Bureau, the Bozeman Area Chamber of Commerce, the Downtown Bozeman Partnership, Prospera Business Network, MSU-Bozeman and others to promote Bozeman. (Source: Bozeman Economic Development Plan)

Objective ED-1.8: Leverage local, state, and federal economic development resources to enhance economic growth in Bozeman. (Source: Bozeman Economic Development Plan)

Implementation Policies: 2-6, 10, 12-14, 16, 24, 25, 26, 47-56, 72, 77, 78, 80, 81, 83, 84, 86-88

Bozeman supports economic development through:

- A balanced and fiscally sound short and long term City budget and financing approach
- Careful planning for future capital needs to avoid crisis situations or moratoria
- Supporting historic preservation and adaptive reuse of existing buildings, thereby recognizing the substantial economic asset and investment in them
- Providing revolving loans and other financial support for business
- Supporting public and private efficiency in its development regulations
- Supporting reinvestment in existing areas through urban renewal and tax increment financing options
- Minimizing tax burdens by operating many city services on a 'user-pay's utility basis so costs are fairly allocated

The Gallatin Farmers Market at the Fairgrounds hosts 200 vendors and 3-6 thousand people on single Saturday. Photo © Career Transitions

Bozeman Deaconess Hospital and related medical services are a regional draw.

ILX Lightwave and West Paw Design are examples of local manufacturers which serve a national clientele.

Goal ED-2: Support balanced policies and programs to encourage a durable, vigorous, and diverse economy.

Rationale: A lack of balance in economic policy can lead to loss of community viability by sacrificing high long term value community assets for short term, "quick fix" benefits. It is important to recognize the economic importance of the social, cultural, and natural assets of Bozeman.

Objective ED-2.1 Support the preservation of agricultural lands and activities and a viable agricultural community, including community supported agriculture, as an important economic sector in the Gallatin Valley.

Objective ED-2.2: Support the preservation of Gallatin County's historic agricultural character and rural lifestyle.

Objective ED-2.3: Ensure the viability of agricultural land uses by protecting water sources used for irrigation.

Objective ED-2.4: Foster a diverse economy that will protect the economic climate for existing businesses and maintain opportunities for business expansion.

Objective ED-2.5: Participate in the growing regional economy in a manner that minimizes conflict between jurisdictions and that maximizes natural market strengths.

Objective ED-2.6: Maintain a strong financial position for the City of Bozeman.

Objective ED-2.7: Support Montana State University in its educational and research mission, which contributes to the local and state economy.

Objective ED-2.8: Support education and workforce development initiatives to provide Bozeman with the qualified workers to meet the needs of business. (Source: Bozeman Economic Development Plan)

Objective ED-2.9: Create a more collaborative and effective working partnership between the business community and the City of Bozeman and effectively manage the City of Bozeman's regulatory environment to accomplish goals without hindering business expansion and economic growth. (Source: Bozeman Economic Development Plan)

(Implementation Policies: 9, 13, 30, 47-53, 56, 61, 62, 64, 75-77, 89-91

Goal ED-3: Recognize the importance of quality of life elements in attracting and developing economic activity.

Rationale: High cultural, educational, and outdoor recreational values are commonly cited reasons for people to visit or live in Bozeman. Protecting and building upon existing strong assets leverages other efforts for economic development. A strong sense of shared community values and mutual support creates a good environment for business and workers to succeed.

Objective ED-3.1: Build upon existing cultural assets such as historic districts, parks, arts festivals, the arts community, and MSU to strengthen the local economy.

Objective ED-3.2: Encourage sustainable development to minimize costs to businesses and customers and protect quality of life.

Objective ED-3.3: Encourage businesses to be good stewards and contributors to the community, including participating in public/private partnerships to meet community needs.

Implementation Policies: 9, 12, 13, 24, 47, 53, 54-56

Cultural events and activities enrich our economy. Photos © Sweetpea Festival of the Arts

8.4 Economic Development Future Activities

The Bozeman Economic Development Plan provides strong direction for economic development. This plan should be utilized to implement policies and practices that support Bozeman's economic growth. The plan should be revisited and amended regularly in the future. The City's economic development activities will incorporate the additional information and recommendations from the comprehensive plan. The Downtown Improvement Plan and N. 7th Corridor plans will give additional guidance to reinvestment and redevelopment in those areas

The continued growth and development of Bozeman will rely on many factors. Cooperation and coordination between public and private entities and many individuals will be needed. Economic development is to benefit the citizens of the community and needs to be in harmony with values.

Bozeman is well positioned for continued economic development due to:

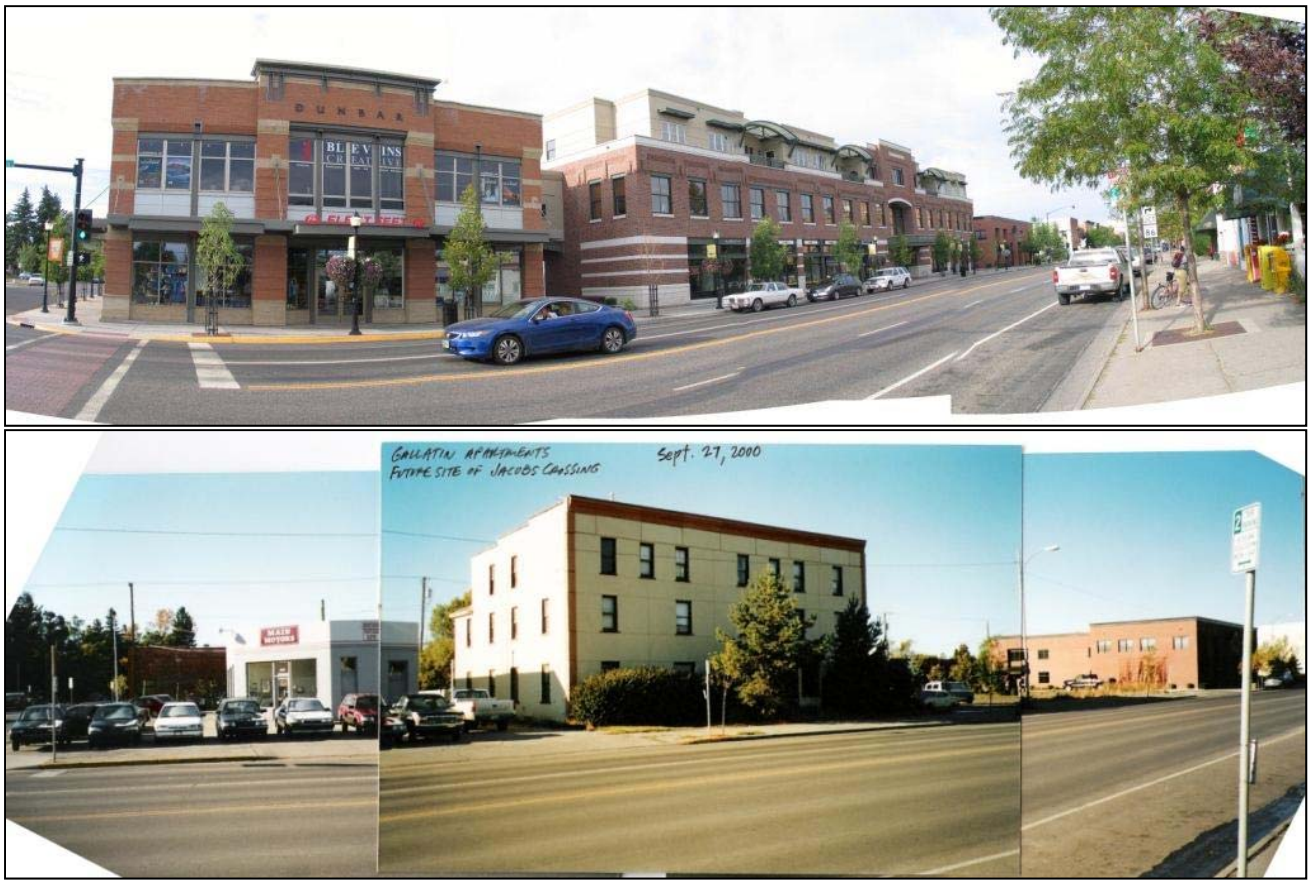
- Educated and well trained work force
- Quality primary and secondary education in the community

- Effective transportation connections to the national economy
- Entrepreneurial support through local government and non-profits
- Diverse economic sectors
- Research and technology transfer from Montana State University
- Excellent air service at Gallatin Field
- Beautiful natural setting and close proximity to world class recreation

Bozeman Business Licenses, 2007

- 2,725 Renewed
- 565 New Approved

Gallatin Field gives Bozeman good access to national and international economic activity and supports a healthy local economy.



After (2008- top) and before (2000 - bottom) panorama of E. Main Street infill and redevelopment

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CHAPTER 9

Environmental Quality and Critical Lands

Urban watercourse

Solar Panels on a Bozeman Business

City-County edge

The City of Bozeman recognizes its responsibility to meet the challenges of growth and change in a manner that sustains our natural and built environment for future generations. Bozeman commits itself as a leader on the path to sustainability. The City will work with its neighbors in the Gallatin Valley to meet the needs of the present without compromising the next generation's ability to meet its needs.

9.1 Intent and Background

The protection of critical lands in the Bozeman area, and the preservation of our environmental quality, benefits the City and outlying areas in many ways. The related goals, objectives, and implementation strategies in the Community Plan stems from existing federal, state and local policy, the 1997 Critical Lands Study for the Bozeman Area and the work of citizen advisory boards within the community. In 2001, the City's 2020 Community Plan recognized that to effectively protect critical lands and maintain environmental quality the following need protection or control:

Air quality	Dark skies
Fish and Wildlife Habitat	Floodplain areas
Groundwater	Noise
Noxious weeds	Riparian areas
Soils	Viewsheds and Ridgelines
Water quality	Water quantity
Watercourses	Wetlands

Since 2001, the City adopted the Unified Development Ordinance (Chapter 18 of the Bozeman Municipal Code) promulgating policy to create these protections and controls. See Appendix G for a list of policies, programs and plans created by the City to address these concerns. Appendix G also provides information on other agencies and organizations helping us meet the goals of this Chapter.

New issues have become prominent since the 2020 Community Plan was adopted. These include global climate change, alternative energy resources, and sustainability.

Bozeman Public Library received silver level LEED Certification.

In response to community concerns about global climate change, the City adopted the U. S. Mayors' Climate Protection Agreement on November 27, 2006. The purpose of the U.S. Mayors' Climate Protection Agreement is for cities to take steps in reducing green house gas (GHG) emissions and to implement local commitments for climate protection. Bozeman joined Missoula, Billings and Helena along with 850 mayors representing 76 million Americans working towards climate protection. Working with guidance from the International council for Local Environmental Initiatives (ICELI) the City learns how best to complete baseline inventories and how the City and stakeholders can establish targets to lower emissions and measure, verify and report performance. A Climate Protection Task Force was created to advise the City on how it can reduce its GHG emissions associated with municipal buildings, transportation, water and solid waste, and the City fleet by implementing specific energy saving measures. The City Commission adopted the taskforce's Municipal Climate Action Plan. With this now adopted, the City Commission will appoint a new task force to recommend how best to approach emission reductions community wide.

"We can significantly reduce our nation's dependence on oil and shrink our carbon footprint, while helping Americans avoid high gas prices and time in traffic, simply by meeting the growing demand for conveniently located homes in walkable neighborhoods, served by public transportation. The even better news is that we do not have to wait for someone to invent convenient, "green" neighborhoods -- we have the know-how to build them right now, as we have for many years."

David Goldberg

As part of its GHG emission reduction program, the City installed solar panels on the new Public Library and City Hall. Overall, the Community has expressed an increased interest in alternative energy resources. The Department of Planning and Community Development has received several inquiries about regulations addressing the use of solar and wind power equipment. The growing desire to utilize these alternative energy resources throughout the community will require the City take a closer look at what types of equipment are compatible with the other established priorities for its citizens when amending the Unified Development Ordinance (Chapter 18 BMC) and updating the Bozeman Design Objectives Plan and the Bozeman Design Guidelines for Historic Preservation & the Neighborhood Conservation Overlay District.

Addressing global climate change, utilizing alternative energy resources and protecting agricultural lands and uses fall under the broader objective of sustainability. Sustainability continues to be redefined with new information and technologies. Many current City services and land use practices fall under the sustainability umbrella. For example,

Requiring greater density in its residential subdivisions
Utilizing Leadership in Energy and Environmental Design

Streamline bus

Municipal Climate Action Plan

Adopted August 2008

Baseline GHG inventory 2000 & 2006

GHG Reduction Target - 15% below year 2000

Target Year 2020

Next Steps

Community GHG Inventory and taskforce beginning summer 2009

Affordable housing with bicycle facilities

International Council for Local Environmental Initiatives

(LEED) standards for the new Public Library and City Hall
Adopting Building Code ensuring building construction within the requirements of the International Energy Conservation Code
Requiring sidewalk installation and other standards to create a walkable community
Creation of a Mixed Use Zoning District
Maintaining waste water and water treatment plants and conveyance facilities
Funding of the Streamline transit system
Adoption of three urban renewal districts to encourage redevelopment within the City
Adoption of Facility Plans which promote bike routes and trails encouraging citizens to utilize non-motorized transportation options.

Continuing these responsible and efficient land use practices, coupled with good environmental policy, produces results the Bozeman community desires: minimized sprawl, protected public health, reduced loss of habitat, protected wetlands, reduced impacts to air and water quality, conservation of open space and agricultural lands. These efficient land use practices help maintain a vibrant community, healthy economy and significantly reduce infrastructure costs for taxpayers.

Improving upon these practices for increased sustainability and GHG emission reduction, the City must be a leader in responsible use of our resources by reducing and reusing waste and recycling resources (the 3Rs) to the extent economically feasible.

City Hall built to LEED Gold Standards for Existing Buildings

Encouraging cooperation citywide and throughout the southwest Montana region to maximize waste management and recycling opportunities will facilitate the achievement of these goals. Providing education and outreach is essential to improving the efficacy of existing and future recycling and waste management programs.

Efficient use and protection of the City water supply and irrigation resources for agricultural users will ease the integration of agricultural lands within the urban areas in addition to recognizing the connectivity between surface water and ground water protection.

Watercourse near Lindley Park

Wetland Benefits

- Aquifer recharge
- Water storage
- Regional stream hydrology (discharge and recharge)
- Flood control and storage
- Sediment control (filter for waste)
- Nutrient removal from urban runoff
- Erosion control
- Habitat for wildlife and plants
- Recreation
- Open space
- Visual aesthetics
- Education and research
- Historical, cultural and archeological resources

9.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Sustainability	Natural Resources	Health and Safety	Development Standards	Public Services	Open Space
Growth & Change	X	X	X			
Land Use						
Community Quality	X	X		X	X	X
Historic Preservation	X			X		
Arts & Culture						
Housing	X		X	X	X	
Economic Development	X	X		X	X	
Environmental Quality	X	X	X	X	X	X
Parks & Recreation		X		X	X	X
Transportation	X		X	X	X	
Pub. Services & Facilities			X	X	X	
Regional Coordination	X	X	X	X		
Disaster and Emergency			X	X	X	

"An ounce of prevention is worth a pound of cure."

Benjamin Franklin

What are the Environmental Impacts from Storm Water Discharges?

Storm water runoff from lands modified by human activities can harm surface water and, in turn, cause or contribute to an exceedance of water quality standards by changing natural hydrologic patterns, accelerating natural stream flows, destroying aquatic habitat, and elevating pollutant concentrations and loadings. Such runoff may contain high levels of contaminants, such as sediment, suspended solids, nutrients, heavy metals, pathogens, toxins, oxygen-demanding substances.

After a rain, storm water runoff carries these pollutants into nearby streams, rivers, lakes, estuaries, wetlands, and oceans. Individually and combined, these pollutants impair water quality, threatening designated beneficial uses and causing habitat alteration and destruction.

-U.S. Environmental Protection Agency

Storm water detention pond

9.3 Environmental Quality and Critical Lands Goals and Objectives

Goal E-1: Continue protecting critical lands as valuable resources for the Community.

Rationale: Protecting critical lands such as watercourses and wetlands, their associated buffers, and floodplain areas helps protect the health, safety, and welfare of Bozeman area residents and wildlife and protects private and public property.

Objective E-1.1: Discourage development in areas characterized by wetlands, flooding, high water table, steep slopes, landslide hazard, and wild land fire prone areas.

Objective E-1.2: Protect, restore and enhance the benefits wetlands provide such as groundwater and stream recharge, fish and wildlife habitat, flood control, sediment control, erosion control, and water quality.

Objective E-1.3: Maintain and enhance floodplain capacity for conveying and storing floodwaters.

Objective E-1.4: Protect riparian corridors to provide wildlife habitat and movement areas, and to buffer all wetlands and water bodies.

Objective E-1.5: Effectively integrate agricultural lands and conservation easements into the community as the City grows.

Implementation Policies: 1, 2, 4, 10, 12, 13, 16, 58-60, 63, 65-68, 86, 87

Goal E-2: Ensure good environmental quality of water resources, air, and soils within the planning area.

Rationale: Ensuring good environmental quality of water resources, air, and soils helps protect the health, safety, and welfare of Bozeman area residents and wildlife and protects private and public property.

Objective E-2.1: Protect, restore, and enhance wetlands in the planning area.

Objective E-2.2: Protect, restore, and enhance riparian corridors and floodplain areas to protect the chemical, biological, and physical quality of water resources.

Objective E-2.3: Ensure that land uses in areas characterized by a high water table and/or aquifer recharge zone will not contaminate water resources.

Objective E-2.4: Ensure that future development will not contaminate soils and water, and encourage the cleanup and redevelopment of existing brownfields to return these lands to productive use.

Objective E-2.5: Ensure sufficient water supply is available for future population

Objective E-2.6: Protect and enhance air quality in order to minimize health hazards associated with air pollution.

Implementation Policies: 4, 12, 15, 53, 58, 59, 63-68

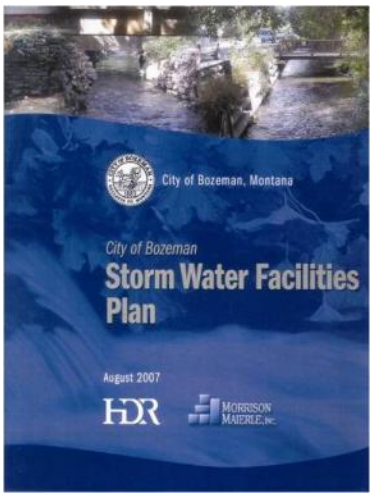
Goal E-3: Help address climate change by taking steps towards reducing the City's greenhouse gas emissions

Rationale: Climate change has become a national concern. By maintaining a commitment to reduce green house gas emissions, the City does its part to prevent climate change which may impact the quality of life for Bozeman area residents and the nation. Reducing green house gas emissions and utilizing sustainable building practices will help the City meet goals E-1 and E-2.

Objective E-3.1: Reduce greenhouse gas emissions produced by City operations and the community

Objective E-3.2-: Encourage sustainable development and building practices

Implementation Policies: 6, 9, 11, 12, 26, 29, 30, 49, 50, 53, 57, 63-65, 70-72, 74, 76,



What are the costs of groundwater or soil contamination?

The threat or reality of groundwater or soil contamination can create significant problems for community residents and municipal officials. These impacts include threats to public health, increases in costs to the community and decreases in property values.

The costs of preventing groundwater and soil contamination is "cheap insurance" when compared to the costs associated with a contaminated site.

Storm Drain Decal Program

Reduce, Reuse and Recycle: The 3Rs

Source Reduction

· refers to any change in the design, manufacture, purchase, or use of materials or products (including packaging) to reduce their amount or toxicity before they become municipal solid waste. Source reduction also refers to the reuse of products or materials. Source reduction, including reuse, can help reduce waste disposal and handling costs, because it avoids the costs of recycling, municipal composting, landfilling, and combustion.

Recycling

· reduces the need for landfilling and incineration

· prevents pollution caused by the manufacturing of products from virgin materials

· saves energy

· decreases emissions of green-house gases that contribute to global climate change

· conserves natural resources such as timber, water, and minerals

· helps sustain the environment for future generations

-U.S. Environmental Protection Agency

Goal E-4: Promote and support responsible use of our natural resources.

Rationale: Utilizing our natural resources efficiently helps maintain our high quality environment and demonstrates a commitment to providing resources for future generations.

Objective E-4.1: Facilitate the efforts of residents to reduce, reuse and recycle our waste to the extent that it is economically feasible

Objective E-4.2: Promulgate efficient land use practices

Objective E-4.3: Promulgate efficient use of our municipal water supply

Objective E-4.4: Coordinate waste reduction and recycling efforts and efficient use of our natural resources with other municipalities and entities within our region to the extent that it is economically feasible.

Implementation Policies: 1, 9, 10, 58, 63, 70, 74, 77

Recycling station

Goal E-5: Maintain a natural and attractive aesthetic character for the Bozeman Area.

Rationale: A natural and attractive aesthetic character for the Bozeman Area maintains a positive and enjoyable environment.

Objective E-5.1: Protect viewsheds and ridgelines by carefully planning development location, type and character.

Objective E-5.2: Effectively integrate conservation easements and agricultural lands into the expanding urban landscape.

Objective E-5.3: Ensure a dark evening sky, public safety, and energy efficiency by addressing the issue of light pollution.

Objective E-5.4: Work with utility providers to ensure appropriate locations for new installations.

Objective E-5.5: Control ambient and site-specific noise conditions and impacts.

Objective E-5.6: Provide and maintain a walkable, bikeable community with gathering areas and public art.

Implementation Policies: 4, 12, 15, 18, 58, 59, 61, 66, 67, 69, 70, 71, 74, 76, 79, 83, 86, 87, 90

Story Hills viewshed and Wildland-Urban Interface

Dark skies compliant lighting

City trucks run on diesel which is 20% soy based

Adjacent agricultural land

PM 2.5 air quality monitoring equipment

9.4 Future Environmental Quality Needs

When new technologies and ideas for greater sustainability emerge, the City should consider these options while working in concert with other priorities and concerns of its citizens.
As Bozeman continues to grow, protecting open space will be critical for habitat protection and continued high quality of living. Bozeman is surrounded by National Forests and with its close proximity to Yellowstone National Park; our citizens have numerous recreational and educational opportunities. Maintaining recreational opportunities closer to home is an established priority for Bozeman. Protecting agricultural areas and wildlife corridors with conservation easements has become a growing trend as well. Maintaining higher urban densities within City limits ultimately helps to protect agricultural lands and open space outside the City limits. As the City grows, effectively integrating these conservation and agricultural parcels within the urban landscape will help maintain our high quality of living. Working with Gallatin County and other entities will be integral to realizing this vision.

"When the well is dry, we know the worth of water."

Benjamin Franklin

View from Burke Park

As the City continues to expand towards National Forest and State Lands it's important to ensure the maintenance of an adequate transition zone between the community and these lands. The purpose of this is to reduce the risk of wildland fire burning homes and commercial buildings, reduce negative interactions and conflicts between wildlife and people and reduce impacts to our drinking water supply.

Protecting our air quality may become more challenging as the Bozeman population grows. The efforts to reduce our green house gas emissions now, may curb the need to impose greater restrictions on activities impacting our air quality in the future. Even so, increases in our air quality monitoring and mitigation of impacts may be necessary.

Staying abreast of the newest technologies and methods for reducing the environmental impacts of waste water, storm water and flooding; reducing impacts to air quality and wetlands; reducing our green gas emissions; building a more sustainable community; maintaining our natural character and integrating conservation lands into the urban landscape are all paramount to maintaining the quality environment we enjoy.

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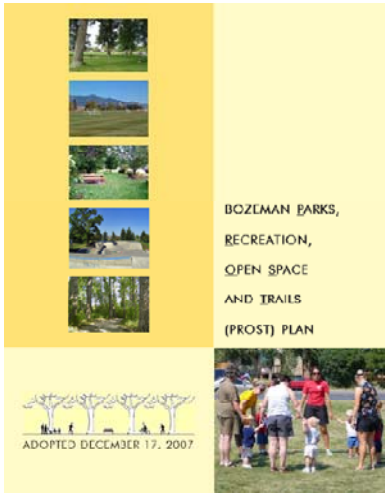
CHAPTER 10

Parks, Recreation, Open Space & Trails



PROST plan cover

Bozeman residents enjoy a high quality of life: the plentiful and varied recreational opportunities are an important component. The City envisions a community with ample parks, recreation facilities and programs, trails, and open spaces to meet the needs of all citizens. The City's mission: make Bozeman a desirable place to live, work, and play by providing high-quality recreational amenities and programs.

10.1 Intent and Background

The Bozeman Community Plan establishes the over-arching direction for decisions on parks, recreation, open space, and trails. The related goals, objectives, and implementation strategies in the Community Plan stem from the Bozeman Parks, Recreation, Open Space & Trails (PROST) Plan. The PROST Plan, adopted in 2007, contains the following:

- Background information
- Detailed inventories
- Assessments of existing conditions
- Potential funding sources
- Policy direction
- Analysis
- Recommendations
- Implementation actions

The PROST Plan was prepared over the course of a multi-year effort. The process included a great deal of public involvement. The PROST Plan and its contents are available through the City's website.

Trail totems mark the beginning of many trails in Bozeman.

The City's intent in planning for parks, recreation, open space and trails includes the following elements:

Provide recreational opportunities that are accessible and affordable to all members of the community.

Use public places to create a sense of community and foster social interaction.

Strengthen relationships through shared recreation and play.

Promote an active and healthy citizenry.

Affirm the community's commitment to responsible land use and stewardship of the natural environment.

Provide venues and opportunities for arts and culture.

Support and enhance the community's economy.

Protect and enhance the beauty of the community.

Population growth has resulted in a corresponding increase in the demand for recreational facilities and programs in the City. In addition, changes in the composition and demographic characteristics in the City's population, such as an aging population and more single-parent households, has resulted in the need to re-evaluate the community's recreational needs. At the same time demand is increasing, the great escalation in property values during the past decade has made the acquisition of land for recreational uses increasingly difficult, and has resulted in a desire to obtain parkland from development rather than cash in-lieu of parkland. The City needs to develop adequate and reliable funding options for the acquisition, development and maintenance of recreational facilities.

The City's land use and transportation policies encourage increased density in order to ensure the most efficient and cost-effective use of land. However, the increase in density, resulting largely from smaller lots and more multihousehold residential development, creates the need for more public recreational lands being available. We need to ensure that the provision of recreational facilities, such as large expanses of athletic fields, are not contributing to urban sprawl and leapfrog development. Currently many of the City's recreation facilities are unequally distributed in the City's older and more-established neighborhoods. Overtime the City will work to provide parity in the location and availability of recreational facilities throughout the City.

The City's recreational facilities provide many benefits beyond recreation. Bozeman's facilities and programs contribute to the City's role as a regional service provider and benefit the local economy. Parks and open space are used to protect important critical lands such as wetlands, watercourses, and floodplains. Parks and open spaces enhance the community's aesthetic by protecting viewsheds and providing visual relief from urban landscapes, while trails provide access to open spaces. Finally, the City's linear park and trail system are a critical component to the City's expanding multimodal transportation system; providing important connections to and through the community while encouraging healthy lifestyles.

It's imperative that the City cooperate and coordinate with local, state, and federal agencies, such as Montana Fish, Wildlife & Parks

Acres of Neighborhood Park

1997 Undeveloped – 63
1997 Developed – 4

2008 Undeveloped – 34.7
2008 Developed – 106

Acres of Community Park

1997 Undeveloped – 31
1997 Developed – 70[1]

2008 Undeveloped – 20.5
2008 Developed – 43.8[1]

Acres of Special Use Park

1997 Undeveloped – 4
1997 Developed – 37

2008 All types - 93[2]

Miles of Trail

1997 – 8 miles
2008 – 45.1 miles

[1]It appears as if there were more acres of developed Community Park in 1997 than in 2005 because many of the parks designated as Community Park in 1997 were re-designated as Neighborhood Park in 2005.
[2]Special Parks can be in multiple classifications.

Jarrett (top) and Cooper (bottom) Parks are examples of Neighborhood Parks

Mini Park Definition

- Address limited, isolated, or unique recreational needs
- Often developed as tot lots, or landscaped public use areas in commercialized parts of town
- Service area is a ¼-mile radius around the park in a residential setting
- Public access should be provided with at least 50 feet of frontage on street
- Generally 2,500 square feet to 1 acre in size

Neighborhood Park Definition

- Focus on informal recreation for all age groups
- Geared towards those living in the service area
- Service area is a ¼-mile to ½-mile radius around the park
- Public access should be provided with at least 50 feet of frontage on street
- Generally 3 to 10 acres in size
- Facilities include playgrounds, playfields, sport courts, trails, and picnic areas

and Gallatin County, to provide a seamless network of recreational lands and trails. Many of the parks, open spaces and trails currently being developed in the County will someday become a part of the City. Bozeman area residents increasingly expect and demand trails that connect them to nearby communities such as Belgrade and Four Corners.

10.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Parkland	Trails	Open Space	Health	Natural Resources	Economy	Public Services
Growth & Change				X			
Land Use			X	X	X		X
Community Quality	X		X				X
Historic Preservation					X	X	X
Arts & Culture			X			X	
Housing				X		X	X
Economic Development	X		X	X		X	X
Environmental Quality			X	X	X		
Parks and Recreation	X	X	X	X	X	X	X
Transportation		X		X			X
Services & Facilities	X			X			X
Emergency Response				X			X
Regional Coordination		X	X	X	X		X

Sacagawea and Ferguson Meadows Park are examples of Mini Parks

10.3 Parks, Recreation, Open Space, and Trails Goals and Objectives

Goal R-1: Provide for accessible, desirable, and adequately maintained public parks, open spaces, trail systems, and recreational facilities for residents of the community.

Rationale: Quality recreational facilities, such as parks and trails, are an important component of the high quality of life enjoyed by Bozeman residents. Recreational facilities also contribute to the strength of the local economy, encourage healthy lifestyles, and provide venues for arts and cultural events. Finally, the siting of recreational lands, such as parks and open spaces, greatly influences land use patterns, and can be used to protect environmentally sensitive lands.

Objective R-1.1: Make all City recreational facilities and programs accessible to and affordable for all members of the community.

Objective R-1.2: Provide education and information to enhance the utilization and enjoyment of public recreation facilities.

Objective R-1.3: Establish regular and sufficient funding sources to acquire, develop and maintain public parks, trails, and recreational facilities, and to meet the community's recreational programming needs.

Objective R-1.4: Establish and strengthen partnerships with other recreation providers to meet the community's recreational needs in a coordinated and cooperative manner.

Objective R-1.5: Connect the community using trails.

Objective R-1.6: Ensure that parkland's size, location, suitability, and development promote usability.

Objective R-1.7: Ensure equity in the provision of recreation facilities and programs.

Special Use Park Definition

- Facilities oriented towards single-purpose or specialized uses
- Sites that have unique historical, educational, and cultural amenities
- Indoor recreation facilities
- Outdoor recreation facilities
- Should be strategically located to serve the entire community
- Should be accessible by arterial and collector streets

Community Park Definition

- Focus on recreation for the entire community
- They provide space for activities and uses not feasible or desirable in neighborhood settings
- Service area is the entire community
- Community parks should be located on arterial and collector streets
- Parking lots may be needed
- Generally 20 to 50 acres in size

Bozeman Ponds is classified as a Community Park

Linear Park Definition

- Connect recreation amenities together to form a cohesive system
- Allow for safe and uninterrupted bicycle and pedestrian travel
- Provide for resource-based recreation
- Should be at least 25 feet wide
- Should be developed for multiple uses
- Most follow linear natural or manmade features

Regional Park Definition

- Typically 50 acres of more in size
- The service area is typically countywide for most uses
- May attract users from a multi-county area for special events and tournaments
- Should be serviced by collector and arterial streets
- Parking lots may be necessary

The East Gallatin Recreation Area is classified as a Regional Park

Objective R-1.8: Provide clear and concise standards and requirements to ensure predictability for all groups providing, development, and maintaining recreation facilities.

Objective R-1.9: Ensure that the City's recreational facilities are safe.

Objective R-1.10: Plan for the City's recreational facilities citywide and at the site level.

Objective R-1.11: Establish and meet high level of service standards in the provision of recreational facilities and services.

Objective R-1.12: Use parks and open space to protect critical and sensitive lands.

Objective R-1.13: Use parks and recreation facilities as community design features such as a neighborhood focal point.

Objective R-1.14: Continue to provide parks, recreation, open space, and trails facilities that meet or exceed national per capita standards.

Implementation Policies: 2, 4, 10, 15, 25, 59, 69-72, 75,-77, 80, 90

Goal R-2: Provide recreational programming that promotes active, healthy lifestyles.

Rationale: Through recreational programming the City can provide classes and activities that improve the health and relationships of City residents.

Objective R-2.1: Ensure that the City's recreation programs are responsive and evolve with the community.

Objective R-2.2: Partner with user groups and service organizations to provide recreation programs for the community.

Objective R-2.3: Provide recreation programs that support personal growth, enhance family relationships, and encourage civic involvement.

Implementation Policies: 5, 69-71, 75, 7789, 90

Goal R-3: Promote business growth and economic development.

Rationale: Excellent recreational facilities attract tourists, residents, and businesses to the community.

Objective R-3.1: Encourage economic vitality in the community by providing excellent recreational facilities.

Objective R-3.2: Provide recreation programs that expand professional competencies, and provide professional and continuing education opportunities to enhance the skills and knowledge of the City's workforce.

Implementation Policies: 48, 56, 70

Goal R-4: Use recreational lands to promote arts and culture.

Rationale: Recreational lands such as parks are obvious locations to conduct arts and culture events and activities.

Objective R-4.1: Consider arts and culture uses when siting and planning parks, and incorporate venues and public art as appropriate.

Implementation Policies: 43, 45

From top to bottom, Hauser, McLeod, Gardner, and Graf's East Parks are Natural Areas/Open Lands

Natural Areas/Open Lands Definition

- Land set aside to preserve natural resources, remnant landscapes, open space, and aesthetics
- Primarily used for resource protection, but may involve some passive recreation activities

10.4 Future Recreation Facility Needs

Table 10-1 provides an assessment of Bozeman's recreation facility needs, based on the service standards established in the PROST Plan, for the years 2010, 2015, 2020 and 2025. This table illustrates that Bozeman is currently in need of a few more football fields, basketball courts, and volleyball courts. The City is also currently in need of an additional swimming facility. However, the greatest current recreation facility need is for additional tennis courts and soccer fields. Any development of new parks, or improvement of existing parks, should be thoroughly examined for opportunities to add these needed facilities, especially the development of new tennis courts and soccer fields.

Table 10-1 Future Recreation Facility Needs – 2008-2025

Facility/ Activity	Service Standard	Existing Facilities	2006 (35,750 pop)	2010 (42,700 pop)	2015 (54,500 pop)	2020 (69,500 pop)	2025 (88,700 pop)
Soccer	1 : 2,500	5	14	17	21	27	35
Football	1 : 8,000	2	4	5	6	8	11
Baseball/softball	1 : 2,500	15	14	17	21	27	35
Basketball	1 : 4,000	6	8	10	13	17	22
Gymnasium	1 : 50,000	0	0	0	1	1	1
Tennis	1 : 2,000	5	17	21	27	34	44
Swimming pools	1 : 10,000	2	3	4	5	6	8
Ice rinks	1 : 10,000	4	3	4	5	6	8
Skateboard park	1 : 30,000	1	1	1	1	2	2
Disc golf	1 : 30,000	1	1	1	1	2	2
Volleyball	1 : 5,000	5	7	8	10	13	17
BMX park	1 : 30,000	1	1	1	1	2	2

Classification of Trails

Class IA: These trails are heavily used with full access, and are designed for recreational and commuter use along major transportation corridors. These trails are designed to permit two-way traffic using an impervious surface material such as asphalt or concrete. These trails are 12 feet wide with full ADA accessibility.

Class IB: These trails are the same as Class IA trails with the exception of being 10 feet wide. These trails are typically used in interior subdivision settings where Class I trails are appropriate, but a full 12 feet width is not necessary.

Class IIA: These trails receive heavy to moderate use with a very high degree of ADA accessibility. They are intended for multiple non-motorized, recreational and commuter use. Class II trails are constructed of natural fines and are 6 feet in width.

Class IIB: These trails receive moderate use and provide moderate ADA accessibility depending on grades and/or obstacles. Construction standard is the same as Class IIA.

Class III: These trails receive moderate to low use and are typically 3 feet in width. They are either natural trails developed by use, or constructed with natural fines. ADA accessibility is extremely limited.

Class IVA: Generally, these are 16-foot wide mowed corridors used for ski trails in winter or occasional special activities such as cross-country running meets.

Class IVB: Same as Class IVA trails with the exception that they are 10 feet in width.

Class V: Equestrian trails, and when constructed parallel to pedestrian trails are built with a sufficient buffer and physical barrier between them to prevent horse/pedestrian conflicts.

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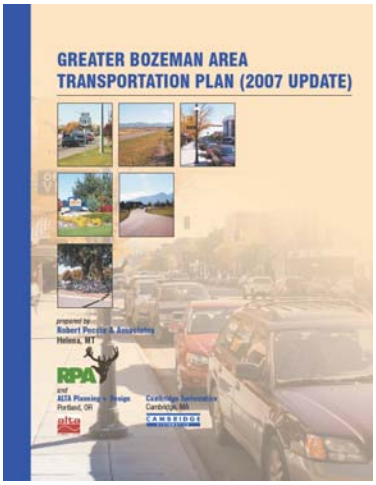
CHAPTER 11

Transportation

Safety, choice and convenience, these are things Bozeman's citizens seek in their travel. A desire for safe and functional bicycle and pedestrian travel options is a common theme of public comment. Transportation shapes a community. Transportation investments should advance the overall goals of the community.



Trucks on the interstate and pedestrians on the Gallagator Trail illustrate the range of different transportation needs and users.

11.1 Intent and Background

The Bozeman Community Plan establishes the over-arching direction for decisions on transportation. The related goals, objectives, and implementation strategies in the Community Plan stem from the most recent long range transportation plan. The Greater Bozeman Area Transportation Plan 2007 Update, adopted in 2009, contains the following:

Background information	Policy direction
Detailed inventories	Analysis
Assessments of existing conditions	Recommendations
Potential funding sources	Implementation actions

The long range transportation plan is again being updated. The policies from the 2001 update are being carried forward. The goals and objectives remain consistent with the current and pending plan. Both plans were prepared over the course of a multi-year effort. The process included a great deal of public involvement. Interested parties are referred to the separate plans for further information.

The City's reasons for transportation planning include the following:

Safety for all travelers.

Use public places such as trails to create a sense of community and foster social interaction.

Functional and dependable transportation

Cost effectiveness and efficiency while giving quality services.

Promote an active and healthy citizenry.

Affirm the community's commitment to responsible land use and stewardship of the natural environment.

Support and enhance the community's economy.

Protect and enhance the beauty of the community.

Support sustainability of the community.

Transportation and the development of land have always been closely related. The great cities of history developed along rivers, ports, and overland trade routes that allowed the easy transportation of goods and ideas. Transportation also shaped the local land use pattern. Partially because of the effort required for non-local trips, the community's development pattern was compact. Transportation choices continue to be a significant influence on land development and community character. The various forms of rights-of-way within Bozeman utilize approximately 25 percent of its total developed area for roads.

A corridor-based commercial land use pattern has predominated in the United States for the past forty years. However, many are dissatisfied with the resulting communities. Side effects of increasing required travel have caused a reevaluation of land use policies and a desire for alternatives. This Plan supports a strengthening of the traditional commercial development pattern which is based on centers of activity.

Having commercial activities closely clustered together allows for a synergy in which the employees and customers of one business may easily patronize other complimentary businesses. The close proximity allows for shorter travel lengths between destinations. This reduces total miles traveled by vehicle and corresponding discharge of air pollutants, increases the feasibility of travel by foot or bicycle, creates clusters of travel demand which can be efficiently served by mass transportation, facilitates car pooling or other shared travel arrangements, reduces time used for travel, and helps to create a more defined sense of place. Greater transportation efficiency saves money by reducing the number of miles of streets that must be built and the numbers of vehicles that must be accommodated. The reduced costs translate to more affordable homes and business and lower annual tax burdens. Improvements in transportation efficiency and a reduction of vehicle trips also affect air quality and other sustainability issues.

The Bozeman Community Plan and the Transportation Plan have established as a goal and future policy a commitment to providing alternatives to the individual passenger vehicle.

Economic Development:

Transportation is essential to the development and use of land. Bozeman was originally developed around a wagon trail to the mines by Virginia City.

Business today still requires transportation facilities for arrival of customers and supplies and deliveries of goods and services. Gallatin Field airport allows local businesses connection to the world economy at an unusual level for a community of Bozeman's size. Bozeman has good access to freight shipping via the interstate and rail with two access options for both services.

Bozeman conducts transportation planning to help ensure adequate transportation services are available for commerce.

Access to transit services, pedestrian, and bicycle networks reduces site development costs to businesses and their customers. Thoughtful integration of transportation with the placement of buildings as land is developed has a significant impact on the appearance of a business. This can either encourage or discourage customers to patronize the business.

Miles of Transportation Facilities in the Planning Area, 5/1/2009,
City of Bozeman GIS Department

Miles of Streets Within City Limits
2007– 300 miles

Miles of Roads Within Planning Area but Outside City Limits
2007– 160 miles

Miles of Trail in Bozeman
2009 – 45.1 miles

Miles of Bicycle Lanes
2009 – 17.3 miles

Miles of Bicycle Paths
2009 – 11.6 miles

Miles of Bicycle Routes
2009 – 20.9 miles

The provision of an adequate pedestrian and bicycle travel network gives individuals a viable choice of travel options. A full complement of motorized, pedestrian, and bicycle transportation options shall be included with all roadway projects. This may happen in many different ways and designs.

The Transportation Plan has established standard designs for all levels of streets within the city that integrates pedestrian and bicycle facilities. A system of on-street and off-street pedestrian and bicycle routes has also been established. The construction of these travel networks will occur primarily during the development process. Each form of transportation has benefits and costs.

Transportation systems rely on a balance between the supply and demand for transportation services. Demand is not spread evenly throughout the day. Morning and evening peak travel times concentrate a large portion of total trips in a small portion of the day. This causes peak travel time congestion and the perception of a need for additional street capacity.

Transportation Demand Management (TDM) is an integrated set of strategies designed to reduce the travel demand. Strategies include reducing the number of trips made, shifting travel to less congested times, and shifting the travel mode to higher-occupancy vehicles, TDM provides a more cost-effective means of addressing congestion than the construction of additional travel lanes. Bozeman's transportation policies support TDM.

11.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Efficiency	Trails	Coordination	Health	Natural Resources	Economy	Public Services
Growth & Change	X		X				
Land Use	X		X	X		X	X
Community Quality			X	X		X	X
Historic Preservation						X	
Arts & Culture							
Housing	X			X		X	X
Economic Development	X		X	X		X	
Environmental Quality		X		X	X		
Parks & Recreation		X	X	X			
Transportation	X	X	X	X	X	X	X
Services & Facilities	X		X			X	X
Disaster & Emergency			X	X			X
Regional Coordination	X	X	X				X

Streets and Trails Are a Shared Responsibility

- Montana Dept. of Transportation – state and federal highways
- City of Bozeman – most local roads and alleys, the majority of lane miles within the City, trails within parks
- Gallatin County – primary roads in the planning area outside of the City
- MSU – certain roads within the campus perimeter
- Private – most county subdivision roads and a few local streets within the City
- Gallatin Valley Land Trust – helps develop trails inside and outside of the City
- Bozeman Area Bicycle Advisory Board – advises the City Commission on bicycle related issues

11.3 Transportation Goals and Objectives

Goal T-1: Transportation System–Maintain and enhance the functionality of the transportation system.

Rationale: Transportation must be reliable to achieve its function. People depend on the transportation system to meet their needs for both vehicular and non-vehicular travel.

Objective T-1.1: The implementation of the transportation facility plan shall conform to the goals and policies of this Plan to ensure that public and private investments in transportation infrastructure support other land use decisions of the community.

Transportation modes change and shape their surroundings

A well balanced transportation system avoids many problems

Objective T-1.2: Ensure that the development review process shall coordinate development and transportation services so that necessary facilities, such as pedestrian and vehicular travel ways, are provided concurrently with development.

Objective T-1.3: All development activity shall comply with the right-of-way standards, road locations, and other policies set forth in the transportation facility plan to ensure that an orderly, efficient, effective transportation system is continued and to avoid future problems with inadequate transportation services and options.

Objective T-1.4: Ensure that adequate interconnections are made throughout the transportation system to ensure a variety of alternatives for trip routing and reduce total travel distance.

Implementation Policies: 1, 2, 4, 10, 14, 70-77, 80, 81, 90

Gallatin Field provides quality air travel service which supports the local economy and meets resident's travel needs.

Goal T-2: Ensure that a variety of travel options exist which allow safe, logical, and balanced transportation choices.

Rationale: Providing for a variety of travel options supports public health, reduces resource demand, and helps the City operate efficiently and cost effectively. Coordinated and cooperative efforts by all transportation system providers minimize the costs while maximizing benefits.

Objective T-2.1: For the purposes of transportation and land use planning and development, non-motorized travel options and networks shall be of equal importance and consideration as motorized travel options. This balance shall ensure that a variety of travel opportunities are available which do not require the use of automobiles for local trips.

The Streamline Bus began local transit operations in Bozeman in 2006

Objective T-2.2: Review and revise parking requirements to ensure provision of parking consistent with other goals of this plan to support commercial and residential activities in the downtown and other areas.

Objective T-2.3: Reduce the negative health and physical impacts of the automobile by coordinating transportation policies to support land use decisions that can decrease the number and length of automobile trips. When considering automobile impacts maintain awareness of all the costs of transportation.

Objective T-2.4: Seek and provide adequate funding to improve and maintain the functionality of all elements of the transportation system.

Implementation Policies: 2, 4, 10, 26, 29, 30, 53, 70, 71, 74, 75, 85, 86

Some portions of streets are missing sidewalks. Here on N. 7th Avenue steady foot traffic has beaten a path along the street. When facilities are not available people will attempt to create them.

Goal T-3: Encourage transportation options that reduce resource consumption, increase social interaction, support safe neighborhoods, and increase the ability of the existing transportation facilities to accommodate a growing city.

Rationale: Supporting transit, pedestrian and bicycle travel as an alternative to single occupancy cars can create more capacity for travel at reduced expense. People are more likely to use these modes of travel if they feel safe when they use them.

Objective T-3.1: Promote and support a high-quality public transit system.

Objective T-3.2: Support and encourage Transportation Demand Management to reduce peak travel demands and increase the efficient use of the existing transportation system.

Implementation Policies: 4, 12, 13, 18, 30, 31, 69, 70, 72, 74, 84

Pathway types include:

Bike lanes: dedicated lanes within a street right-of-way separated from traffic by a broad painted line

Bike routes: streets designated by signs as being more appropriate for bicycle use

Bike and pedestrian paths: paths physically separated from roadways by a barrier or significant Space

Sidewalks: paved paths primarily in the usual road right-of-way.

Street Types:

- Interstate Highway – Long distance travel with limited access only at interchanges.
- Arterials – Focus on longer distance travel, often under state jurisdiction, separated paths
- Collectors – Equal emphasis on travel and property access, bike lanes
- Local – Primary focus on short distances and access to adjacent property
- Alley – Service access to adjacent property

Cyclists at 19th Avenue and Main St (top), Crosswalk at Hanley Street (middle) and Griffin Drive and N. 7th Avenue (bottom).

Goal T-4: Pathways–Establish and maintain an integrated system of transportation and recreational pathways, including streets, bicycle and pedestrian trails, neighborhood parks, green belts and open space.

Rationale: The City works with many partners to develop and operate the transportation system in the City. Coordinating among these partners creates a greater value from a complete and functional system rather than disjointed pieces.

Objective T-4.1: Coordinate development of non-motorized transportation systems in conjunction with motor vehicular transportation systems.

Objective T-4.2: Further develop and maintain an interconnected and convenient pedestrian and bicycle network for commuting and recreation as discussed and described in the transportation facility plan and in coordination with the design standards of the transportation facility plan and the Parks, Recreation, Open Space, and Trails Plan.

Objective T-4.3: Review, revise, and update trail/pathway standards to reflect the various types and uses of trails and other non-motorized travel ways.

Objective T-4.4: Continue to improve the existing pedestrian network to increase American's with Disabilities Act compliance. The long term intent is full accessibility throughout the community transportation system. Give highest priority to those improvements that will provide the greatest access to community centers of activity.

Implementation Policies: 63, 69-74

11.4 Future Transportation Facility Needs

The Bozeman Planning Area transportation facilities have been under development since the Bozeman Trail was first established in 1862. Portions have been developed by different people at different times and in the past often without intentional coordination. As a result some service gaps exist.

To avoid making more gaps the City, County, MSU, and MDT jointly prepare a transportation plan that includes the Bozeman Planning Area. Individual projects are prepared in accordance with the plan including options for multiple modes of travel. The City has tried with each street project to fill in gaps, especially of pedestrian and bicycle facilities, in the transportation networks. This effort should continue in order to complete the networks which will allow for the most efficient and effective means of travel.

In 2006 a new general transit system, Streamline, was initiated as a joint project by ASMSU and HRDC. Additional partners were MSU, City of Bozeman, MDT, City of Belgrade, and Gallatin County. After two years, there are many more users than expected. Continued development will require stable funding.

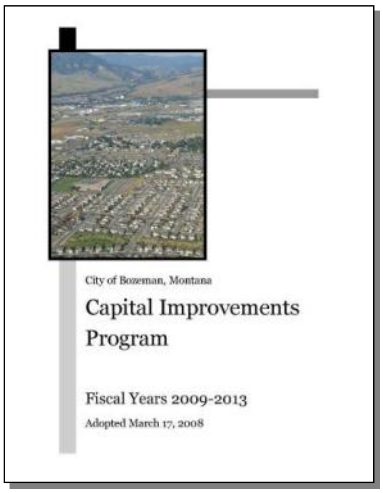
Continued coordination between governments and appropriate development standards creates a more efficient, sustainable, functional, and cost effective transportation system.

Bozeman's connection to the larger society and economy via the transportation system will be critical to its continued community well-being.

Development of the transportation networks will require significant construction in the future. Funding from the Montana Department of Transportation, street impact fees, contributions from development, street maintenance district, and other funding sources will needed to be combined to develop and maintain the transportation system

CHAPTER 12

Public Services & Facilities

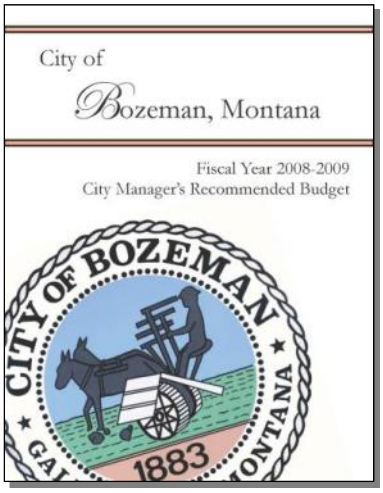


Public services and facilities are important facets of the quality of life enjoyed by Bozeman area residents. Facilities and services, such as the provision of municipal water and sewer services, encourage development within the City. The close proximity of other facilities and services, such as library access and educational opportunities, help make Bozeman a desirable place to live.

12.1 Intent and Background

The City of Bozeman provides many diverse and important public functions to protect and advance the individual and public's health, safety, and general welfare. The City prepares detailed facility plans for many of its services. These facility plans contain the following:

Background information	Policy direction
Detailed inventories	Analysis
Assessments of existing conditions	Recommendations
Potential funding sources	Implementation actions



These plans provide critical information for the City to operate in a fiscally responsible, effective, transparent, accountable, and sustainable manner. They are elements of this growth policy and are guiding documents for their respective subject areas. Implementation of these plans should be consistent with the goals and objectives of this overarching growth policy. A summary of the City's organization and key functions may be found in Appendix H.

As the City continues to grow, maintenance of existing facilities must be balanced with the need to provide new facilities so that existing users do not suffer a reduction in service quality in order to provide services to new development. It is easier to strike this balance with some facilities and services than with others. Growth in the areas outside of the City places further demands on elements of City services without providing revenues to off-set demand. Creative and cooperative funding strategies are needed to address the needs for provision of services in Bozeman.

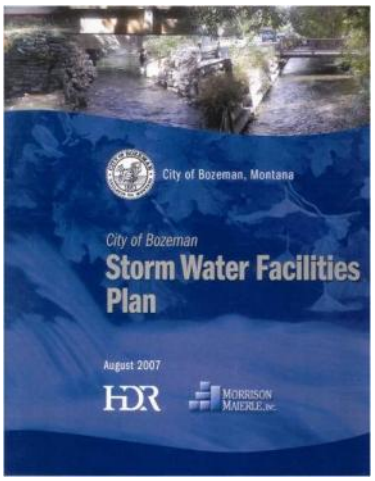
Population growth has resulted in a corresponding increase in the demand for facilities and programs in the City. In addition, changes in the composition and demographic characteristics in the City's population, such as an aging population and more single-parent households, have resulted in the need to re-evaluate the community's needs.

Resources from the state and federal governments once provided significant support for municipal utilities and functions. Such support has steadily decreased over the past few decades. The City has established some of its functions as enterprise funds, meaning they must be financially self supporting and do not receive general tax revenue. This has implemented policies to limit increases in general taxes and have user fees provide for functions rather than burdening those who don't use the functions with extra taxes. The City needs to continue to develop adequate, equitable, and reliable funding options for the acquisition, development and maintenance of services and facilities. Adequate and timely maintenance is the least costly manner of maximizing the usefulness and service life of installed infrastructure.

The City's facilities develop and function over extended periods of time. As individual public and private projects occur they need coordination to achieve the best outcome over both the short and long term. Not all benefits and costs from provision of municipal services and facilities can be readily quantified as a dollar value. City policies often are mutually reinforcing and help minimize overall short and long term expenses. For example, the annexation of land and development at urban density reduces costs for installation and maintenance of water, sewer, and street compared to low density development. It also supports public health by supporting pleasant walkable communities which encourages personal fitness, lower medical expenses, and increased quality of life.

Coordinated planning areas for infrastructure and land use facilitate efficient development and predictability in the community. The most recent wastewater and water facility plans used the same planning area as this growth policy. Other coordination efforts are on-going through the City's capital improvements programming process. The City coordinates infrastructure planning with other jurisdictions.

A Bozeman Municipal Climate Action Plan was adopted on August 4, 2008. It gives direction to conduct City operations in a manner which reduces the carbon footprint and supports a more sustainable City. This growth policy also encourages sustainability principles to be utilized in developing policies and practices for both public and private land use and activities.



The Storm Water Facility Plan was adopted in 2008

Adopted Facility Plans

- Fire Master Plan 2006
- Greater Bozeman Area Transportation Plan 2007 Update
- Parks, Recreation, Open Space, and Trails Plan, 2007
- Wastewater Facility Plan, 2007
- Water Facility Plan, 2007
- Stormwater Facility Plan, 2008
- Bozeman Police and Municipal Court Needs Assessment and Facilities Plan
- Greater Bozeman Area Transit Development Plan June 2001

12.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Bozeman Facilities

Acres of Parks

2008 Undeveloped – 80
2008 Developed – 307

Miles of Trails

2009 – 45.1 miles

Miles of Streets

2008 – 300 miles

Miles of Sewer Mains

2008 – 200 miles

Miles of Water Main

2008 – 250 miles

Chapter Title / Planning Concept	Sustainability	Efficiency	Integration	Public Health	Natural Resources	Cost Control	Public Services
Growth & Change	X			X			
Land Use	X	X	X	X	X	X	X
Community Quality	X		X	X		X	
Historic Preservation	X						
Arts & Culture							
Housing	X	X	X	X		X	X
Economic Development	X	X			X	X	X
Environmental Quality	X	X		X	X		
Parks & Recreation			X	X			X
Transportation	X	X	X	X		X	X
Services & Facilities	X	X	X	X	X	X	X
Disaster & Emergency		X		X		X	X
Regional Coordination		X	X				X

12.3 Public Services & Facilities Goals and Objectives

Order without liberty and liberty without order are equally destructive.

Theodore Roosevelt

Goal PS-1: Facilities and Services- All public facilities and services provided under the authority of the City of Bozeman shall be provided in a reliable, efficient, cost-effective and environmentally sound manner.

Rationale: The City is committed to providing services in a manner which respects the values and priorities of the citizens of the community.

Objective PS-1.1: All service and facilities provided under the authority of the City of Bozeman shall have facility plans which will evaluate current and future needs and best management practices for providing services.

Objective PS-1.2: Implement all facility plans, including transportation, in compliance with the goals and objectives of the City's growth policy.

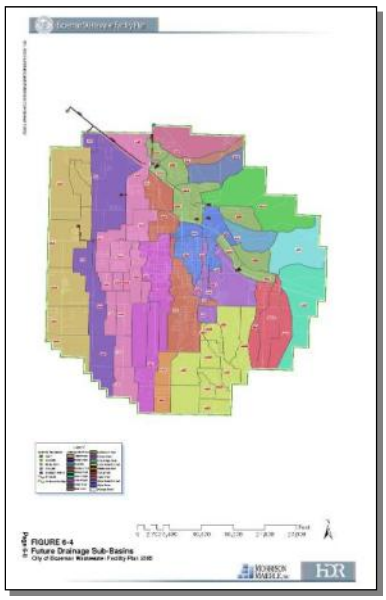
Objective PS-1.3: Strive to coordinate the provision of services with other governmental agencies to prevent overlap, excessive cost, and to provide the highest quality services.

Objective PS-1.4: Balance maintenance of existing facilities with the need to provide new facilities so that existing users do not suffer a reduction in service quality in order to provide services to new development.

Objective PS-1.5: Sewer Facilities - Provide for public central sewer collection and treatment facilities for all existing and future land uses within the planning area.

Objective PS-1.6: Storm Drainage - Provide for storm drain, flood control and treatment facilities to protect existing and future land uses, preserve public safety and protect surface and groundwater quality.

Objective PS-1.7: Solid Waste - Provide for a balanced and integrated solid waste reduction, recycling and disposal system and design to meet the future needs for the planning area in coordination with other members of the solid waste district.



Drainage Zones, Figure 6.4, Wastewater Facility Plan, 2007

City of Bozeman Core Values:

- Integrity
- Leadership
- Service
- Teamwork

Future Water System Map from Water Facility Plan, 2007

Objective PS-1.8: Domestic Water - Provide for a safe and adequate water supply, distribution, storage and treatment facilities to support water demand projected by planned land uses in the planning area.

Objective PS-1.9: Fire Protection - Protect the community through a comprehensive fire and life safety program for current and future city needs.

Objective PS-1.10: Police Service — Provide protection of community residents from criminal activity, reduce the incidence of crime, and provide other necessary services to meet current and future needs.

Objective PS-1.11: Library Services - Ensure that high quality library services are provided in an efficient, cost-effective manner.

Objective PS-1.12: Cemetery - Ensure that cemetery facilities are adequately provided, developed, and maintained.

Implementation Policies: 25, 54, 63, 65, 72, 75-86, 89, 90

Goal PS-2: The City shall work with other service and utility providers to ensure the adequate and safe provision of services.

Rationale: Public and private utilities often are located within the same rights-of-way and easements. Coordination between providers is essential to prevent conflicts, damage, and injury. Services are necessary to support urban development.

Objective PS-2.1: Education - Ensure that the area around educational institutions has adequate residential parking, facilities, bike paths, safe cross walks, and zoning to ensure a high quality of life for school users and city residents.

Objective PS-2.2: Irrigation Water — Provide adequate protection to the canals from development and to ensure future access to canal water for agricultural use.

Objective PS-2.3: Private Utilities — Facilitate the provision of adequate private utility services within the City while respecting the character of Bozeman.

Implementation Policies: 76, 89, 90

Goal PS-3: Establish regular and sufficient funding sources to acquire, develop, and maintain public services, and meet the community's needs.

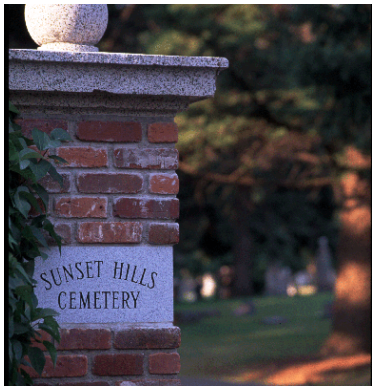
Rationale: Adequate and reliable funding sources are critical to the provision of quality facilities and services in a quantity sufficient to keep pace with our growing population. Dependable funding which enables correctly timed maintenance of facilities results in the least overall cost of operation.

Objective PS-3.1: Establish regular and sufficient funding sources to acquire, develop, and maintain municipal facilities.

Objective PS-3.2: Continue a blend of enterprise and general fund supported services to most nearly match revenues to sources of demand for service while recognizing the general obligations of good government.

Objective PS-3.3: Encourage the annexation of wholly surrounded parcels, while recognizing the financial impacts on small properties without redevelopment options.

Implementation Policies: 14, 64, 69, 75-77, 80,



Top to Bottom: Sunset Cemetery main entrance, Bozeman Ponds, Citizen Panel giving public input, public participation meeting discussing options for the future land use map

12.4 Future Facility Needs

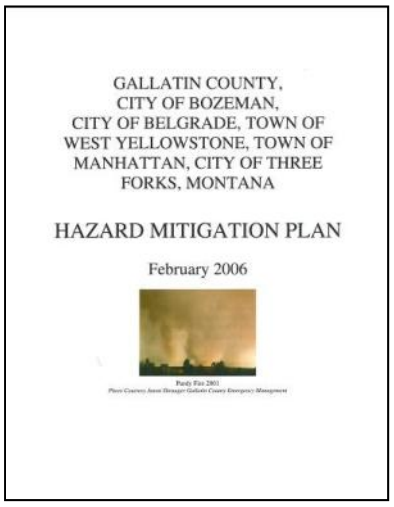
The current residents and visitors to Bozeman benefit from the forethought and stewardship of prior community leaders in developing Bozeman's existing infrastructure. In the next twenty years as Bozeman grows it is imperative to continue to develop and operate the City's resources with a long term vision.

Providing quality services to an increasing service population will require increased investment. New wastewater and water treatment plants are now in design and will be constructed in the next 2-3 years. These will allow for future phases of construction to expand capacity to serve more people while also meeting increasing regulatory standards. A third fire station is now under construction and will improve service in the northwest part of town. To receive the most benefit from future investments in large capital expansion or replacement a commitment to operational staffing will also be required. An aggressive maintenance program will preserve the investments made and ensure functionality to the users.

The City must continue its policy of facility planning to remain informed of current conditions and future needs. Facility plans are adopted elements of the growth policy.

CHAPTER 13

Disaster and Emergency Prevention and Response


GALLATIN COUNTY,
CITY OF BOZEMAN,
CITY OF BELGRADE, TOWN OF
WEST YELLOWSTONE, TOWN OF
MANHATTAN, CITY OF THREE
FORKS, MONTANA

HAZARD MITIGATION PLAN

February 2006

Bozeman's Fire Department provides staffing for Gallatin County Disaster and Emergency Services. See Appendix J for further description of plans.

An Ounce of Prevention is Worth a Pound of Cure.

Benjamin Franklin


Many types of emergencies occur frequently but affect only a few people at a time.

The primary function of government is the protection of the public health, safety, and welfare. Threats and hazards may be acute, such as earthquakes, or chronic, such as poor air quality. Bozeman follows the preparedness, mitigation, response, and recovery approach to reducing threats to its citizens and visitors. Hazards occur at many scales and in many ways.

13.1 Intent and Background

Risk and the possibility of things going wrong are inescapable. However, many risks can be foreseen and proper forethought and action can reduce the likelihood and severity of impacts and facilitate recovery. Planning for hazards and disasters reduces both public and private costs and economic disruption as well as personal suffering. Developing flexible capacity to respond to emergencies often helps with routine daily operations and functions as well. Many of the City of Bozeman's functions and adopted standards have hazard reduction at their core.

Failure to adequately review and analyze operations, land use proposals, and other private and public actions can lead to both acute and chronic hazards. Therefore, Bozeman has adopted regulations such as floodplain standards, building codes, and infrastructure concurrency. Provision of a robust water treatment and delivery system not only provides for routine daily use, but also emergency supplies for fire protection, and protects against many deadly water borne diseases. Such facilities and functions must also receive adequate maintenance in order to perform well.

Private actions also play a large role in reducing hazards. Although it provides a beautiful setting, locating a home in the wildland/ urban interface increases risks of fire damage to the home and injury or death to fire fighters. There is an increasing recognition of the large public costs which are being generated by this type of private action. Individual business continuity planning and personal preparedness is essential in dealing with both large catastrophes and the individual disasters that occur, such as a house fire.

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13.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Public Safety	Public Health	Community Character	Transportation	Hazard Mitigation	Economy	Public Services
Growth & Change	X		X				X
Land Use		X	X	X	X		X
Community Quality			X	X		X	X
Historic Preservation			X				
Arts & Culture			X				
Housing	X	X	X			X	X
Economic Development			X	X		X	X
Environmental Quality	X		X		X		X
Transportation	X	X	X	X		X	X
Services & Facilities	X	X		X	X		X
Disaster & Emergency	X	X	X	X	X	X	X
Regional Coordination	X	X		X			X

.

Bozeman Area Natural Hazards

Avalanche and Landslide

Communicable Disease

Drought

Earthquake

Flooding

Thunderstorms and Tornadoes

Wildlife

Winter Storms and Extreme Cold

Wildfire

Volcano

Bozeman Area Manmade Hazards

Aviation Accident

Bioterrorism

Dam Failure

Ground Transportation Accident

Railroad Accident

Terrorism

Civil Unrest

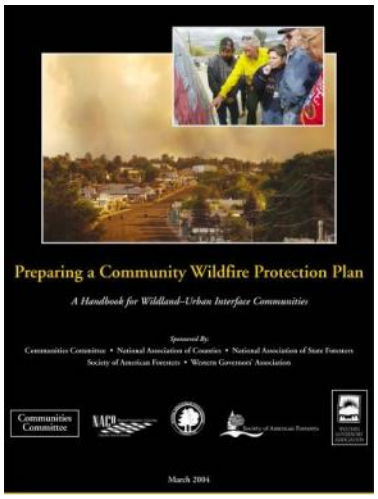
Utility Outage

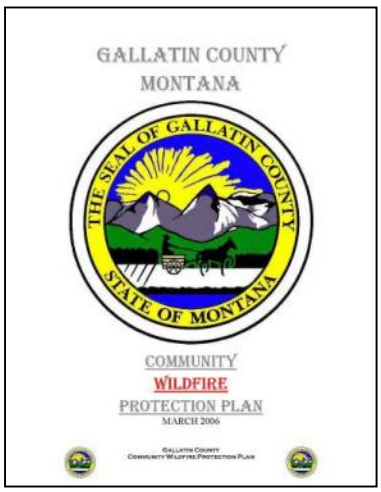
13.3 Disaster and Emergency Prevention and Response Goals and Objectives

Goal D-1: Recognize the on-going and pervasive opportunity for hazards to occur and act pro-actively to minimize their effects.

Rationale: A careful and thoughtful approach to disaster potential will enable public and private entities to make strategic decisions which minimize the inevitable negative occurrences. Many mitigation techniques and avoidance of problems can be incorporated into routine operations and investments for maximum return on expenditures.

Flooding on Sourdough Creek along Rouse Avenue, 2008





Facility planning, hazard inventories, and prepared personnel and equipment are required for emergency management. See Appendix J for more information.

Objective D-1.1: Cooperate and coordinate with other essential service providers to identify potential hazards and plan for preparedness, mitigation, response, and recovery

Objective D-1.2: Work with appropriate agencies, for-profit, non-profit, and community groups to encourage personal and business preparation for disaster and emergency preparedness, mitigation, response, & recovery.

Objective D-1.3: Provide adequate funding and resources to maintain essential infrastructure and services.

Objective D-1.4: Emphasize avoidance of development in hazard areas.

Objective D-1.5: Ensure development standards and review procedures provide for identification and mitigation of hazards.

Objective D-1.6: Ensure that information technology is included in emergency planning to protect critical data storage, communication, and operational functions.

Implementation Policies: 2, 4, 58, 67, 76, 78, 82-84, 86-90

Goal D-2: Recognize and strive to address both chronic as well as acute hazards and the effect of cumulative actions on increasing or decreasing hazards.

Rationale: While some problems occur quickly and have obvious impacts, others can be inconspicuous and only recognized after longer term evaluation. Some problems, like flooding, can be increased incrementally by actions that individually are not significant. However, as many actions are taken the cumulative effect can result in a substantially increased hazard level and impact to the community.

Objective D-2.1: Prepare long range plans for public services and facilities to identify and address cumulative impacts.

Objective D-2.2: Recognize the overlapping issues of disaster preparedness and mitigation and environmental protection and sustainability.

Objective D-3.3: Identify and pursue resolution of known chronic or acute health or safety hazards such as insufficient sanitation or transportation facilities.

Implementation Policies: 58, 59, 66, 68, 70, 76, 78, 82, 83, 84, 86-90

13.4 Preparedness Resources

There are good resources available to citizens and businesses to assist them in preparing for the unpleasant unexpected. Being prepared does not require extreme measures. Tools and practices used to prepare for emergencies can also assist in daily matters. A small investment of time, effort, and funds can provide significant peace of mind and security. It is less expensive to plan and prepare ahead than to try and repair damage later.

Emergencies most often occur at a personal level rather than a community wide level. Traffic accidents, lost employment, loss of a critical employee or computer crashes can be severe difficulties for individuals or businesses but not be noticed by most of the community. Preparedness should include both the small and large likely events. The following sources describe hazards in our area and how to prepare for, mitigate, respond to and recover from them. The best thing you can do to help in an emergency is to avoid being a victim.

Federal Emergency Management Agency
http://www.ready.gov

Centers for Disease Control
http://www.bt.cdc.gov/

Gallatin County Disaster and Emergency Services
http://www.readygallatin.com

Gallatin City-County Health Department
http://www.gallatin.mt.gov/public_documents/gallatincomt_health/health

There are also many local and national service and ecumenical organizations which assist persons in need. Locally these include homeless shelters, emergency preparedness fairs, life skills, and emergency training. Countless hours of personal service are also provided to people who need a hand with short and long term needs.

Disaster and emergency protection requires more than wishful thinking. Bozeman has integrated many components of preparedness into its regulatory structures to ensure that appropriate actions are taken. Periodic review and revision of regulations will be necessary to keep regulations up to date with community needs.

Emergencies occur in many forms. Preparedness reduces the impact of any type of emergency.

CHAPTER 14

Regional Coordination and Cooperation

"Far better is it to dare mighty things, to win glorious triumphs, even though checkered by failure... than to rank with those poor spirits who neither enjoy nor suffer much, because they live in a gray twilight that knows not victory nor defeat."

Theodore Roosevelt

Gallatin National Forest has a large influence on Bozeman

Bozeman is one community in the larger setting of Gallatin County, Montana, the U.S. and the world. Actions undertaken by the City of Bozeman, Gallatin County, or other governmental bodies affect each other. Citizens of the planning area can expect that Bozeman, as the largest municipality and population center in Gallatin County, will work with other entities to protect the public health, safety, and general welfare.

14.1 Intent and Background

Bozeman is only one part of a series of larger entities. Various natural and political influences act upon Bozeman and shape the community. Little can be done to negotiate with a weather system to bring a more desirable result. There are many entities with whom Bozeman can work with positive results. Bozeman, other local municipalities, and Gallatin County take a wide variety of actions. Some, such as fiscal and land use policies, impact other jurisdictions. Many issues may not be adequately addressed if only one party undertakes efforts. Bozeman also has the opportunity to interact with many private organizations. How this is done either advances or detracts from community goals.

A failure to coordinate and cooperate with other governmental entities will limit the effectiveness of the Bozeman Community Plan. It is Bozeman's intent to pursue cooperation and coordination through many venues and opportunities. Some of the entities that have the ability to strongly affect the future of Bozeman are: Gallatin County, Montana State University, State of Montana, US Forest Service, and School District Number 7. Each of these entities has the ability to influence the use and development of land within or around Bozeman. For example, transportation development and maintenance in cooperation with the Montana Department of Transportation affects travel. The national forest management by the US Forest Service affects management of Bozeman's watershed and recreational opportunities which influence tourism and quality of life.

14.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Cooperation	Transportation	Open Space	Public Health	Sustainability	Economy	Public Services
Growth & Change				X	X	X	
Land Use	X		X	X	X	X	
Community Quality				X	X	X	X
Historic Preservation					X		
Arts & Culture						X	
Housing		X		X	X		X
Economic Development		X	X		X	X	X
Environmental Quality	X		X	X	X		X
Transportation	X	X		X	X	X	
Services & Facilities	X	X	X	X	X		X
Disaster & Emergency	X			X			X
Regional Coordination	X	X	X	X	X	X	X

Ongoing Formal Coordination and Cooperation – Bozeman and Gallatin County

Joint City-County Health Department

Coordinated Disaster and Emergency Services planning and operations

Mutual aid agreements for emergency services

Joint transportation planning for the Bozeman region

County appointee on the City Planning Board.

Coordination between City of Bozeman and MSU

City representation on MSU facilities planning and transportation committees

MSU representation on the Transportation Coordinating Committee.

Mutual aid police services

On-going consultation regarding physical development

Coordinated stormwater control programs

Streamline Transit

Town/gown neighborhood cooperation

14.3 Regional Coordination and Cooperation Goals and Objectives

Goal RCC-1: Coordinate policies and actions between public entities to increase effectiveness and efficiency of implementation of the Bozeman Community Plan.

Rationale: Contradictory county and municipal policies will cause uncertainty and confusion. Lack of coordination increases conflict and resulting expense to all parties. The growth policy presents the City's vision. Working with other affected parties is the most effective means to ensure that the vision is carried out as intended. Bozeman and Gallatin County have numerous points of agreement in policy. Working together meets our obligations to our citizens.

Coordination with Montana Department of Transportation

Long range transportation planning

Coordinated street maintenance

Coordinated street standards for construction

Transit funding and development

State pass through funding for street development, and transportation enhancement

Objective RCC-1.1: Ensure that regulatory revisions by Bozeman and Gallatin County give consideration for issues of common concern.

Objective RCC-1.2: All parties recognize the reciprocal benefits and obligations of working together. Mutual respect will be included as a governing principle in interacting with other public entities.

Objective RCC-1.3: Coordinate planning activities and standards within the planning area so that streets, parks, and other public services are adequately provided for and the long term needs of the public are met.

Objective RCC-1.4: Encourage development within Bozeman so that services can efficiently be provided, agriculture and open space can be protected, and impacts of development minimized.

Objective RCC-1.5: Continue coordinating hazard identification and mitigation planning. Establish or continue programs, regulations and practices to require mitigation of hazards with development such as floodplain protection and wildland-urban interface avoidance.

Implementation Policies: 2-5, 13, 21, 58, 64, 68, 71, 74, 75, 76, 84, 86-91

MDT is responsible for notable and influential roadways in the Bozeman area such as I-90 and US-191 (Main St.).

Goal RCC-2: Utilize inter-local agreements and similar mechanisms to establish formal coordination mechanisms so intent, scope, and functions are well defined to advance cooperation.

Rationale: Elected and appointed officials change membership over time. Having a formal inter-local agreement ensures continuity and consistency of policy over time. Development of agreements facilitates discussion of issues so that pitfalls can be avoided and success is more likely.

Objective RCC-2.1: Document and formalize the practice of the county not approving development within the planning area where the City considers services to be reasonably available.

Objective RCC-2.2: Evaluate means for the City to support the County's proposed transfer of development credit program.

Objective RCC-2.3: Work with Gallatin County to develop standards to facilitate extension of urban services including street widths, utility easements, and subdivision design.

Objective RCC-2.4: Develop joint programs and practices with local, state, and federal entities to address health, safety, and environmental concerns, as well as other issues as may be identified.

Objective RCC-2.5: Work with School District 7 to coordinate future school locations and development to integrate with the City's transportation network, location of residences, and location and use of public parks.

Objective RCC-2.6: Continue coordination with the Montana Department of Transportation so that street construction and maintenance advance the purposes of this plan, support infill and extension of pedestrian and bicycle circulation, and other issues as may be identified.

Objective RCC-2.7: Continue cooperation with Montana State University on transportation, building siting, future land use planning, and other town/gown issues.

Objective RCC-2.8: Recognize the significant influence that state and local agencies, such as the US Forest Service, have on City concerns such as watershed management and recreation.

Implementation Policies: 1, 3, 4, 5, 68, 72, 74-78, 84, 89-91

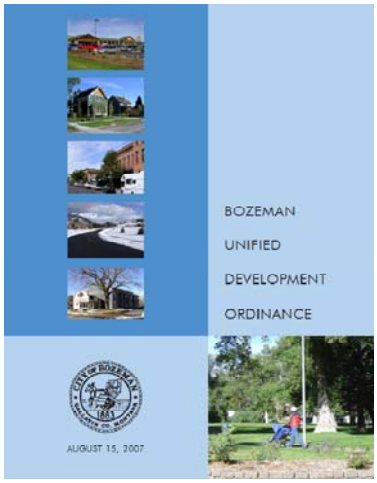
Possible Joint Endeavors

- Air quality
- Water quality
- Transit
- Street location and character
- Pedestrian and bicycle circulation
- Watershed management
- Geographic Information Systems data collection and management
- Emergency Services Mutual Aid
- Wildland/Urban Interface Fire Management
- Solid Waste
- Parks and Recreation

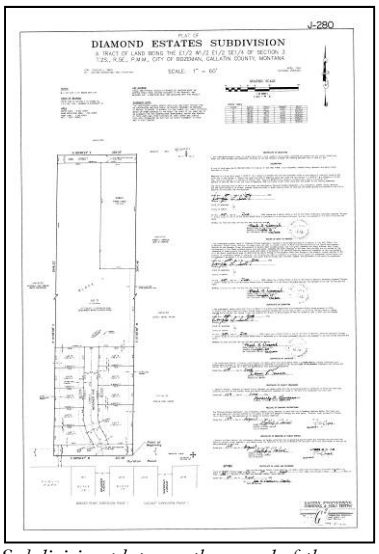
City and County officials at the 2008 groundbreaking ceremony for the joint Bozeman Fire Station 3/ Gallatin County 911 Center

CHAPTER 15

Subdivision Review



Title 18, Unified Development Ordinance, Bozeman Municipal Code establishes the process and standards for subdivision review.



Subdivision plats are the record of the location and size of lots, and the final step in the review process

Subdivisions set the "bones" for a community by establishing the locations for roads, parks, and lots for development. How a subdivision is designed and reviewed can impact Bozeman's citizens for many years to come. Review must be fair to all, allow for identification and resolution of concerns, and provide meaningful opportunities for participation.

15.1 Intent and Background

One of the responsibilities of local government in Montana is the review of proposed subdivisions. Section 76-3-101 *et seq.* Montana Code Annotated governs the review of subdivisions. Section 76-3-501 *et seq.* MCA requires all municipal and county governments to establish subdivision review regulations and establishes the minimum requirements for those regulations. In addition, Section 76-1-601 MCA requires that a growth policy discuss and address various elements of the subdivision review process. This chapter meets the requirement. Title 76, Chapter 3 MCA contains the requirements and restrictions upon both public and private parties for subdivision review and platting. For full information on this subject interested parties are referred to Title 76, Montana Code Annotated and Title 18, Unified Development Ordinance, City of Bozeman municipal code.

Creation of a subdivision often precedes or accompanies a change in the use of that land. A subdivision generally remains in perpetuity and continues to influence the location and intensity of land uses within and adjacent to the subdivision. Therefore, subdivisions are strongly connected to the comprehensive planning process and may significantly advance public goals. Because of this strong influence all subdivisions must comply with the Bozeman growth policy. The subdivision and zoning regulations adopted by the City to direct and govern the review and use of land must also conform to the Bozeman growth policy. Subdivisions which do not comply will not be approved.

15.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Cooperation	Transportation	Open Space	Public Health	Sustainability	Economy	Public Services
Growth & Change				X	X	X	
Land Use	X		X	X	X	X	
Community Quality				X	X	X	X
Historic Preservation					X		
Arts & Culture						X	
Housing		X		X	X		X
Economic Development		X	X		X	X	X
Environmental Quality	X		X	X	X		X
Transportation	X	X		X	X	X	
Services & Facilities	X	X	X	X	X		X
Disaster & Emergency	X			X			X
Regional Coordination	X	X	X	X	X	X	X

Agriculture is an element of a sustainable community. Intrusion into agricultural areas can create significant conflicts between residents and farmers and interfere with farm operations.

15.3 Definitions and Review Procedures

This section defines the six criteria for subdivision review and gives an overview of how those criteria will be utilized during the review of individual subdivision proposals.

15.3.1 Agriculture

Agriculture is defined as: The cultivation or tilling of soil for the purpose of producing vegetative materials for sale or for use in a commercial operation and/or the raising or tending of animals for commercial sale or use. Agriculture does not include gardening for personal use, keeping of house pets, or landscaping for aesthetic purposes.

Section 76-3-608, Montana Code Annotated Primary Review Criteria

- Agriculture
- Agricultural Water User Facilities
- Local Services
- Effect on the Natural Environment
- Wildlife and Wildlife Habitat
- Public Health and Safety

Ditches are essential to convey irrigation water in the dry Bozeman climate.

The following presumptions apply during subdivision review.

1) Property annexed or seeking to be annexed within the depicted urban area shown in Figure 3 will generally not be utilized for agricultural purposes over the long term.

2) Agriculture may be appropriate within the city in limited areas where physical constraints make an area undesirable for the construction of buildings, or in support of a commercial business such as a plant nursery or a common community garden.

3) Urban density development within the City of Bozeman facilitates the preservation of agriculture in Gallatin County. It provides a location for the development of residential and employment activities in a compact and efficient manner. This reduces pressure to convert agricultural lands to non-agricultural uses in the county.

4) Undeveloped lands within the City not constrained by physical features should be developed at urban densities. This enables infill development and reduces outward expansion of the City.

15.3.2 Agricultural Water User Facilities

Agricultural water user facilities are defined as: Those facilities which provide water for irrigation and stock watering to agricultural lands and include, but are not limited to, ditches, pipes, and other water conveying facilities.

The following presumptions apply during subdivision review.

1) Agricultural uses are not generally urban uses. The transition of agricultural lands to urban uses will remove the need for agricultural water user facilities within the urbanized area. Where a need for protection can be demonstrated provision for protection of the facility will be made.

2) The formal abandonment and removal of all agricultural water user facilities within the City shall occur in accordance with Montana law. Should the beneficial use cease in the future an easement for protection of agricultural water user facilities may be removed.

3) The use of agricultural water user facilities for storm water discharges does not constitute beneficial use for the purposes of presumption 2 above. Storm water facilities may require separate easements or other procedures.

15.3.3 Local Services

Local Services means: All services provided by governmental bodies for the benefit of citizens. This includes, but is not limited to, police, fire, water, recreation, streets, parks, libraries, schools, wastewater, and solid waste collection and disposal.

Those criteria to which a specific response and evaluation of impact must be made are listed within the City subdivision regulations.

The following presumptions apply during subdivision review.

1) When the City has established assessments of need and means of addressing those needs, subdividers will not be required to duplicate that work without good cause. If the City has completed a portion of the required assessment the subdivider may be required to submit the remaining portion of the necessary information.

2) Capacity and capability in local services is limited. All development shall equitably participate in providing adequate services for itself, including replacement of consumed reserve capacity. Development shall meet levels of service and facility design standards established by the City.

3) Response times, physical space within facilities, compliance with applicable facility plans, and general design of local service facilities within proposed subdivisions shall be addressed during the preliminary plat review and necessary mitigation provided.

4) Lack of adequate service capacity and capability within local services is adequate grounds for denial of subdivision approval when impacts of proposed subdivisions are not mitigated.

Wildlife habitat is often associated with surface water features and adjacent riparian zones.

15.3.4 Effect on the Natural Environment

The natural environment is defined as: The physical conditions which exist within a given area, including land, water, mineral, flora, fauna, noise, light, and objects of historic or aesthetic significance.

The following presumptions apply during subdivision review.

1) The natural environment is fundamentally linked with our economic development, as an attraction to new and expanding businesses, a tourist destination, and a basic component of Bozeman's character.

2) The natural environment should be conserved and development should respect significant natural features and systems. These include road locations, storm water treatment and discharges, potential contamination of ground or surface water, and others that may be identified through subdivision, zoning, data inventories, and other implementation tools. Mitigation of negative development impacts is required.

Interactions between humans and wildlife created by subdivisions in important wildlife habitat often create situations which are harmful to wildlife.

15.3.5 Wildlife and Wildlife Habitat

Wildlife means animals that are neither human, domesticated, nor feral descendants of commonly domesticated animals; and wildlife habitat means the place or type of habitat where wildlife naturally thrives.

The following presumptions apply during subdivision review.

1) Lands within the designated urban area are typically utilized for purposes which reduce their value as wildlife habitat and development will have a minor impact. Watercourse corridors and wetlands are an exception to this presumption. The designated urban area is all lands except Present Rural shown on Figure 3-1 (see pocket).

2) The habitat needs of larger and/or predatory wildlife species such as deer, moose, bears, coyotes, or similar species will not be met within urban density development. Therefore, these types of animals are found to be undesirable within the City.

3) Smaller species, especially birds, are compatible within urban density development and should be preserved, including the encouragement of backyard habitats.

4) Wetlands, stream corridors, and similar high value habitats should be preserved as much as possible. These provide a variety of recreational, environmental sustainability, and safety values such as flood control as well as habitat.

15.3.6 Public Health and Safety

Public health and safety means a condition of optimal well-being, free from danger or injury, for a community at large, as well as for an individual or small group of persons. See also 'Health' in Appendix K, Glossary.

The following presumptions apply during subdivision review.

1) Health is a comprehensive subject and threats to health include chronic as well as acute hazards.

2) Subdivision design should encourage physical activity and a healthy community.

3) The creation of hazards to public health and safety are not acceptable and appropriate mitigation must be provided.

4) Some level of risk is present in all locations and times despite efforts to prevent harm. Individual developments are not solely responsible for the correction of risks which are common to all. They should equitably participate in common solutions to common problems. However, the presence of common risks, such as inadequate public services, may prevent approval of a development until the hazard has been removed or corrected.

4) The developer of a subdivision may not accept hazards to public health and safety on behalf of future residents or owners of a subdivision by declaring that necessary infrastructure improvements or other actions are unnecessary.

15.4 Public Hearing Procedures

An important part of the subdivision review process is the opportunity to offer comments on the proposal. Comments may be given by any interested person. This opportunity is formally provided by the public hearing process. Persons for, against, or merely seeking information about the proposal may speak to the appointed or elected officials who must review the project. The required public hearing on a subdivision proposal may be held before either the Planning Board or the City Commission. The individual body to hold the public hearing is set by ordinance. In the event that the Planning Board does not hold the public hearing they will hold a public meeting to review the project. They give a recommendation to the City Commission regarding the proposed subdivision's compliance with the Bozeman Community Plan. Regardless of which body holds the hearing a similar procedure is required. Generally, the format for a subdivision public hearing is as follows:

Public Hearings provide a critical means for interested persons to participate in the decision making process. Comments addressing the review criteria and compliance with development standards are most effective.

1) The public hearing will be advertised as required by state law and Title 18 of the City of Bozeman Municipal Code.
2) The public hearing will be conducted at the time and place advertised.
3) Announcement of the project by the Mayor or the President of the Board.
4) Report of the Development Review Committee by the Department of Planning and Community Development, including an analysis of compliance with the Bozeman Community Plan, regulatory standards and a recommendation of approval, denial, or approval with conditions
5) Presentation by applicant and applicant's representative(s).
6) Questions from the Commission or Planning Board to staff or applicant.
7) The public hearing is opened with persons able to speak for, against, or to seek additional information from applicant or staff. A time limit may be established for each speaker. The public is encouraged to provide a factual basis for their support or opposition to a subdivision.

Subdivisions may be reviewed by many agencies and review bodies before the public hearing process. Reviews are conducted as needed. The purpose of these reviews is to verify compliance with law and identify concerns which may require mitigation. These entities may include:

Development Review Committee (City technical staff)

Recreation and Parks Advisory Board

Utilities

MT Fish, Wildlife and Parks

MT Dept. of Transportation

Pedestrian & Traffic Safety Committee

Irrigation companies

Wetland Review Board

Gallatin County

8) When all persons have had opportunity to speak, the public hearing will be closed and the Commission or Planning Board will then return discussion of the project to themselves.

9) The Commission or Planning Board will evaluate the application materials, the staff report, public testimony, and the requirements of subdivision law and regulations. The Commission or Planning Board may inquire of staff, applicants, or the public for clarification or additional information in order to complete their evaluation.

10) A majority vote of a defined Planning Board quorum is adequate to render a decision.

11) If the Planning Board has conducted the public hearing they will forward a recommendation to the City Commission who will make their decision based on the public record established during the public hearing.

12) If the City Commission has conducted the public hearing they will make their decision on the record established during the public hearing.

13) When the City Commission has rendered their decision they will cause findings of fact to be prepared which establishes the official record and decision.

14) An approval or denial of a subdivision may be appealed to District Court after a final decision has been rendered. Appeals are subject to the requirements of state law.

Park and homes reviewed through the subdivision review process

Place Holder Page Only

CHAPTER 16

Implementation

Implementation Principles

- Clarity
- Effectiveness
- Consistency
- Conciseness
- Predictability
- Fairness
- Compliance with law
- Advance community goals

Goals without actions are but wishes. Action is required to achieve the quality of life and community character sought in this plan.

16.1 Intent and Background

Bozeman takes action to shape change and pursue its goals. The implementation tools to be prepared or refined for this plan will affect the location, timing, and configuration of land use development, alter the desirability of developing in a specific area, and affect the City's ability to respond to other opportunities.

Implementation tools can be regulatory or non-regulatory. Many implementation tools share elements of both types. Regulatory tools establish some kind of standard with which development, new or old, must comply with. These include regulations governing zoning, subdivision, facility standards for functions such as transportation, and regulations of flood plains and wetlands. All tools of this type are intended to protect and enhance the public health, safety, and welfare by avoiding or mitigating some detrimental circumstance or action. Appendix I, discusses in more detail the scope and purposes of these tools.

City Street Department closing a gap in the pedestrian network by constructing a section of sidewalk. Summer 2008.

Non-regulatory tools are based on the allocation of efforts and resources, e.g. the annual City budget that commits the City's financial and technical resources to activities and projects. Other similar tools are facility planning and capital budgeting which indicate where certain facilities, such as sewers, should be installed; comprehensive planning to gather public input and determine priorities and goals for the community; and the pursuit of grants and cooperative funding with private partners to support activities such as the arts or the provision of low income housing. Implementation tools of this type are intended to protect and enhance the public health, safety and welfare by positive actions to direct or influence future circumstances.

In the development of either type of implementation tool a variety of interests, duties, rights, circumstances, and resource availability must be balanced.

16.2 Implementation Action Plan

After the planning process has been completed someone must undertake the necessary actions to turn visions into realities. There are many implementation tools, which the City and its citizens can utilize to carry out their community goals. Some of the individual implementation policies that will make this happen are very broad and apply to the majority of the identified goals and objectives. Others are more targeted. Beyond the implementation policies presented in this action plan there will be many specific actions to be performed by the City. Not all of these individual actions are not listed here.

The City will carry out this growth policy using several practices, as briefly described below. Private actions will also play a key role in implementing the Plan.

Implementation Action Types

- Policy Decisions;
- Bozeman Municipal Code (BMC) Revisions;
- Programs or Detailed Planning;
- Intergovernmental Coordination; and
- Funding Mechanisms.

· Policy Decisions

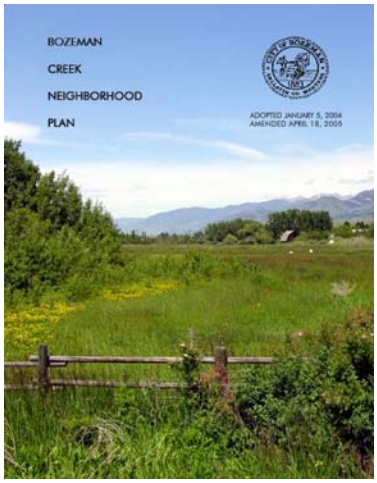
Bozeman will carry out most of the policies in this growth policy during day-to-day policy decisions—those made by the City Staff, Planning Board, Board of Adjustments, and City Commission. The Plan will guide such policy decisions that will occur throughout the life of the Plan.

· Bozeman Municipal Code (BMC) Revisions

Part of carrying out this growth policy will revolve around making the municipal code consistent with the intent of this Plan. The community will need to revise its development regulations to ensure consistency with the goals and policies of the growth policy. For example, a review of requirements for on-site parking may identify desirable changes which will in turn affect land use patterns, environmental quality, and public health.

· Programs or Detailed Planning Efforts

This growth policy establishes a foundation for programs as well as more detailed plans. For example, a neighborhood plan for Downtown and an Economic Development plan now underway were both initiated through the growth policy. Programs have varying levels of priority, depending on the issues involved. Consequently, the City will initiate them at different intervals. Programs often provide the organizational structure to carry out routine City operations such as street maintenance. Detailed planning also includes the preparation of facility plans.



The Bozeman Creek Neighborhood Plan is an example of a detailed planning project.

· Intergovernmental Coordination

A number of the recommendations will be best achieved through new or amended Intergovernmental Agreements between Bozeman and other governmental entities, including Gallatin County. Once established, the agreements continue to be operative for as long as the agreements intend. Coordination of operations and practices between government departments is also important and encouraged.

Extending the Gallagator Trail to connect to the new library and Lindley Park is an example of City funding of a project which carries out goals of the growth policy.

· Funding Mechanisms

Bozeman has a longstanding policy to provide the maximum level of services, to the most citizens, in the most cost effective manner, with due consideration given to all costs – economic, fiscal, environmental, and social. In doing so, the city limits on-going expenditures to a level that can be supported with current revenues, uses one-time dollars to fund capital assets or other non-recurring expenditures, and annually adopts a 5-year capital improvements plan for construction and maintenance of large city assets. User fees and charges are used, as opposed to general taxes, when distinct beneficiary populations or interest groups can be identified; they are more equitable, since only those who use the service must pay, thereby eliminating the subsidy provided by nonusers to users, which is inherent in general tax financing. The City also uses public/private partnerships, intergovernmental transfers, and private grants when available.

Table 16-1 presents the implementation policies and actions, identifies which chapter they initially apply to, what type of action is needed, what partners may assist with these policies, and what priority they carry. Where a single policy may interact with other policies, the policy number is repeated in italics at the end of the related policy.

Specific actions are indicated with the following codes:

(Pol) Policy Decisions;

(BMC) Bozeman Municipal Code Revisions;

(PDP) Programs or Detailed Planning;

(IGC) Intergovernmental Coordination; and

(Fund) Funding Mechanisms.

The priority column lists time frames within which the implementation should be undertaken. Some items are on-going actions. A few items show an initial task with follow-up on-going effort.

(1) Immediate, generally within 1-2 years of plan adoption.

(2) Mid-Term, generally within 3-5 years of plan adoption.

(3) Long-term, generally more than five years or longer after plan adoption or after mid-term actions are completed.

(O) On-going, (i.e., that occur continually) are also listed in the table.

Implementation of some items may depend upon available funding.

Table 16-1 Implementation Policies and Actions

Policy/Action	Action Type	Priority
Chapter 1 Introduction		
1) The Bozeman Community Plan is the guiding policy and decision-making tool for decisions made by elected, appointed, and administrative officials.	**Pol**	**O**
a. The Bozeman Community Plan shall guide all capital facilities planning and construction, which shall further the community vision described in the Bozeman Community Plan.	**Pol, PDP, Fund**	**O**
b. Review, and revise as necessary, all municipal ordinances to comply with and advance the goals, objectives, and community vision of the Bozeman Community Plan.	**BMC**	**1**
2) Ensure that municipal ordinances provide for adequate mitigation of identified development impacts. *4, 70, 86*	**BMC**	**1**
a. Review and evaluate for effectiveness, and as necessary modify, each City program or policy at least every five years.	**PDP**	**O**
3) Research and implement incentives and regulations and publicize existing incentives, in accordance with the Bozeman Community Plan, that encourage development within the City of Bozeman. *10, 14, 75, 81*	**Pol, Fund**	**2, O**
a. Continue to support the annual Beautification and Historic Preservation awards and the public recognition and community pride it encourages.	**PDP**	**O**
b. Continue provision of high quality and cost effective public services.	**PDP, Fund**	**O**
4) Ensure that development procedures and requirements are predictable, clear, timely, and effective while ensuring adequate review of community and environmental impacts. *2, 9, 10, 15, 17, 25, 66*	**BMC**	**O**
5) Provide opportunities for meaningful public outreach and involvement in the preparation of all Bozeman Community Plan implementation tools. *12, 16, 22, 47, 57, 58, 66, 75, 80, 81, 86, 88-90*	**BMC, Pol, PDP**	**1,O**

Policy/Action		Priority
a. Continue to develop means of information exchange with the public.	**PDP**	**O**
Chapter 2 Addressing Growth and Change		
Chapter 3 Land Use		
6) Ensure an adequate land base dedicated to the commercial functions of neighborhood commercial centers so that businesses reinforce each other, provide a wide range of services, and are easily accessible to neighborhood residents and workers.	**Pol**	**O**
a. Update the municipal land use inventory annually to track the size and development of the City.	**PDP**	**1**
b. Work to refine the inventory system to better address commercial and mixed use properties.	**PDP**	**3**
7) Encourage coordinated neighborhood design efforts among separate development parcels. *9*	**PDP**	**O**
8) Support creativity in design which integrates with adjacent uses.	**PDP**	**O**
a. Facilitate and encourage innovative and context sensitive community design.		
b. Ensure the zoning regulations facilitate the development of multi-use buildings and projects that combine residential and non-residential uses including live/work opportunities.	**BMC, PDP**	**2**
9) Encourage infill and redevelopment which is respectful of its context. *4, 7, 21, 28, 61, 62*	**BMC, PDP**	**1, O**
a. Investigate graphical design guidelines to provide guidance in transitions and building placement and provide a common language for evaluation of projects.	**PDP**	**2**
b. Investigate expansion of the design review programs and form based development standards to all site plans.	**BMC**	**1**
10) Ensure the City's regulatory structure is supportive of the principles and desired development characteristics contained in this plan. *3, 4, 9, 12, 15, 17, 25, 27, 57, 86*	**BMC**	**1**
a. Investigate revisions to parking standards and policies to adequately address real needs while minimizing impacts.	**BMC**	**1**
b. Investigate revisions to the PUD process.	**BMC**	**2**
c. Review and revise as needed the City's land use regulations to advance the goals, objectives, and policies of the Bozeman Community Plan, including detailed neighborhood plans.	**BMC**	**1**
d. Revise the zoning map to conform to the changes in the future land use map.	**BMC**	**2**
11) Continue programs which support adaptive reuse, reinvestment, and continued functional and aesthetic viability	**PDP**	**O**

Policy/Action	Action Type	Priority
of the Historic Core. *22*		
a. Update the historic structures inventory.	**PDP, Fund**	**1**
b. Continue adequate infrastructure maintenance.	**PDP, Fund**	**O**
c. Continue support of multi-modal and shared transportation facilities.	**Pol, Fund**	**O**
12) Include sustainability as a component of development review standards. *5, 10, 22, 26-27, 31, 47, 53, 57*	**BMC**	**1**
a. Require adequate on-site storm water detention/retention and treatment in conjunction with development to reduce runoff, reduce flood peaks, prevent stream scouring, flooding, and water contamination.	**BMC**	**O**
b. Adopt Low Impact Development standards as part of land use regulations.	**BMC**	**1**
c. Continue support for multi-modal transportation, land use efficiency, and other sustainable practices.	**BMC, Pol, PDP**	**1**
d. Continue protection of significant natural resources.	**BMC, Pol, PDP**	**1**
e. Support and participated in education on sustainable development practices.	**PDP**	**O**
f. Provide outreach and training on sustainable development practices which are included in City standards.	**PDP**	**O**
13) Encourage greater awareness and understanding of the interrelationships of economic, environmental, and community issues, e.g., the "triple bottom line." *66, 85*	**Pol, PDP**	**O**
14) Coordinate City actions so that adequate infrastructure is made available to support the land use principles in the Bozeman Community Plan. *3, 75, 76*	**PDP**	**O**
a. Construct adequate water treatment and storage facilities to meet regulatory requirements and maintain capacity for urban growth.	**PDP, Fund**	**2**
b. Pursue annexation of the areas which are wholly surrounded by the City.	**Pol**	**1**
c. Investigate options for developing funding support for annexation for restricted income owners of surrounded parcels or which do not have potential for significant further development.	**Pol, Fund**	**1**
15) Ensure development review includes coordination with community character, parks, recreation, open space, and trails, and other subjects of this plan. *4, 5, 10, 69, 86*	**BMC, PDP**	**O**
Chapter 4 Community Quality		
16) Review and update regulations as necessary so that clear and effective standards are provided. *4, 5, 86*	**BMC, PDP**	**1,3**

Policy/Action	Action Type	Priority
a. Use illustrated urban design guidelines to encourage functional, human scale, and attractive development.	**PDP**	**O**
b. Continue and improve implementation of the successful Neighborhood Conservation Overlay and Historic Preservation Program.	**PDP**	**O**
c. Prepare an Affirmative Maintenance ordinance to protect safety and avoid blight.	**BMC**	**1**
d. Revise existing development design review programs to further include and define objective review criteria and provide illustration of principles.	**BMC, PDP**	**1**
e. Consider the further integration of form based zoning standards into the City's development regulations.	**PDP**	**2**
f. Continue and improve implementation of the successful Entryway Overlay program.	**PDP**	**2**
17) Review of all non-residential development within Bozeman should include illustrated design review guidelines.	**PDP, BMC**	**1**
18) Recognize the inclusive nature of community quality and its many relationships to Bozeman's physical setting and community activities.	**PDP**	**O**
19) Recognize the value of diversity of architectural and landscape design in establishing a sense of place. *9, 28*	**PDP**	**O**
20) Recognize the community value of unifying architectural patterns and responsiveness to surrounding community elements. 9*, 28*	**PDP**	**O**
Chapter 5 Historic Preservation		
21) Establish and continue cooperative efforts to protect, enhance, and maintain a vibrant historic fabric in the community. *9, 11*	**Pol, PDP, IGC**	**O**
a. Use and publicize incentives, such as, but not limited to, public infrastructure funding support and tax abatement, to encourage commercial and residential development or redevelopment of identified infill areas, including brownfields and the Historic Core.	**PDP**	**O**
b. Create a program for regular updates of the historic structures inventory.	**PDP, Fund**	**1**
c. Establish public/private partnerships to complete hazard/risk analyses of historic sites and properties and neighborhoods to determine vulnerability and recommend and implement appropriate mitigation.	**PDP**	**O**
22) Pursue regulatory revisions which support protection of historic resources. *3, 4, 5, 11, 86*	**BMC, IGC**	**1, 3**
a. Encourage the state to adopt building codes that are responsive to the unique circumstances of older buildings and provide training about such codes.	**Pol**	**2**

Policy/Action	Action Type	Priority
b. Investigate establishment of an Architectural Review Commission/Committee.	**PDP, BMC**	**2**
c. Amend COA application process to reflect major and minor alterations.	**BMC, PDP**	**1**
d. Consider amending the Neighborhood Conservation Overlay District boundaries.	**BMC**	**2**
23) Strive to educate citizens regarding the history of Bozeman.	**PDP**	**O**
a. Prepare and present walking tours of historic areas.	**PDP**	**O**
b. Web portal for property owner research.	**PDP**	**2**
c. Community seminars/workshops for preservation.	**PDP**	**2**
d. Continue the annual Historic Preservation awards.	**PDP**	**O**
e. Create a historic preservation newsletter.	**PDP**	**1**
f. Seek recognition as a historic community.	**PDP**	**1**
g. Create a preservation certification process/seal of approval for contractors, builders and architects who work within the City of Bozeman	**PDP**	**2**
h. Create seminar for architects for American Institute of Architects credits.	**PDP**	**2**
24) Promote heritage tourism programs and efforts.	**PDP, Fund**	**O**
Chapter 6 Housing		
25) Support development of affordable housing consistent with other community priorities. *4, 12, 13, 66, 67, 69, 70, 80, 84, 86*	**Pol, BMC, Fund, IGC**	**O**
a. Continue regular funding of the City's affordable housing fund.	**Fund**	**O**
b. Pursue public/private partnerships and grant opportunities for creation of affordable housing.	**Fund, PDP**	**O**
c. Conduct an affordable housing needs assessment at least every five years.	**Fund, PDP**	**2**
26) When considering housing costs, a whole cost approach shall be used to include effects of transportation, utilities, and other on-going costs which affect the service life costs and benefits of a residence. *12, 25*	**Pol, PDP**	**1, O**
27) Encourage and support residential development which utilizes sustainable development practices in both the near and long terms. *10, 12, 18*	**Pol**	**2**
28) Recognize that the meaning of community is broad and neighborhoods are also diverse in character, size, and other characteristics. *19, 20*	**Pol, BMC**	**O, 2**
a. Review and revise as needed standards to infill development, redevelopment, and new development to provide clear guidance and mitigation of objective problems.	**PDP, BMC**	**1**
29) Encourage incorporation of universal design and visitability	**Pol**	**O**

Policy/Action	Action Type	Priority
features in the development of new homes to allow for aging in place and other needs to be met. *30*		
30) Encourage development of housing which provides service through its resident's full life cycle and has access to diverse services for many ages of resident. 9, *29, 70, 71*	**Pol**	**O**
31) Recognize the effect that location of a residence has on its long term affordability and environmental impact.	**Pol, Fund**	**O**
32) Avoid standards and actions which encourage exclusionary zoning while ensuring that adequate standards are met to address needs for public services and community integration. *10, 26*	**Pol, BMC**	**O, 1**
33) Establish public/private partnerships to complete preservation risk analyses of existing affordable housing properties and neighborhoods to determine vulnerability to their continued existence and recommend and implement appropriate mitigation. Ensure that municipal ordinances provide for adequate mitigation of identified development impacts on existing affordable housing. *41*	**IGC, Pol**	**O**
34) Support public and/or private efforts, use and publicize incentives, such as, but not limited to, public infrastructure funding support and tax abatement, to encourage preservation of existing manufactured (mobile) home parks. *3, 26*	**Pol**	**O**
35) Revise and amend R-MH Single-Household Manufactured Home District regulations and ordinances.	**BMC**	**1**
36) Track manufactured housing in the Land Inventory system and specify manufactured housing in the affordable housing needs assessment and strategic plan.	**PDP**	**O**
37) Research incentives and regulations and publicize existing incentives, in accordance with the Growth plan, that encourage development of affordable home ownership opportunities for residents earning 30-80% of the area median income. *3*	**BMC, Pol**	**2**
38) Encourage a variety of living designs for communities that promote affordable, long term home ownership for very-low, low and moderate income residents, including but not limited to cooperatives, land trusts, manufactured home parks, resident owned communities, or non-traditional neighborhood designs.	**PDP**	**O**
39) Revise and amend ordinances as needed to facilitate and encourage development of innovative community models for affordable home ownership. *2, 26, 86*	**BMC**	**2**
40) Pursue legislative changes as needed to advance the goals, objectives, and community vision of affordable housing in the Bozeman Growth Plan.	**Pol**	**3**
41) Promote innovative measures and programs to increase options for affordable home ownership. Support private and/or public efforts to create resident-owned affordable housing	**Pol, PDP**	**2**

Policy/Action	Action Type	Priority
communities. *33*		
42) Recognize the diverse character of community and support a broad application of the definitions of neighborhood.	**Pol**	**1**
Chapter 7 Arts and Culture		
43) Encourage coordination between the City and arts and culture organizations in the community.	**IGC**	**O**
a. Support the preparation and implementation of a Bozeman Arts and Culture plan. The plan should address funding, facilities, access, event scheduling, arts education and outreach, and expanding arts opportunities.	**Pol**	**1**
b. Support, facilitate, and expand community arts and cultural events such as the Sweet Pea Festival, Christmas Stroll, Lunch on the Lawn, Gallatin County Fair, and the Winter Fair.	**PDP**	**O**
c. Appoint a City staff liaison/contact for arts and culture issues.	**PDP**	**1**
d. Encourage City advisory boards to secure grants to improve community beautification and cultural heritage and opportunities through the establishment of public art and cultural information.	**PDP, Fund**	**O**
e. Encourage City advisory boards to include recognition of community arts and culture projects in their award ceremonies as appropriate.	**PDP**	**O**
f. Include consideration of functionality for public displays of art, performing art productions, and cultural arts events in the development and operations of City owned properties.	**PDP**	**1**
44) Promote Downtown as a cultural center in Bozeman through support of art in public places, including visual, literary, and performing arts on both public and private property. *3, 56*	**Fund, Pol**	**O**
45) Encourage education about the arts and culture opportunities in Bozeman.	**Pol**	**O**
a. Maintain and build upon the existing geographic information system public art layer to create a walking tour map of private and public art displays in the Bozeman community.	**PDP, Fund**	**O**
b. Participate in educational workshops and discussion panels to celebrate the community's cultural arts.	**PDP**	**O**
46) Encourage private development to include art in their projects.	**Pol, BMC**	**O**
Chapter 8 Economic Development		
47) Prepare and implement a community plan element for economic development which considers a broad view of the City's economy, long term fiscal, social, and physical health, and community character. *4, 5, 12, 80*	**Pol, Fund**	**1, O**
48) Maintain and enhance as needed relationships with the Prospera Business Network, Chamber of Commerce, and other groups to promote Bozeman as a good place to live and work,	**Pol, Fund**	**O**

Policy/Action	Action Type	Priority
as well as start, grow, and attract businesses that advance the goals and objectives of the Bozeman Community Plan.		
49) Support the creation and expansion of local businesses. *3, 77, 80*	**Pol, Fund, PDP**	**O**
a. Support those segments of Bozeman's economy related to agriculture by encouraging the development of local value-added processes.	**PDP, Fund**	**O**
b. Support the creation and continuation of local markets such as the Farmer's Market for local products.	**Pol, PDP**	**O**
c. Support the production of specialty and organic crops in close proximity to urban areas by allowing small-scale agriculture as a home-based business, expanding the Farmer's Market, and so forth.	**PDP**	**O**
d. Support development of local markets and suppliers of finished goods and services.	**PDP**	**O**
e. Encourage utilization of MSU's technology transfer and technical assistance in starting and growing local businesses.	**PDP**	**O**
f. Recognize the breadth of economic activity in Bozeman and its reach throughout the nation and world. Encourage further development of this basic employment.	**Pol**	**O**
e. Maintain and seek to expand resources available through the City's revolving loan fund and urban renewal districts.	**Fund**	**1, O**
f. Support efforts to expand the range of online, evening, weekend, and other educational offerings for residents who seek to increase their earning potential	**Pol**	**O**
g. Increase awareness of existing economic and other benefits of and further develop incentives for locating and operating benefits within City limits.	**Pol, PDP**	**O**
50) Encourage and support development of a diverse employment base. *3, 4, 78*	**Pol, PDP, Fund**	**O**
51) Help advance Montana State University's education and research missions and further the goals and objectives of the Bozeman Community Plan through internship and partnership opportunities with the City and contracts for services such as the Community Design Center and Geographic Information and Analysis Center.	**IGC**	**O**
52) Encourage the creation of primary jobs and workforce training.	**IGC, Fund**	**O**
53) Recognize sustainability as a component of economic development. *12*	**Pol, PDP, IGC**	**O**
54) Employ efficient cost management for public services by utilizing facility planning, capital improvements programming, and user/cost connectivity practices. *3, 75, 77, 80, 85*	**PDP, Fund**	**O**
55) Recognize that adequate public services have a substantial	**PDP, BMC,**	**O**

Policy/Action	Action Type	Priority
impact on desirability of the community for economic activities. *3, 77, 78, 80*	**IGC**	
a. Continue to follow the financial and facility planning principles practiced by the City.	**Pol, PDP**	**O**
56) Build upon Bozeman's arts, public events, and recreation facilities in stimulating economic activity. *44, 46*	**Pol**	**O**
Chapter 9 Environmental Quality and Critical Lands		
57) Require adequate public safety lighting while respecting the community desire for a dark sky. *5, 10, 12*	**PDP, BMC**	**2, O**
a. Review and revise City's lighting regulations as needed.	**BMC**	**1**
58) Pursue cooperative efforts in education and regulatory protection. *5, 87*	**IGC, BMC**	**O**
a. Work with the Gallatin Solid Waste District, Gallatin Local Water Quality District, Gallatin County, and local water quality groups to organize, promote, fund, and hold at least annually an e-waste and household hazardous waste disposal event and work to develop a permanent household hazardous waste disposal facility.	**IGC**	**O**
b. Identify and implement effective measures and programs to protect critical lands and other environmentally sensitive areas.	**IGC, BMC, PDP**	**2, O**
c. Prepare and adopt a grading ordinance to reduce erosion and sedimentation and to protect air and water quality.	**BMC**	**1**
d. Cooperate with regional jurisdictions to provide Wildland Urban Interface education, and encourage Firewise development.	**IGC**	**O**
59) Protect and rehabilitate those watercourses and wetlands on City property and encourage similar actions for private property. *3, 12, 67*	**Fund, PDP**	**O**
a. Prepare and implement a weed control plan, in concert with other governmental and non-governmental groups, which includes mapping, management strategies and techniques, and education.	**PDP, IGC**	**2**
60) Take wildlife movement into account in designing culverts and other road crossing in coordination with MDT.	**PDP, IGC**	**O**
61) Support the preservation of agricultural lands and activities in Gallatin County. *9, 89, 90, 91*	**IGC**	**O**
62) Recognize the habitat and agricultural lands protection effect of quality urban development and encourage infrastructure which supports it. 3, *9, 31, 75, 77*	**PDP, Pol**	**O**
63) Encourage recycling, water conservation, and similar resource actions to support sustainable behavior. *12, 21, 22*	**PDP, Fund**	**O**
a. Conduct outreach & education to maximize public participation in both publicly sponsored and private recycling programs	**PDP**	**O**

Policy/Action	Action Type	Priority
b. Conduct outreach and education regarding water conservation, reclamation, and reuse.	**PDP, Fund**	**O**
64) Encourage development within Bozeman as a means of lessening development impacts and reducing resource consumption. *3, 31, 62*	**Pol, PDP, IGC**	**O**
65) Implement the City's climate action plan.	**PDP, Fund**	**O**
66) Ensure regulations are effective in addressing the concerns which originated them. *4, 5, 10-13*	**BMC, PDP**	**O**
67) Maintain natural resource protection standards. *12, 79*	**BMC**	**O**
68) Work with the Gallatin National Forest and Gallatin County on watershed protection efforts including forest management, use plans, and related infrastructure. 5, *86*	**IGC**	**O**
Chapter 10 Parks, Recreation, Open Space, and Trails		
69) Protect and preserve open spaces or other significant properties to advance the goals and objectives of the Bozeman Community Plan and the Parks, Recreation, Open Space and Trails Plan. *15, 70*	**PDP, Fund**	**O**
a. Develop and implement reliable and adequate funding mechanisms for the acquisition, development, and maintenance of urban parks, recreation trails, and public open spaces, including, but not limited to, a park maintenance district, general funds, and parkland dedications.	**Fund, IGC**	**2**
b. Participate in and support public/private partnerships to support open space goals.	**PDP**	**1**
c. Work with neighboring jurisdictions and land owners to create and connect trails and corridors.	**IGC, PDP**	**O**
d. Work with Gallatin County, School District Number 7, and other entities to jointly fund, develop, and maintain parks and recreation facilities.	**IGC**	**O**
e. Coordinate with landowners to assemble and site community parks which are centrally located and easily accessible to increase and maximize recreational possibilities.	**PDP**	**O**
f. Develop City-sponsored trail maps and information, and provide signage for trail parking and trail facilities to encourage trail usage.	**PDP, Fund**	**2**
Chapter 11 Transportation		
70) Provide for pedestrian and bicycle networks, and related improvements such as bridges and crosswalks, to connect employment centers; public spaces and services, such as parks, schools, libraries; and other destinations. *2, 4, 10, 12, 67, 74*	**PDP, IGC, Fund**	**O**
a. Require the dedication and development of non-motorized transportation facilities in conjunction with development.	**PDP**	**O**
b. Prepare and adopt standards for design, construction, and	**PDP, BMC**	**2**

Policy/Action	Action Type	Priority
maintenance for pedestrian and bicycle transportation improvements versus recreational facilities.		
c. Provide for non-motorized transportation facility maintenance through the City's normal budgeting and programming for transportation system maintenance.	**Fund**	**1**
d. Continue the existing sidewalk and curb ramp installation, repair, and replacement program.	**PDP**	**1**
71) Using existing programs and practices, work to fill gaps in the vehicle, pedestrian, and bicycle networks. *10, 74*	**PDP**	**O**
a. Work with the Safe Routes to Schools program to provide safe walking routes to neighborhood schools.	**PDP, Fund**	**O**
72) Pursue practices which maximize the efficiency of the transportation systems. *2- 4, 9, 10, 70, 71*	**PDP, IGC, Pol**	**O**
a. Work with major employers and other significant trip generators to identify and implement transportation demand management actions, including telecommuting, off-peak time shipping, ride sharing, and others.	**PDP**	**1, O**
b. Utilize best management practices in transportation system maintenance to facilitate non-motorized transportation, preserve air and water quality, extend facility service life, and protect City resources.	**PDP**	**O**
c. Actively pursue traffic signal interconnection and coordination to facilitate traffic flow and reduce vehicle emissions.	**Fund, IGC**	**1**
73) Maintain the function of the City's major street network, while continuing to develop an inter-connected street system supportive of multiple modes of travel in the urbanizing area.	**PDP, Fund**	**O**
a. Work with local interest groups to teach bicycle safety and etiquette to all age groups.	**PDP, Fund**	**1, O**
b. Expand community outreach addressing transportation issues and education.	**PDP**	**1, O**
74) Carry out the multi-modal transportation emphasis of the long range transportation plan. *70, 71*	**PDP, Funds**	**O**
a. Adopt and implement a complete streets policy to provide for safe and convenient multi-modal transportation.	**Pol, Fund, IGC**	**1**
Chapter 12 Public Service and Facilities		
75) Prepare, adopt, and implement the facility plans for major City functions. *1, 3, 5 ,54*	**PDP, Fund**	**O**
76) Collect data and prepare maps and reports as part of regular City operations on items of identified community concern, such as crime, parks, wetlands, and housing, to facilitate the equitable evaluation of community impacts of development. When possible seek cooperative ventures with public and private parties to increase the usefulness of the data collected.	**PDP, Fund**	**O**

Policy/Action	Action Type	Priority
a. Create benchmarks for city functions to enable monitoring of program effectiveness and progress towards meeting the goals of the Bozeman Community Plan.	**PDP, Pol**	**2**
b. Update the 1997 Critical Lands Study and integrate with the City's GIS system and other data providers.	**PDP, Fund**	**3**
c. Continue to develop web based and other electronic means to make public information available in useful formats and at convenient times for the public.	**PDP**	**O**
77) Actively manage public facilities for effectiveness and efficiency. *5, 49, 54, 55*	**PDP**	**O**
a. Continue to update and follow facility plans to ensure that orderly development can be supported by infrastructure facilities.	**PDP, Fund**	**O**
b. Prepare, adopt, and implement facility and strategic plans for all City services which shall evaluate current conditions, future needs, alternatives, and recommend a preferred course of action.	**PDP**	**O**
78) Work with public and private agencies to ensure that adequate services are provided throughout the community and that no areas of the community are neglected. *5, 76*	**IGC**	**O**
79) Support the protection and development of the urban forest. *67*	**PDP**	**O**
a. Continue, promote, and expand as needed the City's existing cost share tree planting program.	**PDP**	**O**
b. Update and maintain a tree inventory system and incorporate it into the City GIS system, including information on trimming, removal, planting, and tree health status.	**PDP, Fund**	**2, O**
c. Prepare and implement a comprehensive urban forest master plan addressing planting, maintenance, and replacement needs.	**Pol, PDP**	**3**
80) The City shall balance the needs of existing and future development so that the cost of public facilities and services is assigned on a fair, proportionate, and equitable basis to the user that requires them. *5, 10, 47, 49, 55*	**Pol, PDP**	**O**
a. As provided for in state law, seek to establish joint funding mechanisms so that non-City residents participate in the construction and support of City services and facilities that they use.	**Pol, Fund**	**1, O**
b. Continue the City's impact fee program as allowed by law.	**PDP**	**O**
c. Continue to follow the financial principles adopted in the 2009 budget.	**PDP**	**O**
81) Implement facility and strategic plans and capital expenditures in support of infill, a compact urban form and the land use pattern, goals, and objectives of the Bozeman Community Plan.	**PDP, Pol**	**O**

Policy/Action	Action Type	Priority
a. Develop adequate surface raw water storage to allow the continued development within the City of Bozeman.	**PDP, Fund, Pol**	**3**
82) Pursue adequate emergency services personnel, facilities, and equipment to provide levels of service in compliance with local, state, and national standards.	**PDP, Fund**	**O**
83) Work with private utilities to appropriately site facilities and establish standards for installation, including where appropriate relocation of existing service lines underground. *47, 49, 50, 55*	**PDP**	**2, O**
a. Work to develop a map which is the equivalent of the major street network for the private utilities providing service in Bozeman.	**PDP**	**2**
b. Revise utility regulations for placement and character to encourage renewable energy and other sustainability matters.	**BMC**	**1**
84) Maintain public health and safety as a primary focus of municipal and cooperative operations.	**Pol**	**O**
a. Consider utilization of health impact assessments as a coordinating tool for assessment of proposed actions.	**Pol, BMC**	**2**
b. Maintain the City's requirement of infrastructure concurrency with development.	**Pol, BMC**	**O**
85) Utilize life-cycle costing rather than present day cost when purchasing or constructing major items. *54*	**Pol, PDP**	**1, O**
Chapter 13 Disaster and Emergency Preparedness and Response		
86) Prepare and enforce regulations which require identification and mitigation of hazards during the development process. *1-5, 10, 22, 66*	**BMC, PDP**	**2, O**
a. Update the National Flood Insurance Program maps as new information becomes available and seek state and federal assistance in keeping the base data current.	**PDP, Fund**	**O**
b. Revise regulations to include wildland/urban interface protection and hazard mitigation.	**BMC**	**1**
c. Consider the cumulative effects of development on the expansion or control of public hazards.	**BMC, Pol, PDP**	**2**
87) Encourage and facilitate community education regarding local hazards and what can be done to minimize, prepare, respond, and recover from them. *5, 58*	**PDP**	**O**
a. Encourage personal and business preparation activities by community groups.	**PDP**	**O**
b. Encourage property owners in the wildand/urban interface to practice Firewise principles.	**PDP**	**1, O**
88) Work with community partners to effectively address hazard identification, prevention, response and recovery. *5, 68, 89-91*	**IGC**	**O**
a. Continue public/private coordination, such as the Unified	**PDP**	**O**

Policy/Action	Action Type	Priority
Health Command system, to facilitate response to health emergencies.		
b. Actively participate in common response programs such as fire mutual aid.	**PDP**	**O**
Chapter 14 Regional Coordination and Cooperation		
89) Establish strong working relationships between City officials and staff and representatives of other governmental or non-governmental service providers through regularly scheduled meetings or other means. *5, 88*	**IGC**	**O**
90) Cooperate with other jurisdictions and agencies to effectively address areas of mutual interest. *5, 84, 88*	**IGC, Fund**	**O**
a. Continue to support and participate in existing cooperative intergovernmental groups such as the Transportation Coordinating Committee, Gallatin City-County Board of Health, and the Gallatin Valley Roundtable.	**IGC**	**O**
b. Establish inter-local agreements to address areas of common concerns and issues.	**IGC**	**1,2**
c. Provide assistance to other communities by sharing materials, knowledge, and training opportunities with elected officials and community volunteers.	**IGC**	**O**
d. Partner with governmental and non-governmental groups such as law enforcement, schools, MSU, Board of Health, Bicycle Advisory Board, and the Pedestrian and Traffic Safety Committee, to establish an ongoing pedestrian and bicycle awareness and safety education program.	**IGC**	**O**
e. Coordinate land use policies with Gallatin County so that properties within the planning area are annexed prior to development where urban services can be provided.	**IGC, Pol**	**O**
f. Coordinate acquisition of right-of-way so that streets can be logically connected and developed in accordance with the transportation plan.	**IGC**	**O**
g. Work with MDT to enhance entryways into the community	**IGC, Fund**	**3**
91) Support coordinated planning throughout the Gallatin Valley. *61, 62*	**IGC**	**O**
a. Support establishment of a regional planning coordinating committee based on the model of the Transportation Coordinating Committee to address planning issues with regional impacts.	**Pol, IGC**	**2**
b. Continue cooperation and coordination with the Gallatin County Planning Board to support policies and programs that encourage development within municipalities and establish clearly defined urban growth areas.	**Pol, PDP, IGC**	**O**
c. Cooperate with School District Number 7 on the siting and	**Pol, IGC**	**O**

Policy/Action	Action Type	Priority
redevelopment of neighborhood-based schools that will support and integrate with the land use pattern of the Bozeman Community Plan.		
d. Work with the Montana Department of Transportation and Gallatin County to develop coordinated public right-of-way landscaping guidelines, including desired tree and grass species and maintenance.	**IGC**	**2**
e. Coordinate with the Gallatin County Planning Department and Planning Board to identify agricultural lands within the area designated Present Rural in this plan where long-term, sustained agricultural production should be supported. Identify potential strategies for supporting agriculture on these lands and integrating them with future development.	**IGC**	**2**
Chapter 15 Subdivision Review		
Chapter 16 Implementation		
Chapter 17 Review and Amendment		
92) Establish a schedule for regular review of publicly and privately initiated amendments.	**Pol**	**1**
93) Only approve amendments which benefit the community as a whole, rather than a few individuals.	**Pol**	**O**

CHAPTER 17

Review and Amendments

"There is nothing permanent except change."

"You cannot step twice into the same river; for other waters are continually flowing in."

Heraclitus, 483 BC

Bozeman residents rely upon the growth policy in making many decisions. Consistency in application and stability in policy is therefore important. Unanticipated changes will need to be addressed and may require careful amendment to the growth policy.

17.1 Intent and Background

The Bozeman Community Plan was prepared based on information and circumstances as understood at the time. The nature of planning for the future is imprecise. As situations change it will be important that the plan be reviewed, and when necessary updated, to accommodate future events.

State law, 76-1-601(3)(f), MCA, requires that a community review its growth policy at least every five years. This periodic review, if properly done, will help to ensure that the information upon which the plan is based is accurate and timely and that the goals and objectives of the plan reflect the desires of the community.


City of Bozeman
Department of Planning & Community Development and Bozeman Planning Board
Year 2007 Annual Report
PARKS, RECREATION, OPEN SPACE & TRAILS (PROST) PLAN ADOPTED IN 2007
Report Contents

The City of Bozeman monitors change in the community.

Things other than the passage of time may require the review of a growth policy. Assumptions regarding population growth, land uses, and other subjects are part of the preparation of the plan. Significant changes in the rates or the interaction of these items may also cause a need for review of the plan. A review may find that no changes are needed. Specific thresholds for when these circumstance driven reviews need to occur are:

Passage of five years since formal public review of the plan;

A change, up or down, in the annual growth rate of more than 50 percent;

Evaluating the existing growth policy text and maps is an essential part of any review. Opportunities to update information used in preparation of the plan, such as Census information, should be taken when reasonable. The conclusions of the plan will be reevaluated in light of the new information.

New inventory maps should be made available for consideration during the review process if the new map would display previously unavailable data. When updated baseline information has been prepared the review should consider the review triggers presented in the sidebar. A formal review and update of the plan should be undertaken if there are substantial differences. Periodic formal and informal review processes for implementation policies as well as the growth policy are desirable.

Review Triggers

1. Are the community's goals current and valid?
2. Have the community conditions or legal framework materially changed?
3. Where have problems appeared since the last review?
4. Does the plan meet the current needs of the community?
5. Can this plan be modified to better serve the needs and desires of the community?

17.2 Major Themes and Related Chapters

The following matrix lists the major planning concepts that this chapter addresses and directs readers to other sections of the plan where similar planning concepts are discussed.

Chapter Title / Planning Concept	Public Comment	Participation	Balance	Integration of Action
Growth & Change			X	X
Land Use	X	X	X	X
Community Quality		X	X	X
Historic Preservation	X			X
Arts & Culture		X		
Housing			X	X
Economic Development		X	X	X
Environmental Quality			X	X
Transportation		X	X	X
Services & Facilities			X	X
Disaster & Emergency		X		X
Regional Coordination	X	X	X	X

Need for Balance

A growth policy must balance consistency and responsiveness to the needs of the community.

If the policy is not consistent, it will have little value as a planning tool, nor provide an adequate basis for implementation actions, and nor have the confidence of the community.

If the policy is not responsive, policies and actions are continued that are not longer addressing community needs, frustration within the community is caused, and correct guidance for future actions isn't provided.

City Commission and Staff inspecting new development in Bozeman, 2008

Who May Initiate Amendments

1. City Commission
2. Landowner of affected property
3. Interested members of the public
4. Planning Board and City Staff may suggest amendments to the City Commission

Amendment Criteria

1. The proposed amendment must cure a deficiency in the growth policy, or improve the growth policy, to better respond to the needs of the general community;
2. The proposed amendment does not create inconsistencies within the growth policy, either between the goals and the maps or between different goals and objectives.
3. The proposed amendment must be consistent with the overall intent of the growth policy;

Review criteria continued on the next page.

17.3 Review and Amendment Goals and Objectives

Goal RA-1: Coordinate amendments to balance responsiveness and predictability, facilitate public involvement, and conserve resources.

Rationale: Frequent amendment can create a problem with consistency; both within the plan itself and within its implementation tools. When frequent changes are made, people can find it difficult to keep up with the modifications. A series of small changes may result in large cumulative change to the growth policy. Multiple changes create difficulties in keeping maps and other resources up to date. It is also undesirable to place excessive limits on proposed amendments, which prevent responses to changing conditions.

Objective RA-1.1: Changes from Suburban Residential and Present Rural should occur with the regular five year review period revisions rather than individual amendments unless an extremely compelling case can be made for significant public benefit from the amendment. Other categories can be the subject of an amendment in connection with any Commission selected schedule.

Implementation Policies: 1, 5, 81, 84, 92, 93

17.4 Amendments

A need for changes may be identified during a review process. A consistent and clear process for amending the growth policy is important. The Bozeman Community Plan was formed on the basis of significant community outreach efforts and the input of many persons and groups. Alterations to the growth policy should also provide a significant opportunity for public participation and understanding of the proposed changes. Amendments to the growth policy must meet the same statutory standards as the original adoption, including public input and review, public hearings, review by the Planning Board and approval by the City Commission, and written Findings of Fact.

Therefore, prior to the adoption of any amendment to the Plan, the public process must be provided. A fundamental requirement for public participation is time for individuals to become aware of proposed amendments and to study the proposed changes. A minimum active public review period of three months is to be expected. This Plan has been prepared to balance a wide variety of interests. Changes to the Plan must continue the balance of needs and interests. This plan has been prepared to be internally consistent.

Internal consistency meets one of the fundamental purposes of community planning; coordination between government programs and policies. All amendments must be carefully evaluated to ensure that changes do not create conflicts between goals, maps, or implementation tools. If a proposed amendment would cause conflicts within the plan, additional amendments must be identified and reviewed so that any conflicts are resolved.

Any changes being proposed to either the text or the maps contained in the Bozeman Community Plan must comply with all of the defined criteria shown in the sidebars. The burden of proof for the desirability of a proposed amendment and its compliance with the criteria lies with the applicant. Unless all criteria are successfully met by demonstrable facts, an amendment shall not be approved.

State law requires review and consideration of the need for amendments through Section 76-1-601(3) (f), MCA which reads:

> *"(f) an implementation strategy that includes:*
> *(i) a timetable for implementing the growth policy;*
> *(ii) a list of conditions that will lead to a revision of the growth policy; and*
> *(iii) a timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary;"*

Amendment Criteria – Continued

4. The proposed amendment will not adversely affect the community as a whole or significant portion by:
   a. Significantly altering land use patterns and principles in a manner contrary to those established by this plan,
   b. Requiring unmitigated larger or more expensive improvements to streets, water, sewer, or other public facilities or services, thereby impacting development of other lands,
   c. Adversely impact existing uses because of unmitigated greater than anticipated impacts on facilities and services, or
   d. Negatively affect the livability of the area or the health and safety of the residents.

APPENDIX A

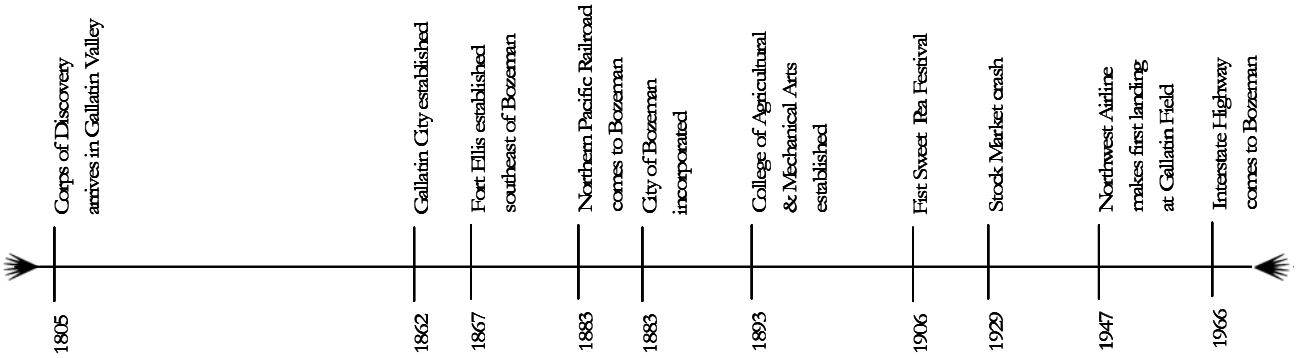
Background Information

A.1 HISTORICAL PERSPECTIVE

Prior to the establishment of permanent settlements in southwestern Montana, a variety of nomadic Native American bands frequented and utilized the region now known as the Gallatin Valley. Archeological evidence documents that prehistoric peoples enjoyed the Valley's once-plentiful natural resources for more than 10,000 years. Later, members of the Bannock, Blackfeet, Crow, Flathead, Gros Ventres, Shoshone, and several other historic tribes seasonally camped in the well-watered region en route to and from the buffalo hunting grounds to the east of the Bridger Mountains.

Meriwether Lewis arrived at the Three Forks of the Missouri River on July 28, 1805. Lewis described the Gallatin Valley as "a smooth extensive green meadow of fine grass in its course meandering in several streams...and a distant range of lofty mountains ran their snow clad tops above the irregular and broken mountains which lie adjacent to this beautiful spot." Nearly one year later, William Clark's expedition, with the navigational assistance of Sacajawea, a Bannock/Shoshone Indian, ascended the Gallatin River and observed: "several leading roads which appear to a gap in the mountains," which is now known as Flathead Pass. At the recommendation of his native guide, Clark traveled east through what later became known as Bozeman Pass, eventually making his way to the Yellowstone River drainage and beyond.

Thanks in large measure to the lavish descriptions of the Lewis and Clark Expedition; others were soon attracted to southwestern Montana. Fur trappers harvested in the region until the 1850s, when local beaver populations had been substantially depleted. The first permanent white settlements in the vicinity, however, were established following the discovery of gold in Bannock, Virginia City, and Last Chance Gulch between 1862 and 1865. John Bozeman and others guided immigrant trains along the infamous Bozeman Trail, which entered the Gallatin Valley via Bozeman Pass. Perceiving the economic potential of having a community at the mouth of this important gateway, John Bozeman and two friends – Daniel Rouse and William Beall – planned a town site directly west of the opening.



Possessing exceptionally fertile and well-watered soil, as well as geographic proximity to several nearby mining camps that provided a ready market for goods and services, Bozeman, Montana, became one of the earliest and most successful agricultural communities in the Rocky Mountain West. Early resident William Alderson described the community's surroundings as "one of the most beautiful and picturesque valleys the eye ever beheld, abounding in springs of clear water, flowers and grass in abundance." In sharp contrast to many other more arid regions of the West, this comparatively fruitful local environment served as a powerful magnet for settlement and economic development. As Alderson's diary noted, for example, farmers came to the Bozeman area "expecting to make money," and most were not disappointed.

The draw of the Gallatin Valley was strong enough that by September of 1864, *The Montana Post* reported that the area was "being fast settled up with farmers, many of whom came to Montana as a better class of miners and after...quitting their original pursuits secured 160 acres of land on which they...go to work in true farmer fashion." Valley residents soon marketed potatoes, beets, carrots, rutabagas, and parsnips in the mining camps they had formerly occupied. Soon, focus had expanded to include the cultivation of wheat, oats, and barley; and the roots of an extensive agricultural industry in the region were planted. Thanks to the safety guaranteed by the nearby establishment of Fort Ellis in August of 1867, the town of Bozeman grew quickly, becoming the county seat that same year.

Main Street in Bozeman, circa 1868

Following the prevailing economic stagnation of the 1870s, the Northern Pacific Railroad desperately sought local markets and natural resources to help offset the huge costs of its transcontinental expansion. Eventually, the Gallatin Valley's established reputation as "the granary of Montana," together with its proximity to Bozeman Pass and the large coal reserves of the neighboring Trail Creek area, attracted the attention of the railroad. On January 9, 1882, the Northern Pacific purchased a large tract of land located northeast of Bozeman from Perry and William McAdow and began construction of a six-stall, masonry roundhouse to accommodate helper engines for pushing eastbound trains over Bozeman Pass–the highest point on the railroad. In a matter of months, Bozeman became the first town on Montana's Northern Pacific line.

Although Bozeman was unusual in that it did not owe its life to the railroad, the Northern Pacific dramatically changed the Gallatin Valley, even prior to its arrival there. Until the coming of the railroad, the Valley's commerce with the rest of the nation was possible only by freighter – south to Corinne, Utah, on the Union Pacific Railroad, or North to Fort Benton, Montana, on the Missouri River. Thus, following confirmation that the railroad would traverse the Valley on its trek to the West Coast, local anticipation reached a fevered pitch. Area farmers and ranchers, many of whom had become painfully aware of the economic disadvantages of their geographic isolation from eastern population centers, perceived the railroad as nothing less than the key to progress for the Bozeman area.

Almost immediately, local expectations were fulfilled as railroad optimism sparked a prolonged redefinition of the region's character, appearance, and quality of life. Confident that the railroad's arrival would spark a major building and settlement boom in Bozeman, Nelson Story and local partners Walter Cooper and John Dickerson platted Park Addition, one of the largest subdivisions on Bozeman's affluent southern side. The East Side (later Hawthorne) School at 114 North Rouse, the Masonic Lodge at 137 East Main, the Lamme Building at 29 East Main, and the Spieth and Krug Brewery at 240-246 East Main were constructed in 1883. The City of Bozeman was incorporated later that same year in celebration of the fact that the region was no longer circumscribed by the limitations of geographic isolation. "We may now feel that we are part of the great world's business activities," proclaimed Judge H.N. Maguire. And, indeed, to many local residents the possibilities seemed endless.

As is the case in other communities, the advent of the Northern Pacific marks a watershed in the developmental history of the Gallatin Valley. With the railroad's assistance, Bozeman rapidly moved toward economic and demographic stabilization. Population in the Bozeman area increased dramatically from 867 in 1880 to approximately 3,000 in 1883. "Under the impetus of the near approach of the track of the Northern Pacific road," the Avant Courier reported, "Bozeman has doubled its population during the past year."

The arrival of the railroad also impacted the ethnic composition of the City's population. Construction of the railroad resulted in an influx of Chinese workers. In 1870 there were 4 Chinese-born residents of Bozeman and by 1910 that number had swelled to 62. There we also a few African-American families in Bozeman, many of which moved West during the Civil War. By the time of the 1910 Census there were 38 African Americans residing in Bozeman. During the late 1800s Native Americans sometimes camped near the fledgling City. While they did not reside in the City, they did come to town for trade and supplies.

The establishment of Yellowstone National Park in 1872, combined with the completion of the railroad line through Bozeman, was also an economic boon for Bozeman. Bozeman became the main point of departure for park-bound visitors. The importance of Yellowstone National Park to the local economy expanded even more with the use of private automobiles.

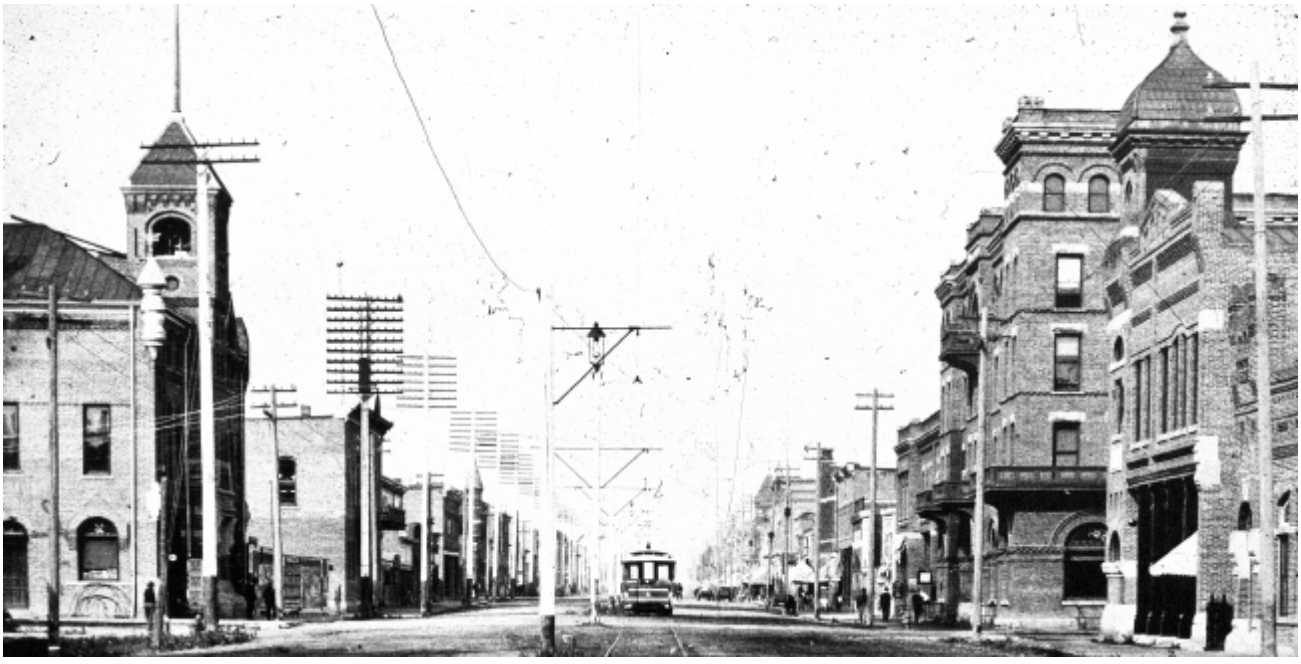
The ongoing transformation sparked by the railroad boom was truly remarkable. Fred M. Wilson, traveling correspondent for the Helena Herald, reported that

> "Bozeman has indeed made a proud record during the past twelve months. Her wonderful growth, resulting from the advent of the iron horse…has exceeded the anticipations of the most sanguine. Business houses have nearly doubled in number, large and handsome houses now cover tracts of land which a few years ago were beyond the limits of town, the streets are thronged with a busy, hungry crowd, and one who has been absent but a season finds difficulty in recognizing the staid and sober town of the past in the bustling, ambitious city of the present."

While the effects of the railroad boom quickly subsided and local population levels actually declined in the mid-1880s, Montana's attainment of statehood in 1889 served as the impetus for yet another pivotal surge in local development. In an effort to impress Montana voters enough to choose Bozeman as the site of the state capital in an 1892 special election, area promoters set out to redefine their community. Local residents erected several prominent public and private buildings in the years immediately following the declaration of statehood, including the impressive Bozeman City Hall and Opera House (1890), the gothic-styled Saint James Episcopal Church (1890-91) at 9 West Olive Street, the Victorian Commercial Bozeman Hotel (1891-92) at 307-21 East Main Street, and the gothic City High School building (c. 1892) which once occupied the present site of the Emerson Cultural Center at 111 South Grand Avenue. Several notable local residences, such as the Julia Martin House (1892) at 419 South Grand Avenue, were also constructed in this period.

In addition to these ambitious projects, Bozeman also witnessed other significant steps toward sophistication between 1889 and 1892. Community boundaries were officially extended into surrounding farmlands in an effort to make the City look larger on paper than it was in actuality and, therefore, more impressive to Montana's voters. In a further effort to make Bozeman appear ready for the capital designation, the "Capitol Hill Addition" was platted in 1890, and South Eighth Avenue was laid out as a boulevard leading up to the intended site of the capitol. Electric lights were installed on the City's main thoroughfares in 1891, and an extensive local streetcar system was established the following year. The Northern Pacific Railroad also constructed a brick passenger depot at 829 Front Street in 1892.

By September of 1892 – less than two months before the special election to settle the capital question – a regional promotional magazine, The Rockies, boasted that the Gallatin Valley possessed the economic stability of "the largest and most productive agricultural region in the entire northwest." Bozeman, in particular, was praised as having "every convenience found in eastern cities of ten times its population."



Main Street in Bozeman, circa 1893

Despite this and other bold efforts at self-promotion, when the ballots were counted in 1892, Bozeman took fourth place with 7,636 votes, behind Butte, Anaconda, and Helena with 7,757, 10,147, and 14,032

votes respectively. Although a great deal of time and effort went into Bozeman's bid for the capital, local residents were not discouraged following their defeat. The Bozeman Weekly Chronicle positively asserted that "the capital contest has been the means of attracting a great deal of favorable attention to Bozeman and the money spent is by no means wasted."

The paper's emphatic outlook was soon justified. Within a year, Helena got around to allocating other state institutions, among which were the units of the higher education system. Due no doubt in part to Bozeman's impressive growth during its bid for the capital, the College of Agriculture and Mechanic Arts was located in Bozeman on February 16, 1893 – the first of the units to be established. The school opened in April of that year and classes were held in the local skating rink, where Holy Rosary Church is now located. When the legislature finally appropriated the necessary funds, Montana or "Old Main" Hall was built in 1896 and the foundation of what is now Montana State University was laid.

The advent of dry land farming techniques, which were aggressively promoted by the new agricultural college, coupled with an ongoing homestead boom, dramatically increased Bozeman's population from 3,419 in 1900 to 5,107 in 1910. These demographic changes, in turn, reaffirmed Bozeman's advantageous position as a regional supply center, inspiring numerous changes in the architectural character of the community. As early as 1907, a surplus of hard milling wheat was, for the first time, available for shipment to markets outside of Montana. This reality prompted the Chicago, Milwaukee and Saint Paul Railroad to gain access to Bozeman in 1911–a development that further bolstered the local agricultural economy.

Bird's eye view of Bozeman, circa 1900

The volume of agricultural and railroad activity in the Valley continued to intensify during the 1913-1929 Progressive era thanks in large measure to the growth of Montana State College's Agricultural Experiment Station–which encouraged the application of "industrial principles to agricultural expansion." In advocating the scientific management of farming, the Agriculture Experiment Station also promoted crop diversification; and, following 1911 soil tests, 17,000 acres of peas were planted in the Valley. The obvious success of the experiment, coupled with the fact that legume cultivation was a natural soil enricher and pea vines could be used as animal fodder, stimulated the development of four local seed pea companies. The incredible success of Bozeman's seed pea industry stimulated the incorporation of the Bozeman Canning Company on North Rouse Avenue. Soon the Gallatin Valley was producing seventy-five percent of the seed peas raised in the United States and Bozeman was

referred to as the "Sweet Pea Capital of the Nation." The industry thrived in the Gallatin Valley until the mid-1950s, employing hundreds of local residents, particularly women.

Drought conditions prevailed throughout the 1920s, but Gallatin County fared relatively well in comparison to other counties in eastern Montana. The community also reaped the rewards of an active tourist economy during the era as thousands of pleasure seekers flooded through area train stations. With the advent of the automobile, Bozeman's role as a gateway to Yellowstone National Park became even more pronounced; and, for the first time, recreational tourism began to rival agriculture as a major industry in the area.

Due largely to the established relationship between agricultural pursuits and the Valley's two transcontinental railroads, the Bozeman area survived the Great Depression better than most, and continued its historic precedent of economic expansion throughout its 1930-1950 Nationalization Phase of Development. Like other places across the nation, Bozeman faced many challenges following the Stock Market Crash of 1929; but, for the most part, the town of nearly 7,000 fared comparatively well. Local newspaper headlines on January 1, 1930 optimistically proclaimed: "All signs point toward continuance of prosperity…Nothing in the present situation that is menacing or pessimistic…Agriculture in better condition than ever."

Several factors contributed to this positive outlook. As in years past, an abundance of water in the region caused agriculture in the Gallatin Valley to flourish at a time when most farmers and ranchers were ravaged by natural disasters and financial ruin. Drought-stricken cattle from other regions were brought into the Bozeman area. By 1932, local dairy farmers were constructing a $25,000 cooperative creamery that was expected to double the farm population of the County. The success of the local farm economy is further evidenced by the development of the Gallatin Valley Auction Yards and Vollmer slaughterhouse complex in the mid 1930s.

When Montana's economy was at its lowest point, Bozeman also witnessed a new relationship with the federal government, which further bolstered the local economy. While drought conditions continued to hinder agricultural pursuits and forced many Montana counties to seek federal assistance during the Depression years, many area farmers and related businesses, such as the Montana Flour Mills Company, profited by providing flour and cereal products for Roosevelt's New Deal assistance programs. Flourishing agribusiness, coupled with the presence of MSC's Agricultural Extension Service, made Bozeman the principle actor in Montana's New Deal farm policy activity and underscored Bozeman's role as the de facto capital of rural Montana.

Thanks in large measure to its growing role in New Deal Farm policy, as well as the fact that many unemployed students were flocking to Bozeman, Montana State College expanded dramatically during the period, having obvious ripple effects on the town and its built environment. In 1932, MSC had 1,056 students, many of whom were attracted to Bozeman because they could not find jobs. By 1939, student population had jumped nearly sixty percent to 1,801 students. This dramatic increase helped to further bolster Bozeman during the worst years of the Great Depression and generated increasing opportunities for local housing and business development.

While Bozeman's population actually decreased during the era of the Great Depression, dropping from 8,855 in 1930 to 8,665 in 1940, construction activity in the City continued to grow. In 1932, for example, the total value of local building permits was a less than impressive $98,883. By 1940, the total building permit valuation had grown more than four times to $428,780, a solid indication that local growth and development accelerated toward the end of the decade.

As expected, Bozeman's economy continued to expand, especially after the bombing of Pearl Harbor in December of 1941. Mechanisms were already in place to provide the nation's armed forces with locally produced agricultural commodities, such as flour, wool, and meat. Major local employers, such as Montana Flour Mills and the Bozeman Canning Company, operated at maximum capacity during the era.

Throughout WWII, and for more than a century after, the Bozeman Armory Building was home to Charlie Company and the 163rd Infantry Regiment of the Montana National Guard. This Guard unit drew members from all over the state. The Armory Building was dedicated just 4 months after the bombing of Pearl Harbor.

Main Street in Bozeman, circa 1940

The end of the war and the return of veterans brought ever-increasing activity to Bozeman. The effects of the 1944 G.I. Bill of Rights stimulated further growth at the college and in the housing industry. Local responses to shortages in housing supply prompted the development of wood product industries such as the Idaho Pole plant, which was established in 1946, and the pulpwood industry, started at Gallatin Gateway in 1947. Together these and other developments helped ensure the continuing expansion of Bozeman and its institution of higher learning, Montana State College.

In the years immediately following World War II, the major factors influencing Bozeman's earlier development continued to exert an important influence on Bozeman's character and appearance. The agricultural heritage that had shaped daily life in the Gallatin Valley from day one continued to play a major role, as evidenced by the establishment of the Winter Fair in 1946. Likewise, the ever-growing Montana State College remained the largest local employer and continued to ensure the economic

vitality of the community. But even as these historic forces continued to shape the growth of the area, a succession of new technological and transportation-related developments further linked Bozeman with the outside world and profoundly altered local life in the coming decades.

Radio, television, and Hollywood soon wedded the Gallatin Valley with the broader culture of the nation. As music and other mass-produced popular amusements were instantly made available to area residents for the first time, local values and aspirations changed. More than ever, Bozeman youth embraced the possibility of leaving the Gallatin Valley for more sophisticated pastures.

Meanwhile, others discovered the Bozeman area. Northwest Airlines made its first landing at Gallatin Field on June 22, 1947, and for the first time, commercial plane service conveniently connected the Gallatin Valley with the rest of the world. Like the railroads, airlines further encouraged tourism and the more recent phenomenon of living in Bozeman and working elsewhere.

In 1966 the interstate highway was completed through the Bozeman area. Prior to this time, all east-west traffic coming through the area traveled down Main Street. With the completion of the interstate, however, Main Street was bypassed–a transition which had dramatic economic impacts for Downtown Bozeman and paved the way for modern day strip development on Bozeman's periphery.

Together with already existing transportation systems, the interstate and airlines triggered Bozeman's emergence as a nationally recognized recreational mecca. Yellowstone Park and dude ranch tourism flourished in the summer months; and with the establishment of Bridger Bowl (1955) and later Big Sky (1973), a year-round tourism industry was established.

With growing frequency, the fertile farmland of the Gallatin Valley was subdivided for residential development to accommodate a burgeoning local population. Between 1960 and 1970, Bozeman's City limits almost doubled in area, from 2,640 acres to more than 5,000. Many subdivision proposals were brought before the Bozeman City Commission, which in turn increased from three to five members in 1970 to handle the heavier workload. That year, Bozeman's first City-County planner was hired.

Despite brief declines, population in the Bozeman area increased during the last thirty years. From 1971 to 1975, the number of Bozeman residents increased four to five percent. Even more pronounced growth was witnessed in the area immediately adjacent to the City limits. Within a four-and-a-half mile radius from the City limits, population jumped eighteen percent during the period, with four thousand acres of farmland turned into housing tracts. Between 1980 and 1990, Gallatin County's population increased another 17.7 percent to 50,463. During the next five years, the County's population grew again to 59,406, with an average annual increase of 3.4 percent, the highest increase in Montana. Between 1980 and 1990, Bozeman's population grew a healthy 4.7 percent.

During the early 1980s, as Bozeman prepared for its centennial as an incorporated City, efforts were undertaken to survey the town's historic and architectural resources. Under the direction of paid and volunteer professionals, more than eighty local residents documented roughly 4,000 properties in Bozeman's historic core. Since that time, nine historic districts containing more than eight hundred buildings, as well as an additional forty individual landmarks, have been listed on the National Register of Historic Places.

Under these development pressures, farming in the Bozeman area has steadily declined. Local agribusiness has been increasingly supplanted by new economic stimuli – especially recreational tourism and real estate development. In 1950, 1,129 farms and ranches dotted the Gallatin Valley. By 1992 that

number had dropped to 798. Between 1978 and 1992 alone, Gallatin County saw a 21.3 percent decrease in acreage devoted to farmland, according to the United States Census of Agriculture. In the five-year period between April of 1993 and April of 1998, an estimated 9,230 acres were developed in the Gallatin Valley and outside the City limits of Bozeman.

North 7th Avenue, circa 1970

The start of the ongoing boom in Bozeman's growth and development roughly coincides with the making of Robert Redford's A River Runs through It in 1992. The movie's imagery and story line had a tremendous impact in popularizing western Montana as "The Last Best Place" and, likewise, affiliated the region with a simpler, recreation-oriented quality of life, which now epitomizes the local mindset. The movie also promoted the rapid expansion of the region's fly-fishing industry, which further advanced the local tourist economy.

With the advent of the Internet, fax machines, and other high-tech means of communication, Bozeman has attracted increasing numbers of residents who live in the Gallatin Valley but work elsewhere. Studies during the 1990s confirmed that, despite unparalleled population and economic growth in the area, more than forty percent of local residents were employed elsewhere. Telecommuters, retirees, and the independently wealthy were settling in the Gallatin Valley, creating increased demands for local services and lower-paying service industry jobs. Thus, despite an apparently booming local economy, Gallatin County residents averaged $17,032 in annual wages during the 1990s and ranked thirty-third among Montana's fifty-six counties in per capita income. Due to the City's continued economic expansion, the annual average wage in the City had increased to $28,901 in 2005, and ranked eleventh among

Montana's counties in annual average wage earned per capita. The larger concern now is the rapid increase in the cost of living – and specifically the cost of housing – in the City relevant to increases in wages and per capita income.

Main Street, circa 2007

A key component of Bozeman's health local economy has been the establishment of many high-tech businesses in the Gallatin Valley. Providing generally higher wages, these clean industries are widely regarded as examples of desirable economic development that is in many ways compatible with the much-cherished natural amenities that southwest Montana offers to its residents and visitors. The local economy has also been fueled in recent years by the construction industry and businesses that support that industry such as building supplies, banking and financial services, and landscaping material suppliers and installers. The construction industry is booming not only in Bozeman but also in the Big Sky area, however most construction materials destined for Big Sky pass through Bozeman.

The ongoing changes in Bozeman's character and appearance that have typified the postwar period continue unabated. This process of transformation was expressed by the September of 1995 completion of the North 19th Interchange. Anticipation of the development and its actual realization stimulated tremendous growth in the northwestern portion of the City. Moreover, the commercial center of the City appears to be shifting from Downtown and North Seventh Avenue to this new corridor. Some have estimated that the commercial acreage already platted and approved on North 19th is equal to more than ten times the commercial acreage of Downtown Bozeman. Present day debates on sprawl, impact fees, sustainable development, and smart growth policies have, to a great extent, been influenced by the ongoing maturation of the North 19th corridor. The long-term implications of this and other related developments are only now being realized and will likely have a profound impact on Bozeman in the coming century.

There are many forces shaping the future of the City. The quantity and quality of water is becoming of utmost importance. As the West, including Montana, becomes increasingly warmer and drier water supply issues will inevitably arise. Demographic change will also lead to a future Bozeman that is different from today. For example, instead of a community for the young to study and play, Bozeman is increasingly becoming a retirement haven. In 2007, US New and World Report listed Bozeman in the Top 10 places to retire. An aging population translates into changes in the way we provide housing, transportation, and services. The community continues to be interested in high quality development that protects and reflects Bozeman's unique character. Finally, Bozeman possesses many of the qualities people seek in the communities where they live and work. These include: clean air, good schools, access to recreational activities, low crime, and an attractive downtown. These amenities will continue to attract people to our community. The challenge will lie in accommodating growth and change while protecting the very qualities that brought people to Bozeman in the first place.

A.2 PHYSIOGRAPHY

A.2.1 GEOLOGY AND STRUCTURE

The Gallatin Valley is near the southern border of the northern Rocky Mountains physiographic province and is part of the Three Forks structural basin. This structural basin is one of the high intermountain basins that are characteristic of this province.

The Three Forks structural basin was probably formed in pre-Oligocene time. In the Oligocene and Miocene time, there was either a continuation of down-faulting along one or more of the basic boundaries or a down warping of the basin. During the formation of the basin, through-drainage was interrupted and many hundreds of feet of sediments, derived from the adjoining highlands and from falling volcanic ash, were deposited under lacustrine and terrestrial conditions. These Tertiary strata constitute most of the valley fill. Resumption of through-drainage in late Tertiary time resulted in extensive erosion of these materials. A mantle of alluvium was deposited in much of the basin during Quaternary time.

The Bridger Range, a high linear mountain range that bounds the Gallatin Valley on the east, extends from Bridger Creek to the head of Dry Creek. The mountains are composed of rocks ranging in age from Precambrian to Cretaceous. The Paleozoic and Mesozoic rocks strike north-northwest, parallel to the axis of the range. They dip steeply to the east and in places are overturned to the east. Several high-angle thrust faults transect the Bridger Range. Most of them have an eastward trend. Normal faulting along the west side of the Bridger Range is believed to have elevated the range with respect to the valley.

Available subsurface information indicates that a fault system exists along the front of both the Bridger and Gallatin Ranges. The mountains of the Gallatin Range are composed of Precambrian gneiss and some infaulted blocks of Paleozoic and Mesozoic rocks. The rocks are tightly folded and severely crumpled in places; yet, a general east-west trend is recognizable. The Gallatin River Canyon separates the Madison Range on the west from the Gallatin Range on the east. Structurally, however, the two ranges are segments of the same mountain unit. This unit bounds the Gallatin Valley on the south.

The Tertiary strata in the Gallatin Valley form a homocline that dips from one to five degrees in a general direction of the Bridger Range.

A.2.2 HYDROLOGY

Bozeman and Gallatin County are crossed with numerous creeks and irrigation canals. Most of the creeks flow from the southeast to northwest to the Gallatin River. Major creeks and rivers within the planning area include:

- East Gallatin River, in the northeastern portion of the City and planning area;
- Bozeman (Sourdough) Creek, flowing south to north through the City and joining with Rocky Creek to form the East Gallatin River. Bozeman Creek has been channelized and rerouted into a storm pipe as it flows through the center of town;
- Nash Spring Creek, Matthew Bird, and Figgins Creeks in the southern portion of the City of Bozeman;
- Hyalite Creek, southwest of the City;
- Rocky Creek, flowing northwest along the Interstate through the northeast sections of the City of Bozeman, and joining with Bozeman Creek to form the East Gallatin River;
- Bridger Creek, flowing west from Bridger Canyon, into the East Gallatin River;
- Baxter Creek and Aajker Creek, flowing south to north, through the western part of the City; and
- East and West Catron Creeks, flowing south to north, through the middle of the City.

Groundwater is another abundant resource in the Gallatin Valley. Generally, groundwater is near the surface, and flows from south to north to the East Gallatin River. Locally high water tables of less than ten feet below the surface are prevalent throughout the valley. Groundwater aquifers are recharged through many sources. Recharge is received from infiltration from the many rivers, streams, and irrigation ditches. In addition, faults located along the mountain fronts aid in recharge by distributing the rain and snow runoff along their corridors.

The future quality and quantity of groundwater is uncertain. Changes in agricultural irrigation patterns in the Gallatin Valley, prolonged drought, and increases in residential and landscaping irrigation will all impact groundwater resources. The quality of groundwater resources may also be in jeopardy due to the proliferation of on-site septic systems.

A.2.3 WEATHER AND CLIMATE

The weather and climate of the Bozeman area is a significant factor to consider when planning for park and recreation facilities and programs. The weather impacts a wide-range of considerations such as:

- The scheduling of warm verses cold weather recreation programs
- Maintenance of park and recreational facilities, which varies seasonally
- Installation of vegetation, new equipment, parking lot improvements, etc.
- Provision of seasonal activities such as ice skating/hockey and Nordic skiing in the winter and outdoor swimming and tennis in the summer

Tables 3-1 and 3-2 include temperature and precipitation data for Montana State University that was compiled by the Western Regional Climate Center in 2006. The data represents a period of record from April 8, 1892 to December 31, 2006.

Bozeman is located at an elevation of 4,793 feet above sea level. The average growing season is 107 days.

Table A-1: Average Temperatures in Fahrenheit Scale by Month – 1892 through 2007

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Maximum Temperature	31.5	35.4	42.4	53.8	63.2	71.5	81.2	80.2	69.1	57.5	42.1	33.7	55.1
Minimum Temperature	11.9	15.2	21.2	30.5	38.5	45.2	51.0	49.5	41.1	32.9	22.2	14.6	31.2

Source: Montana State University station, Montana Climate Summaries, Western Regional Climate Center.

Table A-2: Average Precipitation in Inches by Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Total Precipitation 1892-2007	0.88	0.73	1.33	1.83	2.85	2.89	1.36	1.24	1.73	1.52	1.09	0.86	18.31
Total Snowfall 1948-2007	13.5	10.6	16.6	12.4	4.0	0.5	0.0	0.0	0.7	5.2	11.2	12.4	87.1
Snow Depth 1931-2007	11	10	10	5	2	0	0	0	0	2	6	8	14

Source: Montana State University station, Montana Climate Summaries, Western Regional Climate Center.

It's possible that Bozeman's temperature and precipitation patterns are being influenced by global climate change. During 2007 the weather station at Montana State University recorded readings that were 1.7 degrees above average, with the mean temperature for the year tied for the seventh-warmest since 1892. The daytime average high of 59.9 tied the previous record set in 1934.

The MSU weather station recorded that 23.9 inches of precipitation fell during 2007 which was 4.6 inches above average and the sixth wettest year on record. 2007 was the third consecutive year of above-average moisture in Bozeman which followed a seven-year period with drier than average totals.

A.2.4 SAND AND GRAVEL RESOURCES

Bozeman rests on an alluvial plain. As a consequence, sand and gravel are widely present within the planning area. Many areas are not available for extraction due to other uses covering the surface or the presence of significant buried infrastructure. Relocating such uses or infrastructure would not be financially feasible.

The majority of commercial sand or gravel operations serving Bozeman are located outside the planning area. A review of DEQ gravel permit records indicates only two extraction operations and one pending permit located within the Bozeman planning area. One operation and the pending permit are for the sole use of individual developments. Removal of gravel in order to create ponds or incidental to other activities does not require a DEQ permit or review.

Removal of sand and gravel can have substantial impacts to groundwater, air quality, adjacent owners, public streets, and other interests. Establishment of new or expanded extraction operations should be carefully reviewed and adequate mitigation provided for identified negative impacts.

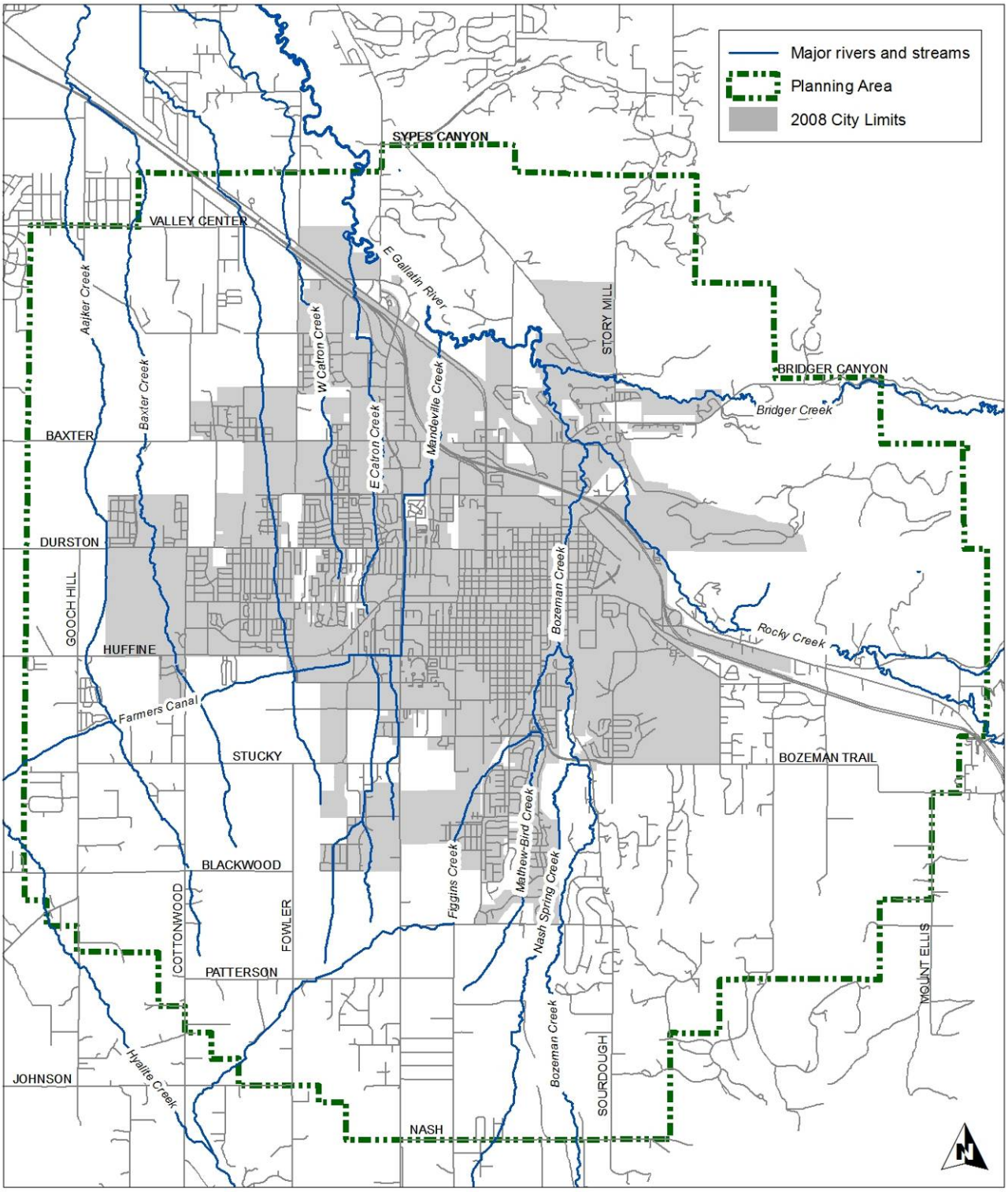


Figure A-1
Major Watercourses In and Near the Bozeman Community Plan Planning Area

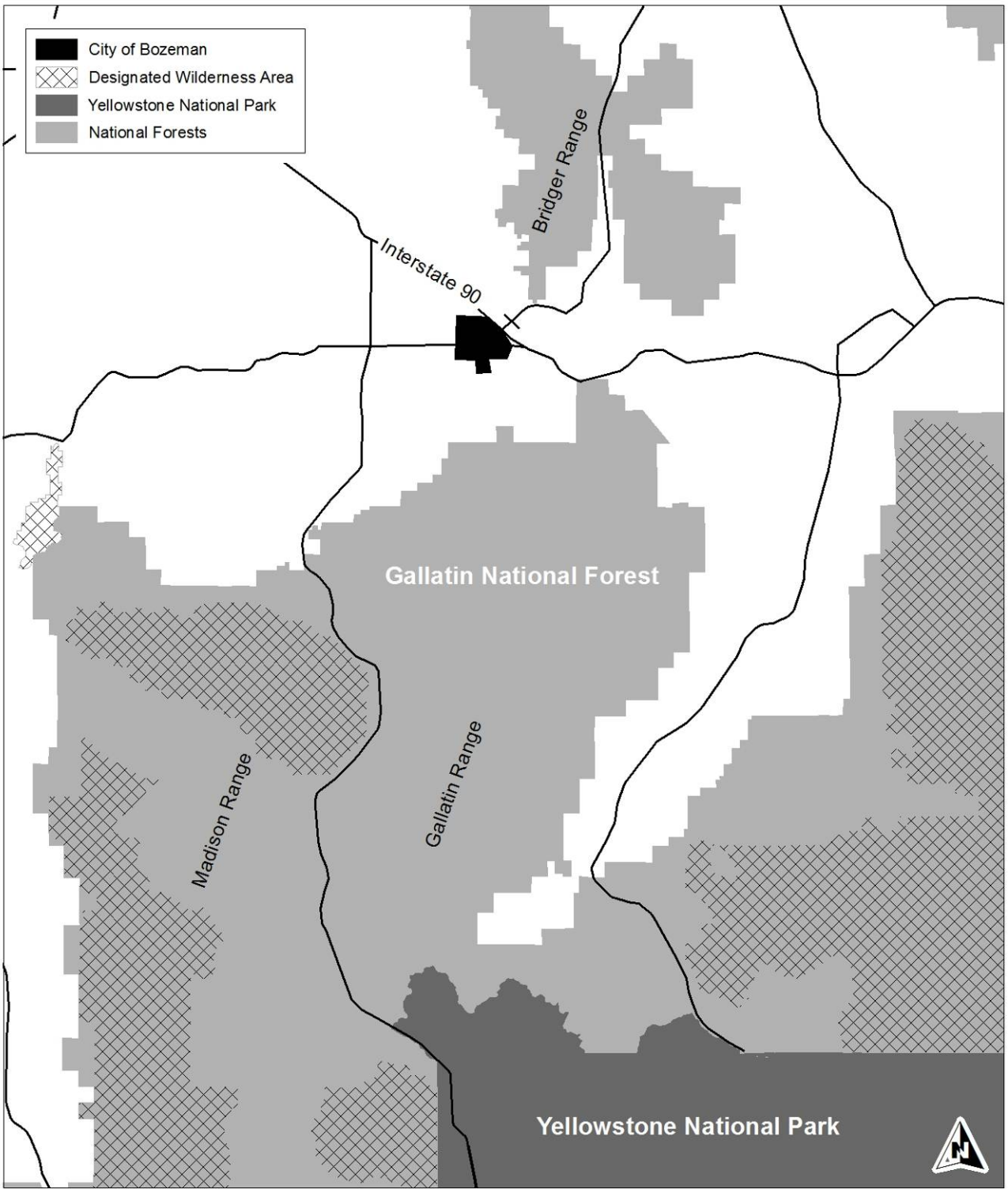


Figure A-2
Vicinity Map, Including Surrounding Federal Lands

A.3 BOZEMAN AREA ATTRACTIONS

A.3.1 YELLOWSTONE NATIONAL PARK

Bozeman sits northwest of Yellowstone National Park. From Bozeman, it is a 90-mile drive to the west entrance of the park at the City of West Yellowstone, and a 79 mile drive to the north entrance at Gardiner. Yellowstone became the country's first national park in 1872. Today, the park is an International Biosphere Reserve, a World Heritage Site, a wildlife refuge, and a favorite vacation spot. Three major volcanic explosions that occurred in the last 2 million years formed the landscape of the park. The volcanic explosion that formed the Yellowstone Caldera, or basin, occurred 600,000 years ago. The volcanism that caused these eruptions still powers the park's famous geysers, hot springs, fumaroles, and mud pots.

Summer activities in the park include sightseeing, hiking, biking, camping, boating, fishing and backpacking. Winter activities include cross-country skiing, snowmobiling, sightseeing, and snowshoeing. The road between Gardiner and Cooke City is the only one open year-round to wheeled vehicles.

A.3.2 MONTANA STATE UNIVERSITY

The 1,770-acre MSU campus sits at the southern end of Bozeman. The University offers baccalaureate degrees in 50 fields, master's degrees in 39 fields and doctoral programs in 13 fields. As a land-grant university, MSU supports basic and applied research activities, with $103 million in research dollars at the end of the 2006 fiscal year. The Montana Agricultural Experiment Station was established at the University in 1893.

View of Montana State University from Burke Park

MSU-Bozeman is a member of the NCAA Division I Big Sky Conference. The Bobcats compete in men's football, basketball, indoor and outdoor track, cross-country running, and tennis. The Lady Cats compete in women's basketball, volleyball, indoor and outdoor track, cross-country running, tennis, golf, and downhill and cross-country skiing.

During the 2006 school year, MSU-Bozeman had 12,338 students. Of this, 10,832 were undergraduates and 1,506 were graduate students. Fifty-three percent (or 6,539 students) were male and 47 percent (or 5,799 students) were female. Sixty-five percent (or 8,020 students) were residents of Montana and 32 percent (3,948 students) were out-of-state residents. Three percent (or 328 students) were international students from more than 69 countries. The average age of the student body is 23.2 years old. The average undergraduate age is 22 years, and the average graduate age is 32.2 years old. The student body is changing over time as more non-traditional and part-time students enroll. The percentage of out of state students is also increasing over time.

In the Fall of 2005, MSU employed 2,938 permanent faculty and staff, 549 graduate teaching and research assistants, and over 2,000 students in part-time jobs. Of the 2,938 permanent employees, 2,293 are full time and 645 are part time; 1,370 are men and 1,568 are women. Total faculty numbers 1,067, which includes 768 full-time and 299 part-time faculty and department heads; 826 instructional faculty and 241 faculty in research and service positions. Classified, professional, and service staff number 1,871. MSU-Bozeman is the largest employer in the City. Students and employees of MSU-Bozeman constitute a significant component of Bozeman's population.

A.3.3 RECREATIONAL LANDS AND ACTIVITIES

Bozeman is in close proximity to Gallatin National Forest lands, including the Bridger Range to the northeast and the Gallatin Range to the south. This National Forest was established in 1907 to protect the environment and provide a continuous supply of natural resources. The forest covers large sections of Park, Gallatin, and Sweet Grass counties. The forest is used for a wide range of recreational activities, including camping, hiking, hunting, fishing, wildlife viewing, cross-country skiing, and downhill skiing. Bridger Bowl, the local downhill ski area, is located about 15 miles north of Bozeman in the Bridger Range of the Gallatin National Forest.

Hyalite Canyon and Hyalite Reservoir are located south of Bozeman in the Gallatin National Forest. They are named for the mineral that is found in the area. Hyalite Canyon is a tremendous recreational resource near Bozeman, with facilities for camping, fishing, and hiking. Mountain biking is also a popular activity. There are several wheelchair-accessible trails in Hyalite Canyon.

Skier enjoying the recreational lands surrounding Bozeman

A.4 FOR MORE INFORMATION

A.4.1 BOOKS

To learn more about the history of Bozeman and Gallatin County please read the following books. Both are available at the Bozeman Public Library and local bookstores.

Jim Jenks, A Guide to Historic Bozeman, vol. 7 of Montana Mainstreets (Helena, MT: Montana Historical Society Press, 2007).

Phyllis Smith, Bozeman and the Gallatin Valley: A History (Guilford, CT: The Globe Pequot Press, 1996).

A.4.2 MUSEUMS

The following local museums are also excellent resources for learning more about the history of Bozeman and the Gallatin Valley.

Gallatin Historical Society Pioneer Museum
317 West Main Street
Bozeman, MT 59715
406-522-8122
http://www.pioneermuseum.org/

Museum of the Rockies
600 West Kagy Boulevard
Bozeman, MT 59715
406-994-3466
http://www.museumoftherockies.org/

APPENDIX B

Community Characteristics

B.1 DEMOGRAPHIC PROFILE

B.1.1 POPULATION

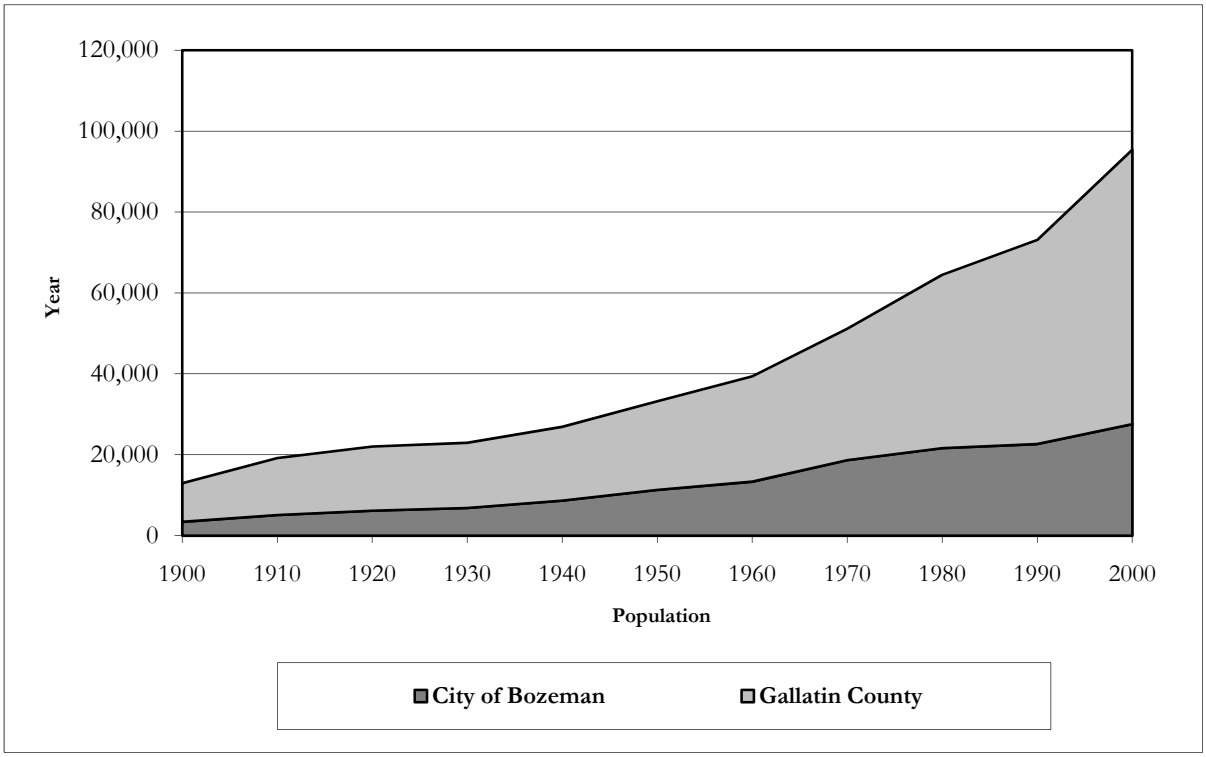
Historic Population Trends. Although Bozeman's growth was significant during the 1990s, from a percent change perspective, the 1990s had the fifth greatest rate of population change of the 20th century at approximately 22 percent. Since 1900, the greatest rate of population change occurred during the decade of 1900 to 1910 when the population grew by approximately 49 percent. This decade was characterized by the advent of dry land farming techniques and a resulting homestead boom, which dramatically increased the City's population. The decade between 1960 and 1970 had the second greatest rate of population change between 1900 and 2000. During this ten-year period, the City's population increased by approximately 40 percent. This population boom is attributed to the first wave of out-migration from urban areas to the Rocky Mountain West, and the "get back to nature" movement of the 1960s. The decades between 1930 and 1940, and 1940 and 1950, had the third and fourth greatest rate of population change of the century. During these ten-year periods, the City's population increased by approximately 26 percent and 31 percent respectively. This population increase is often associated with the boom in the tourism economy as Yellowstone National Park became a popular destination for pleasure seekers.

Table B-1: Historic Population Trends by Decade – 1900 through 2000

Year	City of Bozeman		Gallatin County		Bozeman as Percent of County
	Population	Percent Change	Population	Percent Change	
1900	3,419	—	9,553	—	35.8%
1910	5,107	49.4%	14,079	47.4%	36.3%
1920	6,183	21.1%	15,864	12.7%	39.0%
1930	6,855	10.9%	16,124	1.6%	54.9%
1940	8,665	26.4%	18,269	13.3%	47.4%
1950	11,325	30.7%	21,902	19.9%	51.7%
1960	13,361	18.0%	26,045	18.9%	51.3%
1970	18,670	39.7%	32,505	24.8%	57.4%
1980	21,645	15.9%	42,865	31.9%	50.5%
1990	22,660	4.7%	50,463	17.7%	44.9%
2000	27,590	21.8%	67,831	34.4%	40.7%

Source: 1900 – 2000, Census of Population and Housing, U.S. Census Bureau.

Graph B-1: Historic Population Trends by Decade - 1900 through 2000



Source: 1990 – 2000, Census of Population and Housing, U.S. Census Bureau.

Recent Population Trends. Table 3-4 contains population estimates for the City of Bozeman and Gallatin County for the years 2000 through 2006. These numbers are from the U.S. Census Bureau's Annual Time Series (ATS) of Population Estimates. Each year the Population Estimates Program produces estimates of households, housing units, distribution of households by age of householder, and persons per household, by state. The reference date for these estimates is July 1.

Table B-2: Population Estimates for Bozeman & Gallatin County – 2000 through 2007

Year	City of Bozeman		Gallatin County		Bozeman as Percent of County
	Population	Percent Change	Population	Percent Change	
July 1, 2000	27,911	—	68,278	—	40.8%
July 1, 2001	28,713	2.9%	69,812	2.2%	41.1%
July 1, 2002	29,526	2.8%	71,106	1.9%	41.5%
July 1, 2003	30,868	4.5%	73,328	3.1%	41.9%
July 1, 2004	32,414	5.0%	75,637	3.1%	42.9%
July 1, 2005	33,535	3.5%	78,210	3.4%	42.8%
July 1, 2006	35,061	4.6%	80,921	3.5%	43.3%
July 1, 2007	37,982	8.3%	87,359	8.0%	43.4%

Source: Annual Estimates of the Population for Incorporated Places and Counties, Population Division, U.S. Census Bureau.
City of Bozeman Building Department, Monthly Building Permit Activity Reports.

As noted previously, the planning area for this document extends beyond the City of Bozeman. In order to accurately plan for the entire planning area, an estimate of the population of the entire planning area is needed. According to the Gallatin County GIS Office's structure layer, there were approximately 2,770 dwelling units in the planning area outside of the City of Bozeman. When the County's average household size of 2.46 is multiplied by this number, a population estimate of 6,815 results, for an estimate of approximately 41,875 people for the entire planning area.

B.1.2 POPULATION CHARACTERISTICS

Gender. Bozeman and Gallatin County represent a gender anomaly where men have outnumbered women since the 1950s. Nationwide, men represented 49.1 percent and women 50.9 percent of the population in the 2000 Census, due largely to greater longevity in woman compared to men. At the state level, men comprised 49.8 percent and women 50.2 percent of the population in 2000.

Table B-3: Gender Percentages for Bozeman & Gallatin County – 1910 through 2000

	1910		1920		1930		1940		1950	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Male	51.5%	56.7%	48.3%	52.2%	48.9%	52.2%	48.4%	52.1%	51.1%	52.8%
Female	48.5%	43.3%	51.7%	47.8%	51.1%	47.8%	51.6%	47.9%	48.9%	47.2%

	1960		1970		1980		1990		2000	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Male	51.2%	51.7%	51.0%	51.1%	51.3%	51.4%	51.2%	51.1%	52.6%	52.0%
Female	48.8%	48.3%	49.1%	48.9%	48.8%	48.6%	48.8%	48.9%	47.4%	48.0%

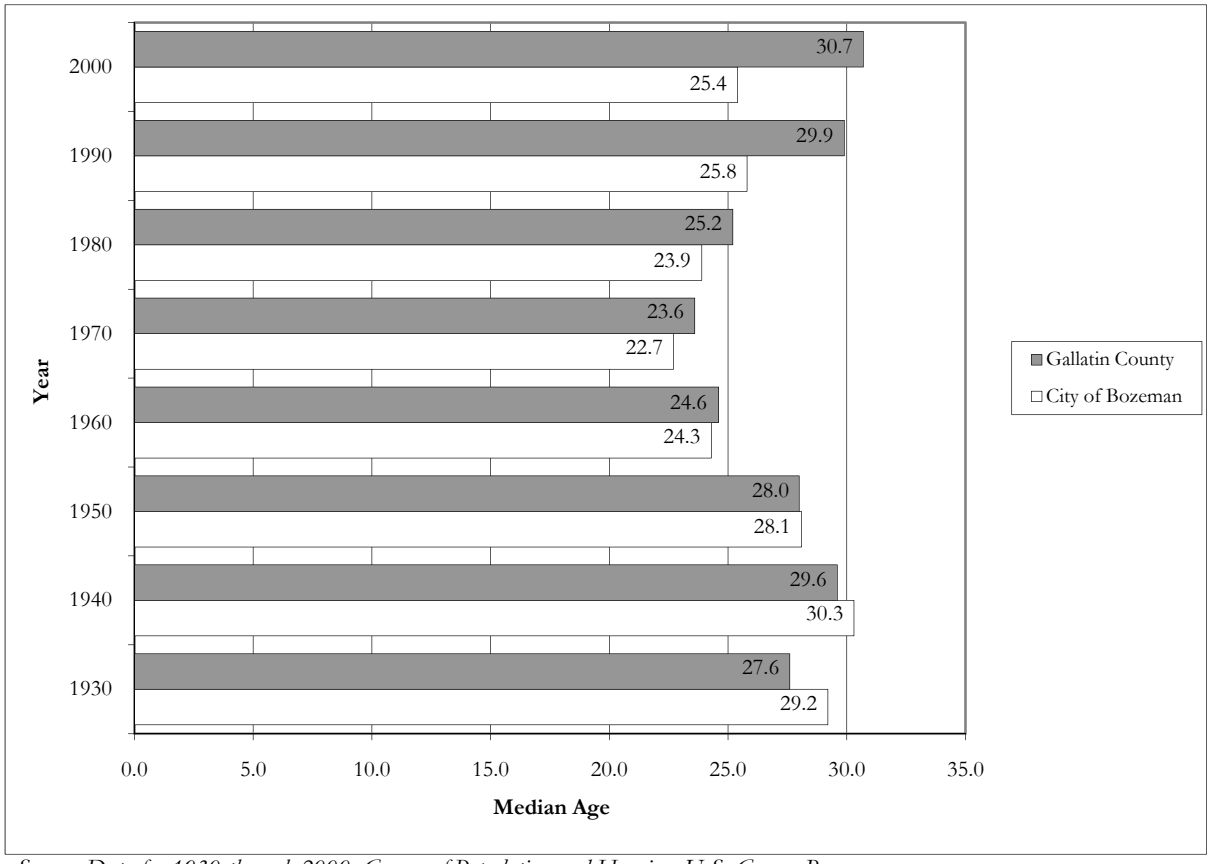
Source: Census of Population and Housing, U.S. Census Bureau.

There are several factors that may explain the presence of more men than women in the City between 1950 and 2000. First, the outdoor lifestyle enjoyed by Bozeman residents may be especially attractive to men. Also, many of the degree programs at MSU-Bozeman are in math and science fields which traditionally attract more male students. In fact, as stated previously, the student population at MSU is 53 percent male and 47 percent female. Finally, the robust construction economy in Gallatin County, a trade traditionally dominated by men, also contributes to the large number of men in the City.

Age. The median age in Bozeman was approximately 28 years old in the 1930s and 29 in the 1940s. In Gallatin County as a whole, the median age was approximately 27 in the 1930s and 28 in the 1940s. Beginning in the 1950s, the City and the County as a whole experienced a declining median age of residents. By the 1970s, the median had fallen to approximately 24 years of age in the City and the County as a whole. This three decade long decline in median age could be attributed to increased attendance at Montana State University, and a corresponding influx of college-aged residents.

Beginning in the 1980s, the median age in the City and County began to increase. By the beginning of 2000, the median age of Bozeman residents was approximately 25 years and the median age in the County as a whole was approximately 31 years. In 2000, the national median age was 35.3. Therefore, the City and County's median age is still considerably less than the median age nationwide, especially within the City of Bozeman. Bozeman's relatively low median age is likely attributable to the high concentration of college-aged residents.

Graph B-2: Median Age by Decade - 1930 through 2000



Source: Data for 1930 through 2000, Census of Population and Housing, U.S. Census Bureau.

This increase in the median age of City and County residents reflects national trends of an aging population. The aging of the nation's population is being fueled primarily by three factors – the large population of people born between 1946 and 1964, known as the baby boomers; the increases longevity of Americans; and a corresponding decrease in family size. The aging of the local population will have many repercussions for community planning and design. The impacts will range from providing transportation options for people who can no longer drive to tailoring recreational facilities and programs to seniors, from providing housing units that are affordable and manageable for the elderly to providing adequate health and social services for seniors.

At Montana State University, the average age of the student body is 23.2 years old. The average undergraduate age is 22 years, and the average graduate age is 32.2 years old. This average student age, especially the average age of graduate students, reflects an increasing trend of lifelong learning. People are increasingly taking advantage of community educational resources and facilities to take classes throughout their life. Classes are taken for professional development, as well as personal interests.

Table B-4: Age Distribution and Median Age by Decade - 1930 through 2000

	1930				1940				1950				1960			
	City of Bozeman		Gallatin County		City of Bozeman		Gallatin County		City of Bozeman		Gallatin County		City of Bozeman		Gallatin County	
0 to 9 years	1,104	16 11%	2,939	18 23%	1,246	14 38%	2,826	15 47%	1,867	16 5%	4,260	19 45%	2,336	17 5%	5,587	21 5%
10 to 19 y ears	1,363	19 88%	3,344	20 74%	1,451	16 75%	3,261	17 85%	1,507	13 3%	3,071	14 02%	2,746	20 6%	4,930	18 9%
20 to 29 years	1,043	15 22%	2,335	14 48%	1,652	19 07%	3,299	18 06%	2,789	24 6%	4,547	20 76%	2,670	20 0%	4,433	17 0%
30 to 39 years	969	14 13%	2,193	13 60%	1,265	14 60%	2,455	13 44%	1,472	13 0%	3,003	13 71%	1,456	10 9%	3,042	11 7%
40 to 49 years	939	13 70%	2,151	13 34%	1,099	12 68%	2,329	12 75%	1,210	10 7%	2,344	10 70%	1,388	10 4%	2,907	11 2%
50 to 59 years	698	10 18%	1,553	9 63%	943	10 88%	2,077	11 37%	982	8 7%	2,011	9 18%	1,056	7 9%	2,039	7 8%
60 years and over	738	10 76%	1,603	9 94%	1,009	11 64%	2,021	11 06%	1,497	13 2%	2,668	12 18%	1,710	12 8%	3,107	11 9%
Unknown	2	0 04%	6	0 04%	0	0 00%	0	0 00%	0	0 00%	0	0 00%	0	0 00%	0	0 00%
Total	6,855	100 0%	16,124	100 0%	8,665	100 0%	18,269	100 0%	11,325	100 0%	21,902	100 0%	13,361	100 0%	26,045	100 0%
Median	28 28		26 86		28 91		28 32		27 38		27 16		26 39		25 09	

	1970				1980				1990				2000			
	City of Bozeman		Gallatin County		City of Bozeman		Gallatin County		City of Bozeman		Gallatin County		City of Bozeman		Gallatin County	
0 to 9 years	2,627	14 07%	5,185	15 95%	2,039	9 42%	5,714	13 33%	2,581	11 39%	7,095	14 06%	2,486	9 04%	7,964	11 74%
10 to 19 y ears	4,496	24 08%	7,437	22 88%	4,271	19 73%	7,793	18 18%	3,549	15 66%	7,791	15 44%	4,369	15 88%	10,330	15 23%
20 to 29 years	5,317	28 48%	7,310	22 49%	8,303	38 36%	12,585	29 36%	7,079	31 24%	10,405	20 62%	9,576	34 81%	14,868	21 92%
30 to 39 years	1,598	8 56%	3,172	9 76%	2,260	10 44%	5,701	13 30%	3,632	16 03%	9,497	18 82%	3,309	12 03%	9,361	13 80%
40 to 49 years	1,408	7 54%	3,026	9 31%	1,249	5 77%	3,382	7 89%	2,114	9 33%	6,298	12 48%	3,182	11 57%	10,862	16 01%
50 to 59 years	1,286	6 89%	2,857	8 79%	1,201	5 55%	3,189	7 44%	1,124	4 96%	3,487	6 91%	1,924	6 99%	6,732	9 92%
60 years and over	1,938	10 38%	3,517	10 82%	2,323	10 73%	4,501	10 50%	2,581	11 39%	5,889	11 67%	2,663	9 68%	7,714	11 37%
Unknown	0	0 00%	0	0 00%	0	0 00%	0	0 00%	0	0 00%	0	0 00%	0	0 00%	0	0 00%
Total	18,670	100 0%	32,505	100 0%	21,645	100 0%	42,865	100 0%	22,660	100 0%	50,463	100 0%	27,509	100 0%	67,831	100 0%
Median	23 74		24 29		24 89		25 67		26 61		28 95		25 40		30 70	

Source: Data for 1930 through 2000, Census of Population and Housing, U.S. Census Bureau.

B.1.3 HOUSEHOLD CHARACTERISTICS

Number of Households. The number of households in Bozeman, and in Gallatin County as a whole, has steadily increased over time. However, the County did lose households during the 1920s. Bozeman had 1,400 households in 1920 and 10,877 households by 2000. Gallatin County had 3,981 households in 1920 and 26,323 households in 2000. The total number of households includes family and non-family households.

Average Household Size. Nationwide household size has been declining over time from 4.60 in 1990 to 2.59 in 2000. According to the U.S. Census Bureau, nearly half of the U.S. population lived in households of six or more people in 1900. By 2000, more than half of the population lived in households of one, two or three people. Factors contributing to decreasing average household size include women having fewer children, the aging of the population, and the increase in non-traditional and non-family households.

The average household size in Bozeman and Gallatin County has also decreased over time. The City and County both recorded their largest household size in 1930 - 5.74 and 4.22 respectively. The precipitous drop in average household size for the City and County, between 1930 and 1940, is probably attributable to the economic and social conditions during the Great Depression. Currently, the average household size in Bozeman is 2.26 and the average household size in the County is 2.46. Bozeman's especially low average household size is attributable to several factors including the City's large number of student residents and the increasing population of retirees in the community. The lack of affordable housing options is also likely resulting in many families having to look outside of the City of Bozeman to purchase a home.

Table B-5: Number of Households and Average Household Size – 1920 through 2000

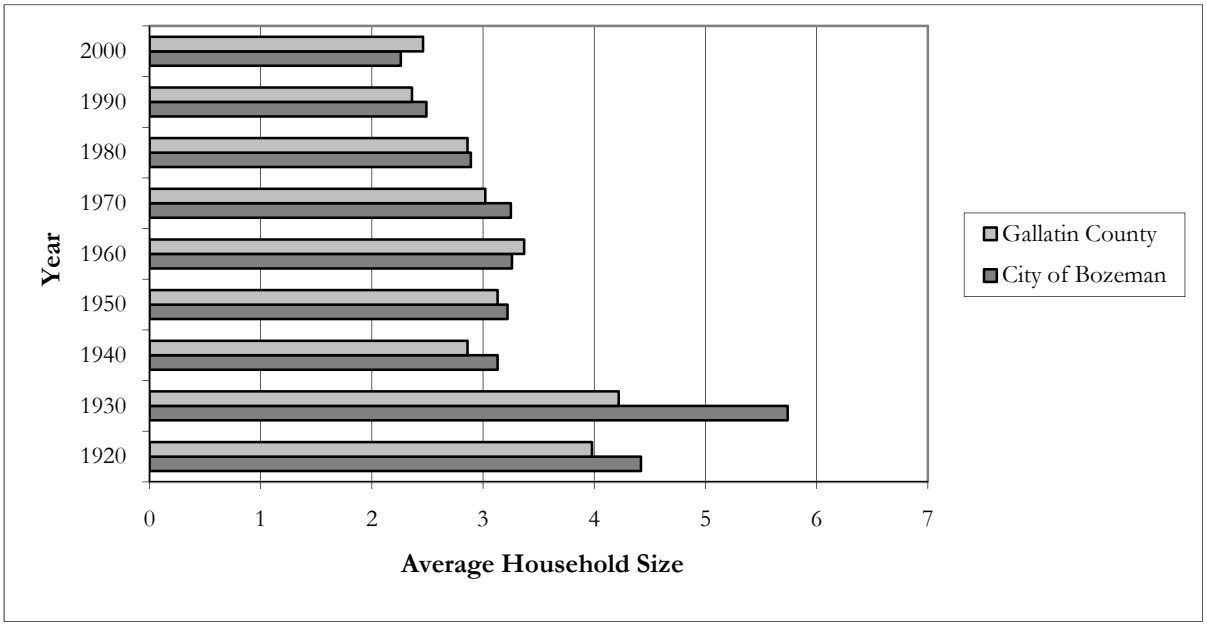
	1920		1930		1940	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Households	1,400	3,981	1,542	3,817	2,772	6,385
Average Size	4.42	3.98	5.74	4.22	3.13	2.86
	1950		1960		1970	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Households	3,520	6,988	4,099	7,728	5,736	10,761
Average Size	3.22	3.13	3.26	3.37	3.25	3.02
	1980		1990		2000	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Households	7,496	14,963	9,117	21,350	10,877	26,323
Average Size	2.89	2.86	2.49	2.36	2.26	2.46

Source: Data for 1920 through 2000, Census of Population and Housing, U.S. Census Bureau.

Declining household size results in the need for more housing units to house the same population. For example, in 1990 9,100 housing units were needed to house the City's population of 22,660. However, in 2000 it would take 9,852 housing units to house 22,660 people due to declining household size. The decline in average household size also indicates that the provision of a range of housing options, including smaller housing units, is an important consideration.

Household Composition. The composition of households in Bozeman is also important. Bozeman has a fairly high percentage of nonfamily households, and the number of nonfamily households appears to be increasing over time. In 1990 47.67 percent (4,172 out of 8,751) households in the City were nonfamily households. By 2000 that percentage had increased to 52.78 percent (5,806) of all households; in 2000 there were more nonfamily households in the City of Bozeman (5,806) than family households (5,195).

Graph B-3: Average Household Size - 1920 through 2000



Source: Data for 1920 through 2000, Census of Population and Housing, U.S. Census Bureau.

The large number of nonfamily households in the City is related to the City's rather youthful population, with young adults and students forming households with friends and roommates. Ongoing nationwide trends of couples living together prior to marriage and people marrying at a later age also contribute to the increase in the number of nonfamily households. The large number of nonfamily households will influence the configuration of housing, especially the desirability of attached housing units. Nonfamily households also may have less need for a yard, or a large yard, due the lack of children in the households.

Bozeman does not have a significant number of single-parent households, and the trend seems to be towards fewer single parent households. In 1990 there were 126 households that were headed by a male single parent. By 2000 that number had declined to 125 households. In 1990 there were 703 households headed by a female single parent. By 2000 that number had declined to 588 households headed by a female single parent. Single-parent households may struggle more financially than households with two parents, especially in a community with a high cost of living like Bozeman. It is important the single-parent households have good housing choices, transportation alternatives, and access to services such as quality childcare.

B.1.4 EDUCATIONAL CHARACTERISTICS

School Enrollment. School enrollment statistics include enrollment in K-12 schools, as well as enrollment at Montana State University and other institutions of higher learning. Historically, school enrollment rates in Bozeman steadily increased until the 1980s and then began to decline. In 1920, only 19.81 percent of Bozeman residents were enrolled in school and school enrollment rates in Bozeman reached their peak in 1980 at 50.23 percent of the population. In 1920 only 20.03 percent of County residents were enrolled in school, and school enrollment in the County as a whole peaked in 1970 with 41.87 percent of the population. By 2000 44.17 of the City's population, and 33.62 percent of the County's population, were enrolled in school.

As population has increased in the City and County the number of people enrolled in school has continued to increase. However, the trend is for declining rates of school enrollment; the percentage of people in school relative to the population as a whole is declining over time. The G.I. Bill, which became law in 1944, surely fueled school enrollment rates in Bozeman as more people were able to attend college. Increasing school enrollment rates through the 70s and 80s indicate that many people were moving to and living in Bozeman to attend Montana State University. However, during the late 80s and 90s people began to move to and reside in Bozeman for reasons other than attending college at Montana State University, and school enrollment rates began to slip. Bozeman's population has continued to increase, while the size of the student body at MSU remained constant throughout the 1990s.

During the 2006 school year, MSU-Bozeman had 12,338 students. Of this, 10,832 were undergraduates and 1,506 were graduate students. During the 2007-2008 school year, a total of 10,657 kindergarten through 12th grade students were enrolled in public schools countywide. Of this, 5,413 students were enrolled in the Bozeman public school system, including the high school. Another 1,430 K-12 students were enrolled in private schools countywide. Of this, approximately 415 were enrolled in private schools within or adjacent to the City of Bozeman. Approximately 456 students were home schooled in Gallatin County during the 2007-2008 school year.

Table B-6: School Enrollment - 1950 through 2000

	1950		1960		1970	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Number in school	3,065	5,350	5,401	9,021	9,186	13,610
Percent in school	27.06%	24.43%	40.42%	34.64%	49.20%	41.87%
Number not in school	8,260	16,552	7,960	17,024	9,484	18,895
Percent not in school	72.94%	75.57%	59.58%	65.36%	50.80%	58.13%
	1980		**1990**		**2000**	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Number in school	10,872	16,471	10,937	18,710	12,186	22,806
Percent in school	50.23%	38.43%	48.27%	37.08%	44.17%	33.62%
Number not in school	10,773	26,394	11,723	31,753	15,404	45,025
Percent not in school	49.77%	61.57%	51.73%	62.92%	55.83%	66.38%

Source: Data for 1950 through 2000, Census of Population and Housing, U.S. Census Bureau.

Educational Attainment. Over time, the residents of Bozeman have become increasingly well educated. In 1940, only 6.13 percent of Bozeman residents 25 years of age and over possessed college degrees. By the 2000 Census, 54.15 percent of Bozeman residents 25 years and over had college degrees. This includes Associate's degrees, Bachelor's degrees, and graduate or professional degrees.

In the 2000 Census the City of Bozeman has a higher educational attainment level than the county, state, and nation as a whole. In Gallatin County, 46.16 percent of residents 25 years and over have college degrees. In the whole state of Montana, 30.24 percent of people 25 years and over have college degrees. Finally, 30.72 percent of people 25 years and over have college degrees nationwide.

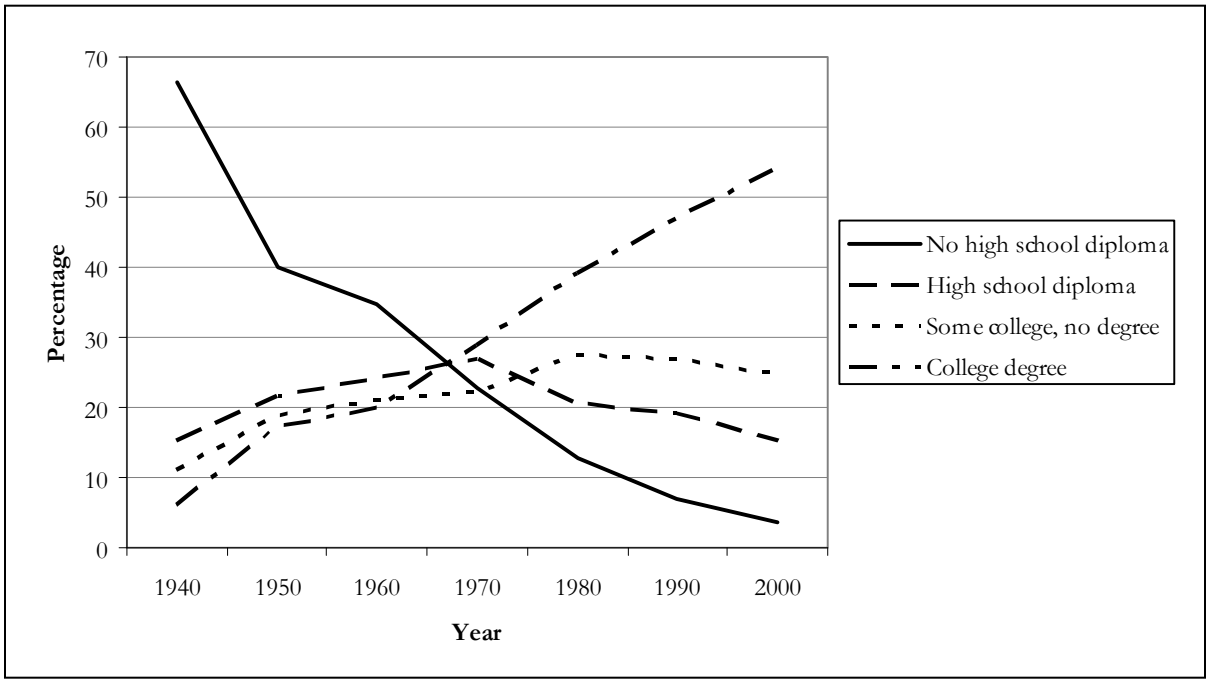
A well-educated workforce is an essential component of a strong economy. It appears that in terms of education, Bozeman has a work force that companies starting up in town or moving to town would find attractive.

Table B-7: Education Attainment, People 25 Years and Over - 1950 through 2000

	1940	1950	1960	1970	1980	1990	2000
No school years	1.06%	0.47%	0.20%	0.26%	0.00%	0.00%	0.00%
Less than 9th	50.76%	27.75%	21.82%	13.28%	7.42%	2.58%	0.02%
9th - 12th, no diploma	14.66%	11.79%	12.81%	9.29%	5.46%	4.48%	3.67%
High school diploma	15.34%	21.78%	24.15%	26.99%	20.49%	19.22%	15.27%
Some college, no degree	11.00%	18.87%	21.01%	22.29%	27.39%	26.81%	24.85%
College degree	6.13%	17.22%	20.01%	28.86%	39.24%	46.90%	54.15%
Not reported	1.06%	2.12%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Data for 2000, Census of Population and Housing, U.S. Census Bureau.

Graph B-4: Education Attainment, People 25 Years and Over - 1950 through 2000



Source: Data for 2000, Census of Population and Housing, U.S. Census Bureau.

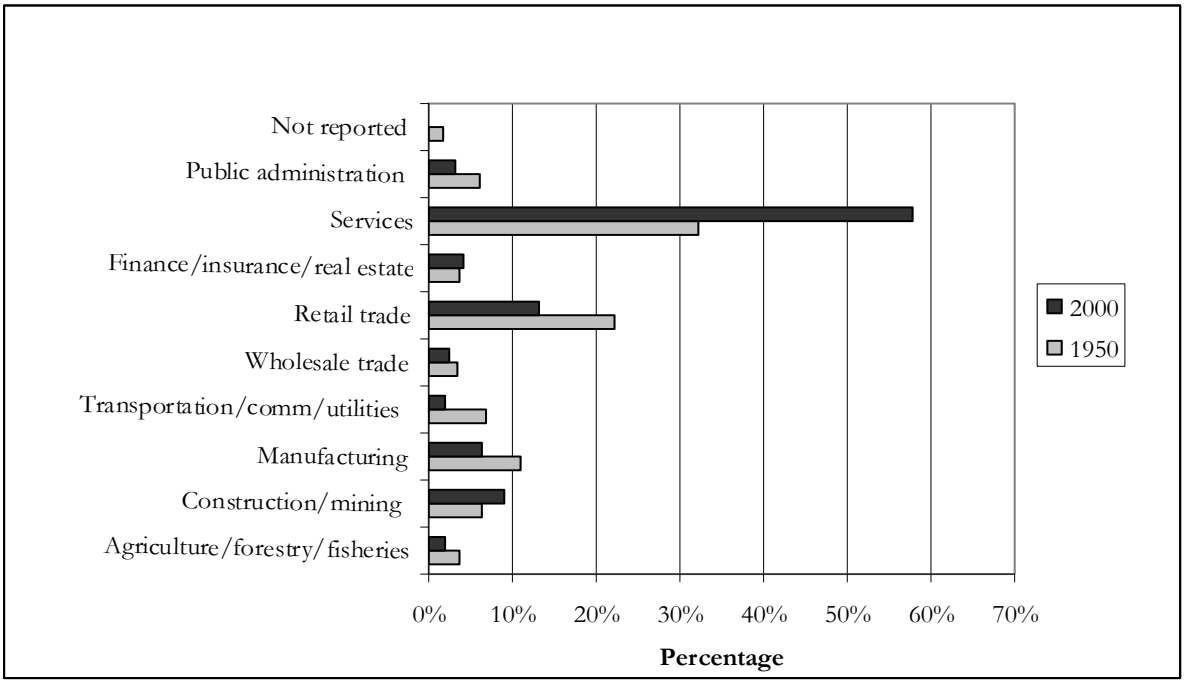
B.1.5 EMPLOYMENT AND INCOME CHARACTERISTICS

Employment. In 2000, the largest employment industry in Bozeman and Gallatin County was services, with 57.87 percent and 50.49 percent respectively of employed persons 16 years and over. Services include a wide-range of industries, including: information services; professional, scientific, management, administrative, and waste management services; educational, health, and social services; arts, entertainment, recreation, accommodation, and food services. Retail trade was the second largest employment industry in Bozeman and Gallatin County, with 13.05 percent and 13.16 percent respectively of employed persons 16 years and over. Finally, construction was the third largest employment industry Bozeman and Gallatin County, with 8.99 percent and 10.55 percent respectively. Its important to note that in 1990 manufacturing was the third largest employment industry in Bozeman and Gallatin County; construction overtook manufacturing during the 1990s.

In addition to the construction industry, the whole sale trade and public administration industries also expanded during the 1990s. Interestingly, the number of people employed in agriculture, foresting and fisheries increased in the Bozeman and Gallatin during the 1990s. At the same time more traditional industries, such as manufacturing, transportation and warehousing, and utilities, decreased in size. Finally, the percentage of people employed in retail trade continued to decline, a trend that began in the 1980s.

Countywide, there has been a significant change in employment patterns since 1950. In 1950, the largest employment industry in Gallatin County was services, with 24.74 percent of employed persons. However, the second largest employment industry was agriculture, forestry, and fisheries, with 21.66 percent. The third largest employment industry was retail trade, with 16.25 percent. In Bozeman, services were the largest employment industry, followed second by retail trade, and third by manufacturing.

Graph B-5: Employment by Industry for People 16 Years and Over - 1950 and 2000



Source: Data for 1950 and 2000, Census of Population and Housing, U.S. Census Bureau.

Table B-8: Employment by Industry for People 16 Years and Over – 1950 through 2000

	1950		1960		1970	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Agriculture/forestry/fisheries	3.63%	21.66%	2.80%	12.26%	2.76%	9.10%
Construction/mining	6.46%	6.08%	4.01%	4.08%	4.34%	5.44%
Manufacturing	11.05%	13.42%	10.95%	13.71%	7.13%	12.04%
Transportation/comm/utilities	6.79%	7.98%	5.09%	5.39%	3.64%	4.97%
Wholesale trade	3.32%	2.14%	2.41%	2.35%	2.35%	2.48%
Retail trade	22.13%	16.25%	18.85%	16.80%	17.50%	17.29%
Finance/insurance/real estate	3.58%	2.22%	3.51%	2.66%	4.81%	3.25%
Services	32.17%	24.74%	44.71%	36.54%	52.44%	40.89%
Public administration	6.10%	4.04%	5.38%	4.18%	5.08%	4.55%
Not reported	1.78%	1.47%	2.30%	2.04%	0.00%	0.00%
	1980		**1990**		**2000**	
	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County	City of Bozeman	Gallatin County
Agriculture/forestry/fisheries	2.00%	4.10%	1.39%	3.24%	1.84%	3.76%
Construction/mining	3.24%	3.60%	2.20%	3.05%	8.99%	10.55%
Manufacturing	8.84%	9.78%	8.45%	10.35%	6.44%	7.87%
Transportation/comm/utilities	4.78%	4.77%	4.04%	5.51%	1.98%	3.15%
Wholesale trade	1.35%	1.59%	1.36%	1.73%	2.50%	2.95%
Retail trade	22.04%	16.56%	18.81%	17.91%	13.05%	13.16%
Finance/insurance/real estate	3.53%	5.20%	4.07%	4.15%	4.11%	4.87%
Services	51.69%	52.32%	57.80%	52.26%	57.87%	50.49%
Public administration	2.53%	2.08%	1.89%	1.80%	3.22%	3.22%
Not reported	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Data for 1950 and 2000, Census of Population and Housing, U.S. Census Bureau.

Income. Table A-11 provides household income information, including median household income, for Bozeman, Gallatin County and the State of Montana from the 2000 Census. Bozeman's median household income is less than median household income for the whole county and for the whole state. This is likely largely attributable to the large population of MSU students in the City. The City of Missoula, which is also home to a large population of students, had a similarly low median household income of $30,366 in 1999.

Table A-11 also included median household income figures that are inflation adjusted through 2006. When compared to the nationwide median household income of $48,451 in 2006 (the most recent year for which date is available) income levels in Montana are low.

Table B-9: Household Income in 1999

	City of Bozeman		Gallatin County		State of Montana	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than $15,000	2,191	19.9%	3,760	14.3%	72,399	20.2%
$15,000 to $24,999	2,001	18.2%	3,996	15.2%	61,573	17.1%
$25,000 to $34,999	1,835	16.7%	4,113	15.6%	55,217	15.4%
$35,000 to $44,999	2,048	18.6%	5,215	19.8%	65,393	18.2%
$50,000 to $74,999	1,727	15.7%	5,019	19.0%	61,505	17.1%
$75,000 to $99,999	675	6.1%	2,157	8.2%	23,007	6.4%
$100,000 or more	524	4.8%	2,097	8.0%	19,976	5.6%
Total	11,001	100.0%	26,357	100.0	359,070	100.0%
Median Household Income	$32,156		$38,120		$33,024	
2006 Inflation Adjusted Median Household Income	$38,912		$46,128		$39,962	

Source: 2000 Census of Population and Housing, U.S. Census Bureau.

B.2 PROJECTIONS

B.2.1 POPULATION PROJECTIONS

As shown in the table below, the population of Bozeman is projected to be 88,700 by 2025. The population of Gallatin County is expected to reach 116,450 during the same time period. By 2025 approximately 75 percent of the County's population will be within the City of Bozeman.

Table A-12: Population Projections – 2010 through 2025

	2010	2015	2020	2025
City of Bozeman	42,700	54,500	69,500	88,700
Gallatin County	88,300	97,780	107,100	116,450

Source: City of Bozeman, Wastewater Facility Plan, 2007.
Montana Population Projections, NPA Data Services Inc., 2006.

B.2.2 HOUSEHOLD PROJECTIONS

Assuming that household size remains constant through the life of this plan, the City of Bozeman is projected to have approximately 39,248 households by 2025.

Table B-11: Household Projections – 2010 through 2025

	2010	2015	2020	2025
Population	42,700	54,500	69,500	88,700
Households	18,894	24,115	30,752	39,248
Average Household Size	2.26	2.26	2.26	2.26

Source: City of Bozeman, Wastewater Facility Plan, 2007.
Source: Data for 2000, Census of Population and Housing, U.S. Census Bureau.

B.2.3 EMPLOYMENT PROJECTIONS

Table A-14 shows employment projections for Gallatin County for 2010 and 2020. This table includes the total number of employees by employment sector. The number of employees in the County is expected to increase to 63,151 in 2010 and to 74,572 by 2020. Decreases in the following employment sectors are expected between 2010 and 2020: agriculture, forestry and fishers; transportation, communications and utilities; finance, insurance and real estate; and public administration. Increases are expected between 2010 and 2020 in the following employment sectors: construction and mining; manufacturing; retail trade; and services. The wholesale trade sector is projected to remain at approximately 3.8 percent of employment.

Table B-12: Employment Projections for Gallatin County – 2010 and 2020

	2010		2020	
	Number	Percent	Number	Percent
Agriculture/forestry/fisheries	1,865	3.0%	1,967	2.6%
Construction/mining	6,248	9.9%	7,767	10.4%
Manufacturing	4,552	7.2%	5,560	7.5%
Transportation/communications/utilities	2,058	3.3%	2,402	3.2%
Wholesale trade	2,376	3.8%	2,829	3.8%
Retail trade	13,785	21.8%	16,613	22.3%
Finance/insurance/real estate	3,152	5.0%	3,411	4.6%
Services	18,883	29.9%	22,582	30.3%
Public administration	10,232	16.2%	11,442	15.3%
Total	63,151	100.0%	74,572	100.0%

Source: Peccia and Associates, 2000.

Place Holder Page Only

APPENDIX C

Land Use Inventory, Future Needs and Background

C.1 PAST LAND USE PATTERNS

A land use pattern is the cumulative result of many private and public decisions interacting with the geography of a certain place. Bozeman's developed land use pattern has been a dynamic and developing work in progress since the first settler arrived. Even though development has been subject to change, certain basic organizing principles are evident.

For many years, the development of Bozeman revolved around the commercial core of Main Street and later included the industrial core established around the railroad yard. This pattern was influenced by many factors: the need for services and employment within a reasonable travel distance when foot or horse was the principal means of transportation, the desire of businesses to be in close proximity to the existing customer concentrations, desire for physical protection during the initial settlement period, and the street and block pattern established by the founders of Bozeman when they initially platted the land. This pattern served well for many years and helped to maintain a desirable and vigorous Historic Core to the City. This "center-based" development pattern was also utilized in many other cities across the nation. Recently, there has been a resurgence of interest in having new development follow this historic pattern while being aware and responsive to current demographic trends, building materials and styles, and other changes in circumstances.

With the development of the personal automobile, an unusually rapid expansion of personal income, and large public investments in roads, new opportunities for travel became available to the common person. A private car allowed each person to move significant distances over a short period of time. This new mobility helped to create commercial corridors rather than centers as businesses sought to expand or relocate to less expensive land on the edges of town. The natural desire of business persons for highly visible locations created shallow development along principal streets which carried significant amounts of traffic. As the pattern continued, it became less and less feasible to visit these expanding commercial areas by non-automotive means. Businesses provided cheap and easy parking as an enticement to the passing motorist. The changing emphasis in transportation manifested itself in changing site and building designs which lessened their appeal to pedestrians.

This pattern was exacerbated by the development of the interstate highway system. As the highway was established along the outskirts of town, businesses seeking to draw customers from the passing vehicles located along the connecting streets. East Main Street, North Seventh Avenue, and North Nineteenth Avenue show this in the concentrations of motels located in close proximity to the interchanges.

Bozeman is now comprised of both land use patterns. The Historic Core area of the City remains largely oriented to the Downtown commercial area. Most major streets in the City have some level of commercial development, although some prominent areas retain their residential character. Once established on the ground through construction of buildings, land use patterns are difficult to significantly modify. Bozeman's land use pattern has been under development for over 145 years through both public and private actions. Although the possibility of modifying the existing land use

pattern does exist, it would require significant time and financial expenditures. Future land use decisions will need to be made in this context.

Changing social and economic pressures are again placing emphasis on the need for diverse means of travel. The primacy of the automobile as the driving design emphasis is being replaced by a renewed emphasis on building communities for the comfort and use of people.

C.2 LAND USE INVENTORY

In order to maintain up to date information on land uses within Bozeman, the Department of Planning and Community Development conducts an ongoing land use inventory program. An annual report of the status of land use and the amount of land developed for each land use based upon issued building permits is prepared and provided to the Planning Board and City Commission to aid them in their evaluation of proposed land use activities. The inventory is based upon the City's geographic information system and includes all properties within the City's limits. The system was first utilized to undertake a parcel by parcel land use inventory in the fall of 2000, which classified each activity for future analysis.

The planning area for the Bozeman Community Plan covers the City of Bozeman, as well as a half- to two-mile area around the City (see Figure 1 on Page 2-3). The City of Bozeman is approximately 19.5 square miles in size (12,450 acres), and the planning area is 66.3 square miles (42,463 acres) in size (including the City of Bozeman). The current City area distributed by zoning designation is shown in the columns of Table C-3. Table C-3 also indicates by row the areas of land physically occupied by various land uses. Table C-3 is a summary of the land uses in Bozeman, and reflects actual land use rather than zoning. Use by zoning district is also presented. Rights-of-way, such as streets, are broken out as an individual land use rather than being included as a portion of each classification. Vacant lands may have development proposed, but construction has not been undertaken to date.

Table C-1 and Table C-2 show the descriptions of land uses used in the inventory and the zoning districts. The inventory is more refined than the broad categories used for the future land use map. A report of the inventory from 2002-2007 has been prepared but is not included in the growth policy.

Table C-1 Land Use Inventory Categories

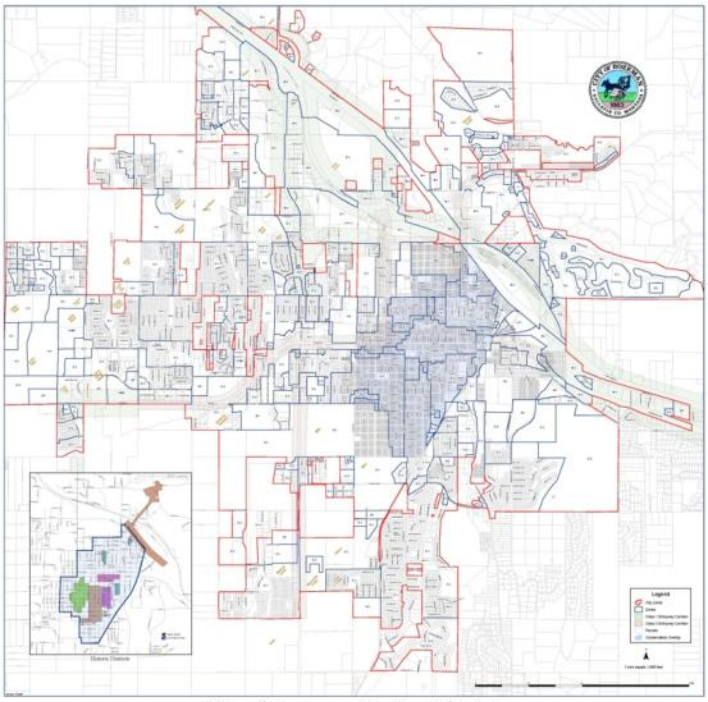
(SHR) Single-household Household Residence	A building used for residential occupancy by one household, including multiple residences that share a common wall, as long as only one dwelling unit lies upon a single lot; townhomes.
(DTHR) Duplex/Triplex Household Residence	A building, or a portion thereof, used for occupancy by two or three households living independently of each other, with the units completely separated by a common wall, floor and/or ceiling and reside on one lot; including apartments and condos.
(MHR) Multi-family Household Residence	A building, or portion thereof, used for occupancy by four or more households living independently of each other, with the units completely separated by a common wall, floor and/or ceiling; apartments, condos.
(MHMP) Mobile Home, Mobile Park	A factory assembled structure(s), exceeding eight feet in width, originally equipped with the necessary service connections and originally made so as to be readily movable as a unit(s) on its own running gear and designed to be used as a dwelling unit(s) without a permanent foundation, whether or not the running gear has been

	removed.
(CHURCH) Church	A building where persons regularly assemble for religious worship and which, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
(GOLF) Golf Course	A tract of land laid out for playing golf with at least nine holes; and improved with tees, greens, fairways and hazards; and which may include a clubhouse and/or shelter.
(MIXED) Mixed Use	More than one principal use occurring on one lot.
(RB) Restaurant/Bar	A restaurant, coffee shop, cafeteria, grill, short order café, luncheonette, sandwich stand, drugstore, soda fountain, serving food; or an establishment where alcoholic beverages are served on premises.
(CR) Commercial Retail sales, services, banks	Uses involving the sale of goods or services carried out for profit.
(HM) Hotel/Motel	A building or group of buildings, in which lodging is provided and offered to transient guests for compensation (not to include a boarding house, lodging house or rooming house).
(CA) Commercial Auto sales, rental, parts, storage, gas, service	Establishments primarily engaged in automotive related sale/services, fuels, repair, sales, washing, rental and leasing.
(LM) Light Manufacturing	Fabrication of and/or assembly of goods from previously prepared materials, to include storage, and mini warehousing.
(HI) Heavy Industrial	Those industries whose processing of products results in the emission of any atmospheric pollution, light flashes, glare, odor, noise or vibration which may be heard and/or felt off the premises and those industries which constitute a fire or explosion hazard.
(AP) Administrative Professional	An establishment in which overall management functions occur and/or in which a recognized profession is maintained for the conduct of that profession.
(PFP) Public Facility/Park	A building, structure, facility or complex, used by the general public and constructed by either the state, county or municipal government agency; and parks, trails, recreational areas and other places that are capable of being used by the public for recreation, relaxation and social purposes; public utilities.
(SEF) School/Educational Facility	Any building or part thereof which is constructed or used for public or private education or instruction; when not conducted as a commercial enterprise for the profit of individual owners or stockholders.
(ROW) Rights-of-Way	A public way established or dedicated for public purposes by duly recorded plat, deed, grant, easement, governmental authority or by operation of law; roads; railroads.

(VACANT) Vacant	Land that is currently unoccupied; no buildings.

Table C-2 Zoning Districts

Zoning District Abbreviation	*Zoning District Name*
R-S	Residential suburban district
R-1	Residential single household, low density district
R-2	Residential two household, medium density district
R-3	Residential medium density district
R-4	Residential high density district
R-O	Residential office district
RMH	Residential Manufactured Home
HMU	Historic mixed use district
PLI	Public lands and institutions
B-1	Neighborhood business district
B-2	Community business district
B-3	Central business district
M-1	Light manufacturing district
M-2	Manufacturing and industrial district
B-P	Business park district



City of Bozeman Zoning Districts

Table C-3, Summary of the 2007 Bozeman Land Use Inventory

Land Use Classification		Zoning Districts																
		R-S	R-1	R-2	R-3	R-4	R-MH	R-O	B-1	B-2	B-3	HMU	M-1	M-2	BP	PLI	TOTAL	% BY LAND USE
	SHR	81	650	270	261	94	1	6	0	26	7	8	21	1	0	7	1433	12.0%
	DTHR	1	13	92	84	22	0	3	0	3	2	0	1	0	0	0	220	1.8%
	MHR	3	35	36	184	135	0	53	0	10	5	0	0	0	1	0	463	3.9%
	MHMP	2	0	0	12	0	53	23	0	2	0	0	7	0	0	0	99	0.8%
	CHURCH	2	9	2	11	8	0	2	0	5	4	0	0	0	0	0	42	0.3%
	GOLF	171	0	0	2	0	0	0	0	0	0	0	0	0	0	0	174	1.4%
	MIXED	8	0	1	7	1	0	6	15	86	13	4	58	9	1	2	213	1.8%
	RB	0	0	0	0	0	0	0	2	34	1	0	2	0	0	0	39	0.3%
	C	1	2	0	3	17	0	14	11	239	21	4	63	8	31	7	422	3.5%
	HM	0	0	0	0	0	0	0	2	59	1	1	1	0	0	0	64	0.5%
	CA	0	0	0	1	2	0	1	3	47	3	0	41	1	12	0	111	0.9%
	LM	23	0	0	0	1	0	4	0	6	0	9	106	36	19	1	207	1.7%
	HI	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
	AP	0	0	0	1	5	0	33	2	36	14	0	17	3	81	16	208	1.7%
	PFP	92	261	52	212	60	5	26	0	43	11	0	21	0	20	646	1449	12.1%
	SEF	0	27	5	21	1	0	0	1	0	7	0	4	0	41	532	641	5.3%
	ROW*	87	345	200	402	129	11	64	16	217	45	11	188	372	57	128	2272	19.0%
	VACANT	453	482	138	729	238	78	163	40	461	1	1	393	155	146	455	3932	32.8%
	TOTALS	924	1825	796	1930	714	148	399	93	1274	135	40	923	585	409	1794	11988	100.0%
	% BY ZONING DISTRICT	7.7%	15.2%	6.6%	16.1%	6.0%	1.2%	3.3%	0.8%	10.6%	1.1%	0.3%	7.7%	4.9%	3.4%	15.0%	100.0%	

The land uses in the area outside of the City limits but within the planning boundary has also been examined. There are 29,986 acres within the planning area but outside of the municipal boundaries based upon the most recent data. The size of the City increases through annexations which occur at irregular time intervals. The comparisons of in and out of City uses therefore do not always match numerically with the data available.

The majority of the area is open space and agricultural lands. There are several clusters of suburban homes located in all quadrants of the planning area. Some small areas of commercial uses are also present, most notably on East Frontage Road, Stucky Road, and Reeves and Springhill Roads. The quality of available data is not as high outside of the City as there are not building permits and similar records through which to examine trends. A visual inventory of land uses within the Planning Area was conducted in May 2007. This data, along with aerial photography and address information from the 911 system was used to examine uses within the planning area. Table C-4 shows summary land use information. The 911 system indicated 2,875 address points within the planning area including non-residential uses. A review of aerial photography and other records indicates approximately 3200 dwellings. The discrepancy may either be errors within the data or may reflect a single address shown for multiple-household dwellings. Portions of the area were zoned by Gallatin County.

Table C-4, Summary Land Use Categories in the Planning Area Excluding Bozeman

Summarized Category	*Acres*	*Summarized Category*	*Acres*
All Residential	4,456	All Institutions	621
All Agricultural	22,653	All Vacant/Undeveloped	3,883
All Commercial	170		
		Total Acres	**31,783**

C.3 FUTURE RESIDENTIAL LAND USE

The American population is growing and changing. Significant population growth is expected over the next 25 years at the national, state, and local levels. Most growth in Montana is expected to occur within the high-amenity western region. As shown in Table C-5, significant future growth is expected. The rate of growth is the projection shown below is actually slightly lower than experienced in Bozeman from 2003-2007. From the projected growth an estimated number of households, dwellings, and land area for future use can be determined. Future households and number of dwellings are shown in Tables C-5 and C-6 below.

Table C-5, Population Projections for Bozeman

Year	Bozeman's Projected Population
2005	34,900.00
2010	44,500.00
2015	56,800.00
2020	72,500.00
2025	92,500.00

Projection reflects a 5% growth rate. Source, Bozeman Wastewater Facilities Plan, 2007

Table C-6, Future Residential Land Needs.

**Projected 2025 Population at 5% growth rate			
92,500			
Current Estimated Population 2008			
38,583			
Future Population to be Accommodated			
53,917			
Average Persons Per Occupied Household			
2.11			
Current Number of Dwellings			
16,649			
Number of Future New Dwellings Required			
25,553			

Source: Bozeman Community Plan, 2008

The composition of the US population is changing as the baby boomers (1946-1964) age and the millenials (1977-1996) move into the workforce and home buying time. Average household size has declined over the years. The 2000 census showed an average household size in Bozeman of 2.26 persons and average family size of 2.85 persons. As the millenials come into child bearing years the household size may stabilize. Forecasting fertility rates is a very difficult thing. Aging and youth populations share many needs for physical characteristics in housing such as accessible routes of travel. As shown in Figures C-1 and C-2, the age composition of the state will change significantly in the near future. As the

percentage of older persons increases ready access to medical care and other proximity to services issues will increasingly drive housing selection which favors an urban location.

The post-WWII boom in housing was largely focused upon a suburban model. This model relied upon inexpensive land, easy transportation, and inexpensive energy. All three of these foundation elements are becoming scarcer. Recognition of environmental impacts of development has changed as well. Developments in construction and materials science have enabled higher density developments to reduce undesirable experiences such as spill over noise through walls. Increased cost of transportation and greater desire for diverse housing are occurring.

Figure C-1, Montana Population Profile 2006

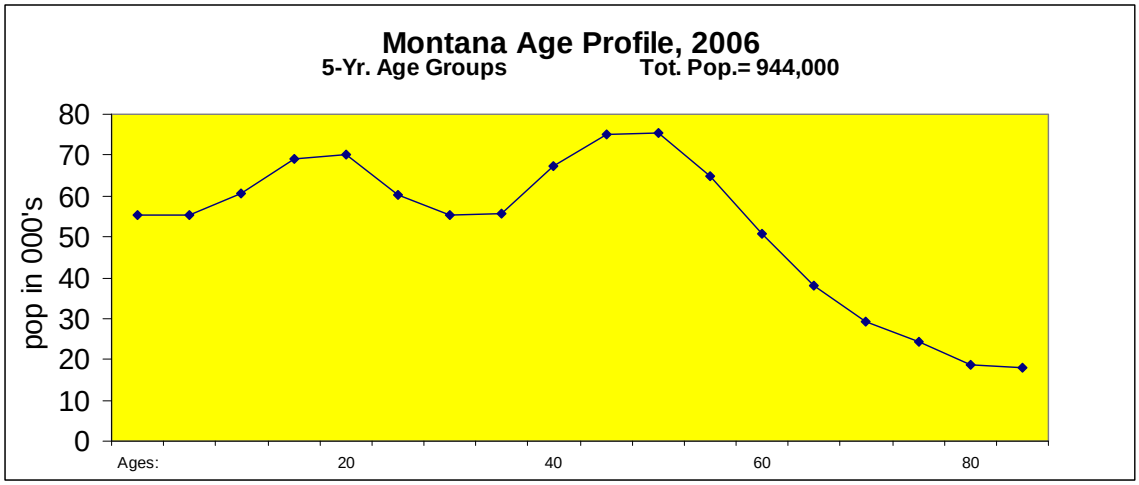
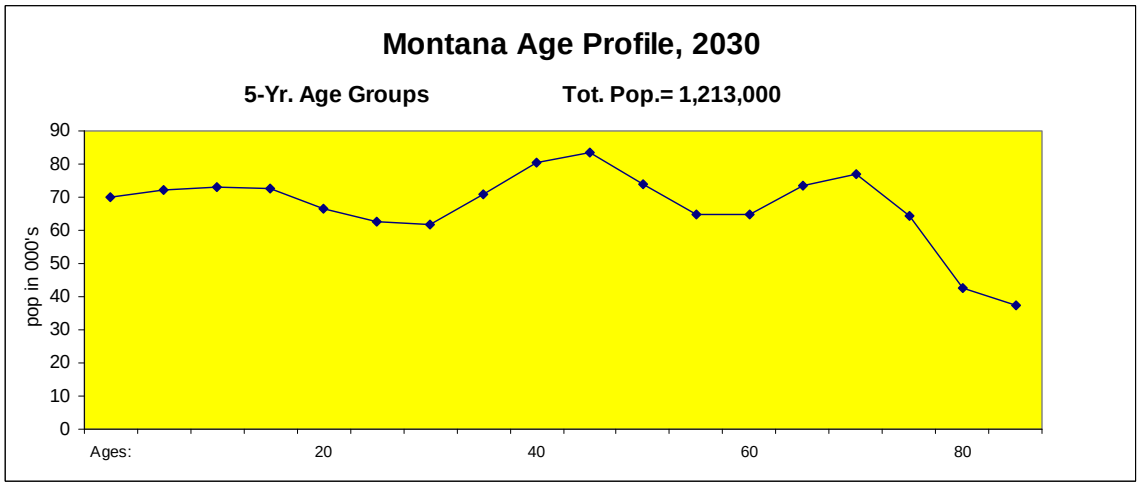


Figure C-2, Montana Population Profile 2030



Source: Jim Boyer, 2007

The changes described above are manifesting in changing demands for housing. Bozeman has experienced significant growth in attached housing which now constitutes over 58% of all housing in the City. This change has also resulted in the City's population growing at a faster rate than the physical expansion of the City. In other words, the City is becoming more densely built. Residential density is typically measured in the number of dwellings or persons located within a given area unit, normally an acre or square mile. This plan uses the number of dwellings per net acre. This measure has been chosen

as the most consistent for comparison to previous data and most accurate as to how people actually experience their community. A net acre is 43,560 square feet of land directly used for residential uses. It excludes supporting uses such as roads and parks. To translate to gross acres, how you would see an area on a map, the land area is doubled.

In the period 2002-2007, 4,378 new homes were built within Bozeman. This new housing is diverse in type and size and provides both rental and ownership opportunity. The majority of new homes have been attached homes. The character of new development has had an increased emphasis on walkability, access to parks, and other qualitative elements. There has been an increased interest in design quality of homes. At this time the supply of housing appears adequate to demand. Additional homes will be required in the future as shown in Tables C-5 and C-6.

The City's regulations are supportive of mixed type housing. The City has monitored and revised its regulations as needed to comply with housing goal and objectives. There has been a conscious effort to remove barriers to cost efficient housing. Continued efforts in this area in additional to greater focus on sustainability in community development are expected to maintain a high interest in attached housing.

Table C-7, Household Types in Bozeman

	2007 Number	2007 Percent	1990-2007 Percent Change
Single-Household	6,395	38.41%	79%
Townhouse	986	5.92%	162%
Duplex	1,941	11.66%	101%
Triplex/Fourplex	2,575	15.47%	87%
Multi-Household	4,043	24.28%	89%
Mobile home	709	4.26%	28%
Other	-	0.00%	0%
Total	16,649	100.00%	83%

Source: 2000 Census adjusted by building permit records of the City of Bozeman

Based upon the existing value for persons per household, 25,553 additional homes will be required by 2025. Therefore, significant additional land will be required. The 2007 Annual Report and 2007 Land Use Inventory documents show Bozeman using 2,113 net acres of developed lots for 16,700 homes. This is 7.5 homes per net acre, or an average of 5,808 square feet of lot area per home. This is an average across all types of housing and lot sizes. Additional land area is required to support these homes in streets, parks, and similar land uses. Typically a factor of two is used to increase the amount of land mapped to account for parks, roads, and unbuildable land. The amount of land required is strongly affected by the mix of homes per acre expected in the future. The numbers of dwellings per acre used in the future needs calculation below is achievable within the City's existing zoning regulations.

Table C-8, Land Area Required for Future Residences

DU/Acre	% of New Households	# of New Households	Net Acres Per Density Class
32	5.00%	1,278	39.93
24	5.00%	1,278	53.24
18	25.00%	6,388	354.90
12	40.00%	10,221	851.77
6	25.00%	6,388	1,064.71
	100.00%		
		Total Net Acres	2,365
Gross Acres Factor - ROW, Parks, Unbuildable Lands			2
		Total Gross Acres	**4,729**
		Net Dwelling Unit Density	**10.8**

Source: Bozeman Growth Policy 2008

The amount of vacant land currently within the City is not sufficient to support all of the anticipated future dwellings. Therefore if the City is to accommodate the projected growth additional land must be annexed.

C.4 FUTURE NON-RESIDENTIAL LAND USE

Commercial density is typically measured as a floor area ratio. A floor area ratio (FAR) is a measure of the area of building to area of land. For example a 10,000 square foot building on a 40,000 square foot lot has a FAR of 0.25. A higher FAR represents more intensive development. The City reviewed the non-residential site plan applications for 2004-2007 and calculated the proposed FAR. The calculation shows a breakout for the B-3, Central Business District. This is because the B-3 district is markedly different than most of the commercial development in town.

The B-3 district had eight entries representing 8% of total non-residential applications in 2004-2007. However, updated City policy encourages new development to be more like the downtown than has occurred prior to 2004. The mean FAR shows a clear trend towards intensification. There are some functional, economic, and regulatory limits to this trend which constrain the ability to project it forward without limit. A more intense development not only consumes less land for the same total building area but may also facilitate other land efficiency measures such as shared or structured parking.

In examining future land needs for non-residential uses a wide variety of factors were considered. Some specific items which will influence future land use demand are:

- Median Floor Area Ratio for new site plans in Bozeman has doubled in the last four years
- Access to transit, ped/bike system development reduces land consumptive parking
- Increased energy costs drive need for efficiency in both transportation and buildings
- Fuel cost increase reduces commuting
- Population growth in outlying areas supports local services which reduces commuting
- Density, opportunity for redevelopment and reduced commuting means fewer acres required
- Changing job market, increased interest and amount of home based employment

After review of these factors it was apparent that a simple projection of the existing relationship between residential and non-residential property in Bozeman was not appropriate. A straight line projection would have required an additional 1,277 acres. An informed judgment was therefore made that the distribution of new non-residential property should be made based upon the guidance of the center based commercial pattern described in the land use goals rather than a fixed area. This limited the amount of new non-residential acres placed to less than 500.

Table C-9, Floor Area Ratios for Non-Residential Sites 2004-2007

2004	Overall Mean FAR - 26 sites	0.222
	Non B-3 Mean FAR	0.222
	B-3 Only Mean FAR - No sites	0.000
	Median Value FAR	0.225
2005	Overall Mean FAR - 35 sites	0.365
	Non B-3 Mean FAR	0.286
	B-3 Only Mean FAR - 2 sites	1.668
	Median Value FAR	0.242
2006	Overall Mean FAR - 15 sites	0.546
	Non B-3 Mean FAR	0.378
	B-3 Only Mean FAR - 2 sites	1.631
	Median Value FAR	0.323
2007	Overall Mean FAR - 22 sites	0.999
	Non B-3 Mean FAR	0.424
	B-3 Only Mean FAR - 4 sites	3.588
	Median Value FAR	0.431

Source: City of Bozeman Planning Staff, 2008

The JLF Building is a recent infill project which demonstrates increased density of development

Support for Commercial Nodes

The current growth policy establishes compactness, rational expansion, and commercial centers as organizing land use principles. The recommended planning package for residential density is shown in Table C-8 above. This is an average density of 10.8 dwellings per net acre. It is possible under Bozeman's current ordinances to exceed 8.5 dwellings per acre in all detached housing. Given the current and future mix of dwelling types the 10.8 standard is very achievable. The application of the anticipated density would result in a service population adequate to support the commercial nodes as shown in Table C-10. The spacing and locations are described in Chapter 3, Land Use.

Table C-10, Population Support for Commercial Nodes

Neighborhood Commercial Node Radius					Community Commercial Node Radius			
0.5	mile				1	mile		
Neighborhood Area					Community Commercial Node Area			
0.785425	square miles				3.1417	square mile		
Average net Density					Average net Density			
10.8	dwellings per net acre				10.8	dwellings per net acre		
Dwellings per Neighborhood Center Area					Dwellings per Community Commercial Node Area			
2,714					10,858			
Persons per Neighborhood Node Area					Persons per Community Commercial Node Area			
5,727					**22,910**			

C.5 ANNEXATION

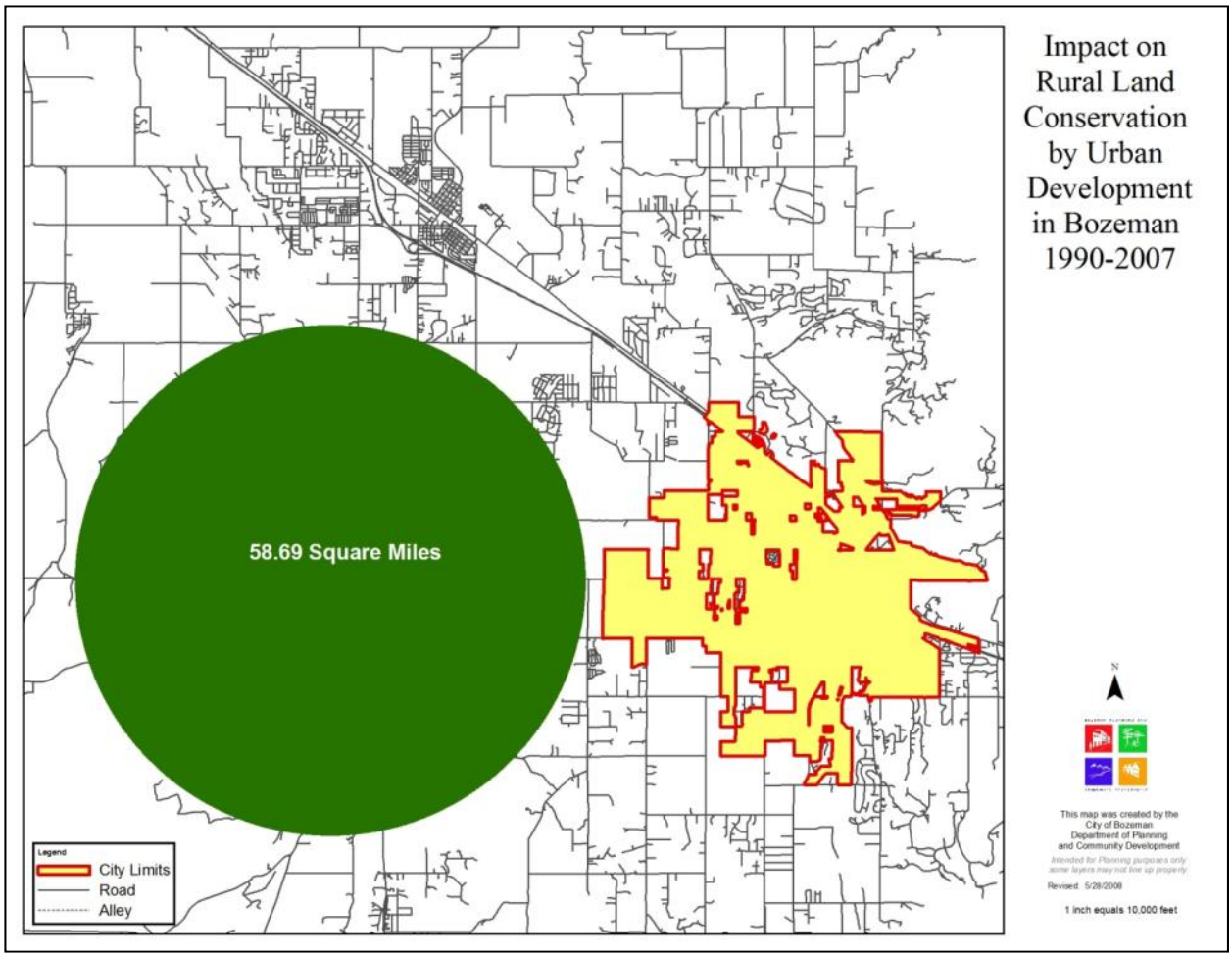
Between Jan 1, 2002 – Dec 31, 2007 **t**he City has annexed 2,523.36 acres (final actions taken to legally include in the City's limits) which, equals 3.94 square miles. The City area for the 2020 plan was 12.98 square miles. An increase of 30.3% in geographic area of the City boundaries occurred between 2002-2007. An annexation map showing all actions through the end of 2007 is included in Chapter 2, Introduction. The past five years have seen an average growth rate of 5.02%. There has been an estimated population increase of 10,301 or 36.4%, over April 2001. Population is increasing faster than City area.

A city grows in area through the annexation process. This process, which is governed by state law, provides the mechanism for landowners to seek to have their land included within the City, and in limited circumstances, permits the City to bring land within its jurisdiction. Parts 7-2-42 through 7-2-48 Montana Code Annotated establish the legal framework for annexation. Although there are several annexation procedures, the City prefers to utilize Part 46, Annexation by Petition, in processing annexation requests. Other parts may be relied upon as considered most advantageous.

Since annexation often precedes development of land and access to urban services strongly influences development densities, annexation can be a powerful tool to help support the Bozeman Growth Policy. The future land use map is a long range vision of the community, and does not predict when any individual parcel within the depicted urban area may become part of the City of Bozeman. Case by case evaluations will need to be made for each proposed annexation as to whether an individual parcel should be annexed at that time. As part of the land use policy coordination efforts anticipated with this plan, especially any intergovernmental agreement, it is hoped agreement with Gallatin County may be reached that development proposed within the urban services area should proceed after annexation to Bozeman. As noted above, it is desired that all lands shown on the future land use map that are not categorized as Present Rural should be annexed prior to development. There are some smaller already developed county parcels which are surrounded by or adjacent to the City. Inclusion of these parcels within the City is an established City policy. The City is investigating means to facilitate these annexations.

Annexation allows access to municipal services which support urban density development. Urban residential development is typically much more space efficient than rural development. Between 1996 and 2007, 7,271 homes were built in Bozeman. Assuming an urban density of six dwellings per net acre these homes would consume 3.78 square miles of land. The same number of home at rural levels of one dwelling per five net acres would consume 62.48 square miles. Therefore, constructing the home in Bozeman preserved 58.69 square miles from development with associated infrastructure costs. Bozeman's actual residential density in that time from was greater than six dwellings per net acre.

Figure C-3 Impact on Rural Land Conservation by Urban Development in Bozeman 1990-2007



C.6 NEIGHBORHOOD PLANS

To further the purposes of community planning, state law authorizes the preparation of "neighborhood plans." These plans are prepared for a portion of the entire community area and must be in conformance with the overall growth policy of the City. These smaller plans allow the investigation of more detailed issues which would be burdensome to examine in a community wide planning process. Because of the difference in scale between a Citywide growth policy and the "neighborhood plans," the smaller-scale plans will rely on the basic background information prepared for the overall growth policy such as population projections and the discussion of development trends. Therefore, it is expected that

the time and effort required to prepare a neighborhood plan would be significantly less than for a community-wide plan.

Neighborhood plans allow for a greater degree of citizen participation in planning efforts which will directly influence their place of residence or work. The smaller scale of plans allows local land owners, residents, and others most affected by the finer detail of the neighborhood plan a greater autonomy than would be likely if the fine level details were determined as part of a community wide plan. The neighborhood plan provides a context to evaluate development proposals and the connections through them and to the surrounding community. The principal focus is expected to be on a finer grained land use pattern, parks and trail locations, and other land use concerns rather than on substantial policy requirements. Neighborhood plans are similar in use to community-wide growth policies, in that they establish guidelines to development. It is recognized that there are many different specific development proposals which can comply with those guidelines.

Since neighborhood plans may apply to already developed areas, there is less of an opportunity to alter an existing land use pattern. Therefore, the creation of neighborhood plans is optional and provides a tool for neighborhood cooperation to focus on improvements to primarily existing conditions. Areas of special concern for coordination are parks, trails, roadways, and utilities. A neighborhood plan should extend over an area of at least 160 acres.

The preparation of a neighborhood plan may be initiated by the Planning Board or the landowners by requesting approval to proceed from the City Commission. By state law the preparation of a growth policy is the responsibility of the Planning Board upon direction by the City Commission. Consequently, the development of a plan must involve representatives of the Planning Board. The preparation of the neighborhood plans is a means of increasing predictability during the development review process by establishing in public documents the expectations for the area.

A neighborhood plan must contain the following elements:

- A map showing the reasonably simple boundaries of the plan, with an explanation as to why those boundaries are appropriate. Maps should terminate at easily identifiable boundaries if possible;
- A description of specific goals to be achieved by the neighborhood if goals specific to the area are developed;
- An inventory of existing conditions;
- A transportation network, including non-automotive elements, that conforms with adopted facility plans, reinforces the goals and objectives of the overall community growth policy, and connects the major features of the area such as parks, commercial areas, and concentrations of housing;
- Locations of parks of adequate area to represent at least sixty percent of expected parklands to be dedicated through development in the area. The parks shall be of a size and configuration which supports organized recreational activities such as soccer or baseball, as well as passive recreation as discussed in the PROST plan; and
- Location of various land uses including commercial, public, school locations if known, and residential activities.

Adopted Neighborhood Plans

- Bozeman Creek
- Bozeman Deaconess
- North 19th Avenue/Oak Street

Urban Renewal Plans

- North 7th Avenue
- Northeast
- Downtown

After the preparation of the draft neighborhood plan, the Planning Board will conduct one or more public hearings on the proposal. The Planning Board will then forward the proposed plan to the City Commission for review. The City Commission will also hold a public hearing, and if it believes the plan to be consistent with the Bozeman Community Plan, may adopt the plan by resolution. If it finds sufficient flaws with the plan, the City Commission may return it to the Planning Board for further work and review.

The preparation of any plan entails certain costs for advertising, publishing materials, City staff time, and other expenses. A variety of parties may request the preparation of a neighborhood plan. It is expected that there will be financial participation from those owning or residing in the area, especially in any implementations, such as upgrading a park or trail. It is also expected that the City will substantially participate in the costs of preparing a neighborhood plan through in-kind contributions such as staff support, materials preparation, and data gathering.

C.7 SCHOOLS

Schools are an essential social element in a community. Their location, size, and character influence many other aspects of the community. Public school services are provided in the Bozeman planning area primarily by School District 7. Small portions of three other elementary school districts are within the outer edges of the planning area. Several private elementary and secondary schools also provide services within the planning area.

School District 7 currently operates one high school, two middle schools, and six elementary schools with an additional elementary school now under construction. The district is remodeling the high school and has recently constructed a replacement Chief Joseph middle school. They presently hold property for a second high school and at least two more elementary schools.

Hyalite Elementary School under construction

School District 7 has established standard sizes and configurations for new schools. They adapt these standards as needed. The desired student population per school, percentage of anticipated students per household, households necessary to provide all the students for a new school of each type based upon current demographics, and the minimum geographical service area for each school are shown in Tables C-11 through C-13. Further discussion is presented in the Public Services and Facilities Appendix H.

Table C-11 District 7 Student Population per Household on Average

		Percentage of Population	Student per Household	Households per School Type
Overall K-12		15.08%	0.3318	
Per grade		1.16%	0.0255	
K-5		6.96%	0.1531	3,266
6-8		3.48%	0.0766	9,791
9-12		4.64%	0.1021	14,691

Source: Bozeman Community Plan, 2008

Table C-12 Area Per School Type at Existing Average Density

School Type	Student Population per New School	Service Area in Gross Acres	Average Net Density	Minimum Service Radius in Feet	Minimum Service Radius in Miles
Elementary	500	871	7.5 du/acre	3,475	0.66
Middle	750	2,611	7.5 du/acre	6,017	1.14
High School	1,500	3,918	7.5 du/acre	7,370	1.40

Source: Bozeman Community Plan, 2008

Table C-13 Area Per School Type at Recommended Density

School Type	Student Population per New School	Service Area in Gross Acres	Average Net Density	Minimum Service Radius in Feet	Minimum Service Radius in Miles
Elementary	500	605	10.8 du/acre	2,896	0.55
Middle	750	1,813	10.8 du/acre	5,014	0.95
High School	1,500	2,721	10.8 du/acre	6,142	1.16

Source: Bozeman Community Plan, 2008

School District 7 established attendance areas in 2007 for each of its elementary schools. This supports the ability of enrolled students to walk to school. As the attendance area expands the percentage of students who can walk decreases. Bussing is provided for students subject to service standards established by the district.

The number of persons per household has decreased significantly over the past several decades. Recently, increased birth rates have been recorded at the local hospital. Changes in household size have a significant influence on the need for schools and their placement. As shown in Figures C-1 and C-2 the expected age composition of the Montana population is undergoing substantial change. Placement of schools significantly influences transportation networks, such as demand for bike lanes and street crossings. They also stimulate interactions between community members who come together through the common element of the school.

The student population is drawn from areas inside and outside of the City's planning area. The percentage of population growth in Bozeman is therefore not a precise prediction of demand for new or

existing schools within the District as a whole. A new high school is being constructed in the Ophir School District in Big Sky which will remove some students from the Bozeman High School. Other changes may also occur over the planning horizon. The School district prepares its own projections of demand based upon service requirements of its entire service area. For the Bozeman planning area only, the following schools would likely be required based upon the projected population. Further discussion on schools is presented in Appendix H, Public Services and Facilities.

Table C-14 Spring 2008 School District 7 Enrollment

School Type	Grades	Enrolled Students
Elementary	K-5	2,371
Middle	6-8	1,139
High	9-12	1,802

Source: School District 7

Table C-15 Future BOZEMAN PLANNING AREA ONLY Population in 2025

Growth Rate	Population in 2025	Elementary Schools*	Middle Schools*	High Schools*
5%	92,500	12.9	4.3	2.9
*Based upon the new school size standards shown in the Tables C-12 and C-13.				

Source: Bozeman Community Plan, 2008

C.8 ZONING CORRELATION WITH LAND USE CATEGORIES

The land use categories described in Section 3.4 will be implemented by one or more zoning districts. State law and the policies of the Bozeman Community Plan require zoning to conform to the Plan. There is not a strict one to one match between a land use category and a zoning district. For example, as shown in Table C-16, the Residential category can match with several different zoning districts. Functions such as parks or open spaces can occur in any zoning district. Not all parks will be depicted on Figure 3-1, the Future Land Use map. This will not prohibit their creation.

Some zoning districts may apply to multiple land use categories. In this case not all uses may be available as any site development must comply with both the zoning and the underlying land use category.

The Residential Emphasis Mixed Use land use category does not have a directly corresponding zoning district which would allow the full expression of the range of land uses contemplated as of the writing of this plan. Table C-16 suggests the creation of a new zoning district to fill this need.

The City expects to review and revise its zoning regulations after the adoption of the Bozeman Community Plan. In the process of this review zoning district titles may change, districts may be consolidated, or other changes be made. Table C-16 is a correlation with districts as they exist today.

The principal and conditional uses, setbacks, and other details of each zoning district are contained in Title 18, Unified Development Ordinance, Bozeman Municipal Code. This title also contains development review requirements and procedures, definitions of uses, site development standards, and requirements for subdivision of property.

Table C-16 Zoning Correlation With Land Use Categories

	Zoning District																
Plan Category	R-S	R-1	R-2	R-3	R-4	R-O	REMU*	RMH	B-1	B-2	B-3	UMU	M-1	M-2	BP	NEHMU	PLI
Residential	●	●	●	●	●	●		●									●
Residential Mixed Use Emphasis*				●	●	●	●										●
Suburban Residential	●	●															●
Regional Commercial and Services										●		●					●
Community Core											●	●					●
Community Commercial Mixed-Use									●	●		●					●
Business Park Mixed Use						●							●		●		●
Industrial													●	●	●	●	●
Public Institutions																	●
Parks, Open Space, and Recreational Lands**	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Golf Courses	●																●
Present Rural	●																

**The Residential Emphasis Mixed-Use zoning district has not yet been created. It is presumed at this time.*
***Parks are depicted on Figure 3 in almost all zoning districts. Open spaces for a variety of purposes are created under all zoning districts. Indication in this table does not create an allowance for uses other than parks and open spaces that are not already included in the zoning district.*

Place Holder Page Only

APPENDIX D

Community Quality - Design Review Programs Background

D.1 NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

Chapter 18.28 of the City of Bozeman Unified Development Ordinance contains requirements for the Conservation Overlay District and Historic Districts. The Conservation Overlay District is largely coterminous with the area surveyed in the effort that led to the listing of eight districts and forty landmark structures in the National Register of Historic Places, and includes the eight historic districts and forty landmarks. Section 18.28 states that all new construction, alterations to existing structures, movement of structure into or out of the neighborhood conservation overlay district, or demolition of structures by any means or process is subject to design review. The Design Review Board (DRB), or Administrative Design Review (ADR) staff, may perform the design review depending on the nature and scope of the project. The recommendation of the DRB and/or ADR is considered by the agency, board or commission involved in making the final land use decision.

The intent and purpose of the conservation district is to stimulate the restoration and rehabilitation of structures and all other elements contributing to the character and fabric of established residential neighborhoods and commercial or industrial areas. Protection of and reinvestment in these areas reduces crime, protects property values, and in other ways benefits the community. New construction is invited and encouraged, provided that primary emphasis is given to the preservation of existing buildings and further provided that the design of new structures enhances and contributes to the aesthetic character and function of the property in question and the neighboring area. Contemporary design is also encouraged, provided it is in keeping with the above-stated criteria, as an acknowledged fact of the continuing developmental pattern of a dynamic, changing community.

Most of the area included in the conservation district was developed and built out prior to the adoption of zoning and contemporary subdivision regulations. Therefore, the construction, development pattern and range of uses in these areas is highly diverse and frequently not in compliance with conventional regulatory requirements. This diversity is recognized as a major contributing element of the historic character of these neighborhoods. The requirements of the Conservation Overlay District are applied in a manner that encourages the protection and enhancement of many diverse features for future generations.

The Conservation District is also used to protect and enhance neighborhoods or areas of significant land planning or architectural character, historic landmarks or other built or natural features for the educational, cultural, economic benefit or enjoyment of Bozeman citizens. The City has adopted the Design Guidelines for Historic Preservation and the Neighborhood Conservation Overlay District.

The policies of the Neighborhood Conservation Overlay District can best be summarized as follows:

- Protect, preserve, enhance and regulate structures, archaeological sites and areas that are reminders of past eras, events or persons important in local, state or national history; or which provide significant examples of land planning or architectural styles or are landmarks in the history of land planning and architecture; or which are unique or irreplaceable assets to the City and its neighborhoods; or which provide examples of physical surroundings in which past generations lived; or which represent and express the unique characteristics of small agricultural-based, western city developmental patterns.
- Enhance property values through the stabilization of neighborhoods and areas of the City, increase economic and financial benefits to the City and its inhabitants, and promote tourist trade and interests.
- Develop and maintain an appropriate environment for buildings, structures, sites and areas that reflect varied planning and architectural styles and distinguished phases of Bozeman's history and prehistory.
- Stimulate and enhance human life by developing educational and cultural dimensions, which foster the knowledge of Bozeman's heritage and cultivate civic pride in the accomplishments of the past.
- Seek to maintain and enhance the many private and public elements that are unique to the fabric, theme and character of each neighborhood and area, including lighting, pathways, street trees, natural features and other identified features.
- Provide the neighboring community with notice and opportunity to comment upon proposed improvements.

D.2 ENTRYWAY CORRIDOR OVERLAY DISTRICT

Chapter 18.30 of the City of Bozeman Unified Development Ordinance contains requirements for the Entryway Corridor Overlay District. There are several arterial corridors entering the City that introduce visitors and residents alike to Bozeman. The visual attributes of these roadways provide a lasting impression of the character of Bozeman. It is the intent and purpose of these requirements to ensure the quality of development along these corridors to enhance the impression and enjoyment of the community by guiding development and change that occurs in these areas. These provisions are also intended to improve signage, landscaping, access and other contributing elements of entry corridor appearance and function.

Development within these corridors is subject to design review. Projects are evaluated against the standards and guidelines contained in the Design Objectives Plan. Either the Design Review Board (DRB) or the Administrative Design Review (ADR) staff conducts the design review. The agency, board or commission making the final land use decision considers the recommendations of the DRB and/or ADR.

There are two types of entryway corridors - Class I and Class II. Class I entryways include Interstate 90, frontage roads, U.S. 10, U.S. 191, North 19th Avenue (north of Durston) and Oak Street (between North 19th Avenue and North 7th Avenue). All development that is partially or wholly within 660 feet of the centerline of these roadways is subject to design review. Projects within Class I entryway corridors must be set back at least 50 feet from the roadway. Class II entryways include North 7th Avenue, 19th Avenue (south of Durston), Main Street (from Broadway east to I-90), Main Street (west from North 7th Avenue to Ferguson Road), North Rouse Avenue and Bridger Canyon Road (north of Tamarack), Oak Street (west of North 19th Avenue to Rose Park) and Oak Street (east from North 7th

Avenue to North Rouse Avenue). All development that is partially Or wholly within 330 feet of the centerline of these roadways is subject to design review. Projects within Class II entryway corridors must be setback at least 25 feet from the roadway.

The following general standards apply to projects within the entryway corridors

1. The development shall provide for adequate open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities shall be integrated, oriented and related to the topographic and natural landscape features of the Bozeman area.

2. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties. The development shall not constitute a disruptive element to adjacent or nearby properties or to the environmental character of the Bozeman area.

3. The proposed development shall also comply with all applicable design standards and guidelines, including the entryway corridor Design Objectives Plan.

The Entryway Corridor Overlay District addresses issues such as access, parking, and building and landscaping standards.

D.3 SIGN CODE

Chapter 18.52 of the land use regulations in the Unified Development Ordinance promotes the health, safety and welfare of the residents and visitors of the City by regulating and controlling the size, location, type, quality of materials, height, maintenance and construction of all signs and sign structures. The intent of the Sign Code follows:

1. To preserve the Bozeman area's natural scenic beauty.
2. To contribute to inviting entrances into Bozeman by eliminating clutter associated, in part, with the unrestricted proliferation of signs, lights and stringed flags.
3. To encourage area beautification through creative and interrelated design of signage, landscaping, buildings, access and parking that enhances the community's built and natural environment.
4. To give all businesses equal opportunities to have a sign that will help people find the services they need.
5. To ensure that pedestrians and motorists are protected from damage or injury caused or partly attributable to the distractions and obstructions that are caused by improperly situated signs.

The Department of Planning and Community Development administers the Sign Code. A sign permit must be obtained prior to installation of any signage. Signs are only permitted if they comply with the requirements set forth in the Sign Code. Some types of signs have been found to create distractions to drivers or other hazards or negative side effects. Several types of signs are prohibited, including: portable signs, roof signs, revolving signs, beacons, flashing signs, pennants, stringed flags, inflatable signs and tethered balloons, and privately-owned signs in public rights-of-way. Signs located in the Neighborhood Conservation District are subject to design review.

D.4 LANDSCAPING

Landscaping serves both functional and aesthetic purposes. The natural environment of Bozeman is often given as a reason why people relocate to the community. The urban forest, streams, and other natural features create visual and physical connections between the surrounding areas and the City.

Healthy plants help stabilize the environment's ecological balance, provide buffering between activities, beautify the area, protect water quality, and conserve energy, as well as many other functions.

The City has adopted landscaping standards through Chapter 18.48 of the Unified Development Ordinance. The landscaping standards are administered in conjunction with the City's subdivision and site development review processes. The standards establish minimum performance requirements and provide incentives for creating landscapes which support other community priorities. The standards include provisions for both public and private lands.

The City Forester is responsible for the daily care of the public urban forest. Bozeman's public urban forest is comprised of more than 5,000 trees located in parks, rights of way, and the cemetery. The public urban forest expands as street trees and park landscaping are installed in new development. The City has operated a cost share program for many years to encourage citizens to plant trees. The Forestry and Street divisions cooperate each Fall in the collection of hundreds of tons of leaves throughout the community.

APPENDIX E

Historic Preservation – National Programs and Standards

E.1 NATIONAL REGISTER OF HISTORIC PLACES - FUNDAMENTALS

The information contained in this section is copied from the National Register of Historic Places section of the National Park Service website: www.nps.gov/nr.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Where to Start

The National Register nomination process starts with your State Historic Preservation Office (SHPO). Contact your SHPO or check their web page for National Register information, research materials, and necessary forms to begin the nomination process.

How are Properties Evaluated?

To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's age, integrity, and significance.

- Age and Integrity: Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- Significance: Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

National Register Listing Process

- Nominations can be submitted to your SHPO from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. Official National Register Nomination Forms are downloadable or from your State Historic Preservation Office. National Register Bulletins can also provide guidance on how to document and evaluate certain types of properties. Sample Nominations provide additional useful information.

- The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed but may be forwarded to the National Park Service for a Determination of Eligibility (DOE).
- Proposed nominations are reviewed by your state's historic preservation office and the state's National Register Review Board. The length of the state process varies but will take a minimum of 90 days.
- Complete nominations, with certifying recommendations, are submitted by the state to the National Park Service in Washington, D.C. for final review and listing by the Keeper of the National Register of Historic Places. The National park Service makes a listing decision within 45 days.

*Note: National Register nominations of Tribal properties start with the Tribal Historic Preservation Officer. National Register nominations of federal properties start with the agency's Federal Preservation Officer.

Benefits & Owner Information

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. Benefits include:

- Becoming part of the National Register Archives, a public, searchable database that provides a wealth of research information.
- Encouraging preservation of historic resources by documenting a property's historic significance.
- Providing opportunities for specific preservation incentives, such as:
  - Federal preservation grants for planning and rehabilitation
  - Federal investment tax credits
  - Preservation easements to nonprofit organizations
  - International Building Code fire and life safety code alternatives
- Possible State tax benefit and grant opportunities. Check with your State Historic Preservation Office for historic property incentives available within your state.
- Involvement from the Advisory Council on Historic Preservation when a Federal agency project may affect historic property.
- Find out information on the care and maintenance of your historic property through various NPS Preservation Briefs and Tech Notes.
- Network with other historic property owners, tour historic areas, or chat with preservationists through Conferences, Workshops, and Preservation Organizations.
- Celebrate your listing by ordering a bronze plaque that distinguishes your property as listed in the National Register of Historic Places.

Your Property Rights

- National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- National Register listing does not lead to public acquisition or require public access.

- A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.
- National Register listing does not automatically invoke local historic district zoning or local landmark designation.
- Federal Regulation 36 CFR 60 authorizes the National Register of Historic Places.
- Contact your State Historic Preservation Office (SHPO) for any specific state rules or regulations

Federal Agency Historic Preservation

In conjunction with the Secretary of the Interior, all Federal agencies establish their own historic preservation programs for the identification, evaluation, and protection of historic properties as mandated in Section 110 of the National Historic Preservation Act. These individual agency programs vary greatly in scope, depending on the degree to which the agency owns, controls, or affects historic properties. The NPS Federal Agency Preservation Assistance Program carries out a number of activities to assist Federal agencies in meeting their historic preservation responsibilities. Check with the Federal Preservation Officer (FPO) within a particular federal agency for additional information.
Tribal Historic Preservation

The NPS Tribal Preservation Program assists Indian tribes in preserving their historic properties and cultural traditions. Among the responsibilities assumed by these tribes are conducting historic property surveys, maintaining permanent inventories of historic properties, nominating properties to the National Register of Historic Places, and reviewing Federal agency assisted projects. Contact the specific tribal officer from the following list of Tribal Preservation Officers for additional information.

E.2 SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The information contained in this section is copied from the National Park Service website for the Secretary of Interior Standards for the Treatment of Historic Properties.

Choosing an Appropriate Treatment for the Historic Building

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

APPENDIX F

Housing

F.1 HISTORICAL PERSPECTIVE

The American population is growing and changing. As shown in the statistics section significant population growth is expected over the next 25 years at the national, state, and local levels. Most growth in Montana is expected to occur within the western high-amenity region. As shown in Appendix C, significant future growth is expected in Bozeman.

The composition of population is also changing as the baby boomers (1946-1964) age and the millenials (1977-1996) move into the workforce and home buying time. Average household size has declined over the years. The 2000 census showed an average household size in Bozeman of 2.26 persons and average family size of 2.85 persons. As the millenials come into child bearing years the household size may stabilize. Forecasting fertility rates is a very difficult thing. Aging and youth populations share many needs for physical characteristics in housing such as accessible routes of travel.

The post-WWII boom in housing was largely focused upon a suburban model. This model relied upon inexpensive land, easy transportation, and inexpensive energy. All three of these foundation elements are increasingly scarce. Recognition of environmental impacts of development has changed as well. Developments in construction and materials science have enabled higher density developments to reduce undesirable experiences such as spill over noise through walls for attached or compact housing styles.

These changes are manifesting in changing demands for housing. As shown in the statistics section, Bozeman has experienced significant growth in attached housing which now constitutes over 58% of all housing in the City. This change has also resulted in the City's population growing at a faster rate than the physical expansion of the City. In other words, the City is becoming more densely built. See further discussion below.

The City's regulations are supportive of mixed type housing. The City has monitored and revised its regulations as needed to comply with housing goal and objectives. There has been a conscious effort to remove barriers to cost efficient housing.

F.2 HOUSING STOCK

Bozeman's housing stock has been under development for nearly a century and a half. There have been significant changes in the architectural styles, available materials, and community needs over that time. Some of Bozeman's most valued housing is also some of its oldest. This illustrates that the value and utility of housing is strongly influenced by the quality of its construction and its neighborhood setting.

F.2.1 Number of Housing Units

At the time of the 1990 Census, the City of Bozeman contained 9,117 housing units. By the beginning of 2008, this number had grown to 16,649. This is an 82.6 percent increase in the number of dwelling units in the City during the past two decades. This substantial increase, along with other growth factors, has placed a heavy burden on local services and infrastructure and significantly altered the City's character. This new housing is diverse in type and size and provides both rental and ownership opportunity. The majority of new homes have been attached homes. The character of new development has had an increased emphasis on walkability, access to parks, and other qualitative elements. There has been an increased interest in design quality of homes. At this time the supply of housing appears adequate to meet demand.

Single-family detached homes have historically, and continue to, comprise the largest category of housing within the City. In 1990, single-household detached homes made up 39.17 percent of the housing stock. By 2008, single-family detached homes made up 38.41 percent of the housing stock. During the past decade, Bozeman's high quality of life, combined with its continued development as a regional shopping and employment center, drove up housing costs and created the need for more affordable housing. As shown in Table F-1, almost 50 percent of the housing units constructed during the period from 2000-2007 were multi-household units (duplex, triplex, fourplex and multi-household). Development of multi-household housing has been good for the City. Because multi-household development is defined by greater density, municipal services are more efficiently used, and land is more efficiently used, thus requiring less greenfield land for residential development.

Table F-1 also shows that the rate of development of mobile homes steadily decreased between 1990 and 2008. The majority of all manufactured/mobile home developments in the area were developed in the 1960s. Further discussion is presented in the section on affordable housing.

Table F-1: Number and Type of Dwelling Units – 1990, 2000, and 2007

	1990		2000		2007	
	Number of Dwellings	**Percent**	**Number of Dwellings**	**Percent**	**Number of Dwellings**	**Percent**
Single-Household	3,571	39.17%	4,696	39.05%	6,395	38.41%
Townhouse	376	4.12%	639	5.31%	986	5.92%
Duplex	966	10.60%	1,322	10.99%	1,941	11.66%
Triplex/Fourplex	1,375	15.08%	1,898	15.78%	2,575	15.47%
Multi-Household	2,134	23.41%	2,709	22.53%	4,043	24.28%
Mobile home	554	6.08%	621	5.16%	709	4.26%
Other	141	1.55%	141	1.17%	0	0.00%
Total	9,117	100.00%	12,026	100.00%	16,649	100.00%

Source: City of Bozeman, Building Department, 1990-2007.

Overall, the rate of development in Bozeman has shown substantial variation since 1990. As shown in Table F-2, only 67 building permits were issued in 1990 for new dwelling units. However, in 2005, 955 building permits were issued for new dwelling units. Therefore, 1,425 percent more permits were issued in 2005 than in 1990. Since 2005 there has been a downward trend in new building permits sought which reflects national trends and issues with development and home purchase financing.

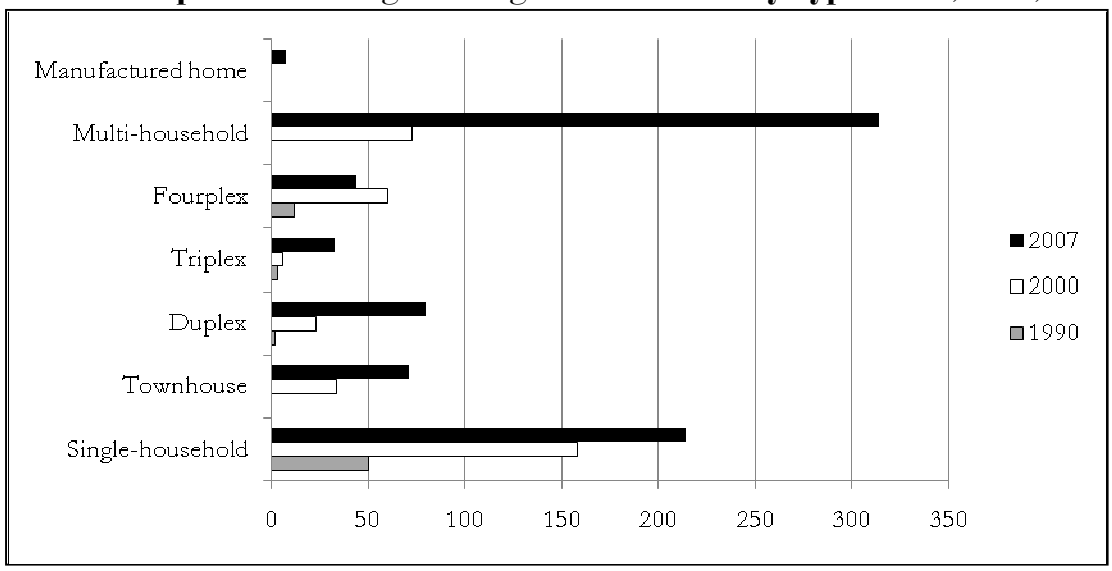
Table F-2: Number of New Dwelling Units Permitted - 1990 through 2007

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Single-household	50	101	104	139	130	100	113	98	135	155
Townhouse	0	4	4	38	11	53	52	40	35	26
Duplex	2	20	32	50	38	24	46	48	40	56
Triplex	3	18	6	0	6	21	21	3	6	3
Fourplex	12	28	32	24	16	64	24	48	52	136
Multi-household	0	0	0	30	82	160	119	8	60	116
Manufactured home	0	0	0	0	0	1	1	7	51	7
Total	67	171	178	281	283	423	376	252	379	499

	2000	2001	2002	2003	2004	2005	2006	2007	Total 1990-2007	Percent
Single-household	158	229	259	215	260	265	257	214	2,982	38.6%
Townhouse	34	0	28	52	70	63	63	71	644	8.3%
Duplex	23	51	37	108	144	141	58	80	998	12.9%
Triplex	6	3	6	12	45	105	45	33	342	4.4%
Fourplex	60	12	16	44	120	100	92	44	924	12.0%
Multi-household	73	71	132	146	235	281	155	314*	1,668	21.6%
Manufactured home	0	20	25	36	7	0	0	8	163	2.1%
Total	354	386	503	613	881	955	670	450	7,721	100%

Source: City of Bozeman, Building Department, 2008.

Graph F-1: Housing Building Permits Issued by Type: 1990, 2000, and 2007



Source: See Table F-2.

F 2.2 Size of Housing Units

The size of dwelling units has increased since 1990. In 1990, the largest housing size classification category was 2 bedrooms with 39.95 percent of housing units. By 2000, the largest housing size classification was 3-bedroom with 47.07 percent of housing units. One interesting statistic shows that 17.26 percent of housing units had 5 or more bedrooms in 1990, but this number dropped to 6.53 percent in 2000. This is largely attributed to the fact that the number of children per households is declining.

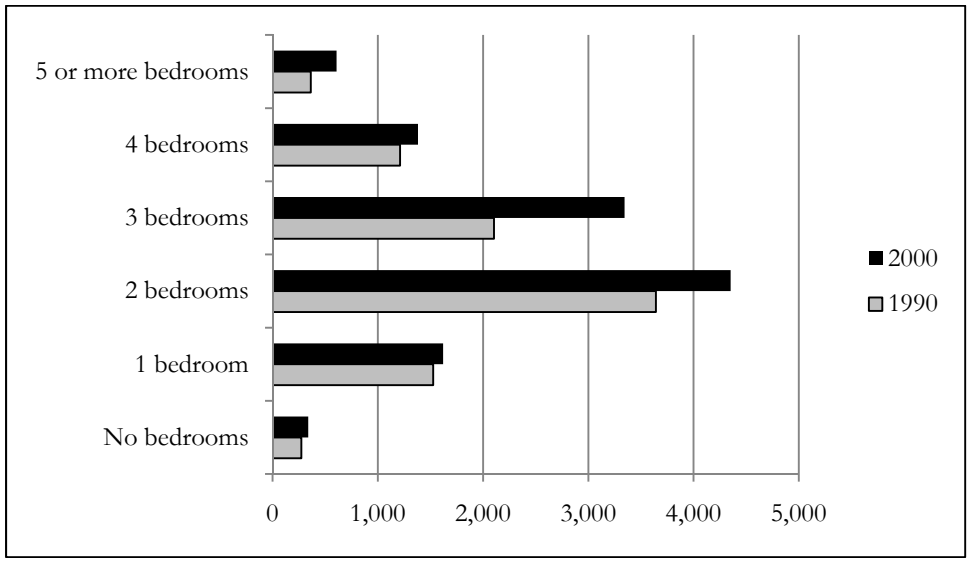
Since the 2000 census was conducted a trend to smaller units has been observed. This may reflect increased expense from constructing larger units as well as changes in the composition of the average household. There is no available data to quantify this change until the next census is conducted.

Table F-3: Number of Bedrooms in Dwelling Units - 1990 and 2000

	1990	2000
No bedrooms (studio)	273	339
1 bedroom	1,525	1,620
2 bedrooms	3,642	4,352
3 bedrooms	2,103	3,344
4 bedrooms	1,211	1,381
5 or more bedrooms	363	608

Source: 1990 and 2000, U.S. Census of Population and Housing, U.S. Census Bureau.

Graph F-2: Number of Bedrooms in Housing Units - 1990 and 2000



Source: See Table F-3.

F.2.3 Tenure

According to the U.S. Census Bureau, in 2000, 57 percent of Bozeman households rented their home and 43 percent of Bozeman households owned their home. The rate of homeownership has increased by three percent during the past decade. Bozeman has a high rate of rentership, compared to other communities, because of the large college student population. The 1997 City of Bozeman Community Needs Assessment estimated that approximately 10 percent of the City's population shares a housing unit with unrelated persons.

F.2.4 Age of Housing Units

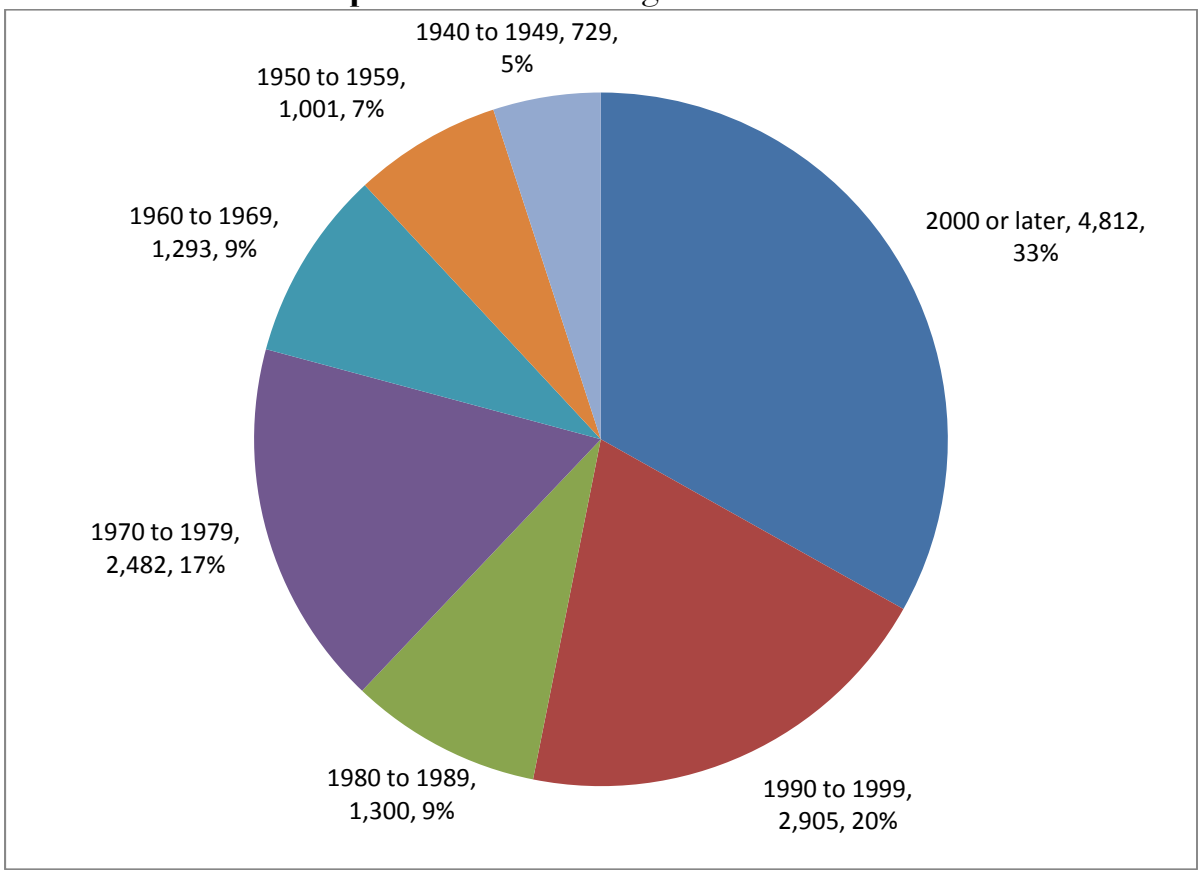
The largest percentage of homes (4,812 homes or 29.2 percent) in Bozeman was constructed between 2000 and 2008. The second largest percentage of homes (2,905 homes or 17.7 percent) was constructed during between 1990 and 2000. Because nearly half of Bozeman's housing stock was constructed during the past 20 years, the general condition of housing is very good. However, Bozeman's older housing stock is also in very good condition. This is attributable to the fact that the homes in Bozeman's older areas have received a considerable amount of rehabilitation and reinvestment in the past decade due the desirability of the neighborhoods. Approximately 250 applications per year have been submitted to renovate or maintain properties within the City's Neighborhood Conservation Overlay District. This steady reinvestment has protected much of Bozeman's housing stock from the decay often seen with older homes. In order to continue to encourage maintenance of properties the City Commission has directed its Staff to develop an affirmative maintenance ordinance. This will provide a tool to encourage upkeep when it is not being voluntarily pursued.

Table F-4: Year Dwelling Units Were Constructed

	1990		2000		2007	
	Number	Percent	Number	Percent	Number	Percent
2000 or later					4,812	29.2%
1990 to 1999	68	0.7%	2,905	24.9%	2,905	17.7%
1980 to 1989	1,676	18.4%	1,300	11.2%	1,300	7.9%
1970 to 1979	2,231	24.5%	2,482	21.3%	2,482	15.1%
1960 to 1969	1,300	14.3%	1,293	11.1%	1,293	7.9%
1950 to 1959	1,057	11.6%	1,001	8.6%	1,001	6.1%
1940 to 1949	706	7.7%	729	6.3%	729	4.4%
1939 or earlier	2,079	22.8%	1,934	16.6%	1,934	11.8%
Total	9,117	100.0%	11,644	100.0%	16,456	100.0%

Source: 1939-1990, U.S. Census of Population and Housing, U.S. Census Bureau.
City of Bozeman, Building Department, 2000, 2007.

Graph F-3: Year Dwelling Units Were Constructed



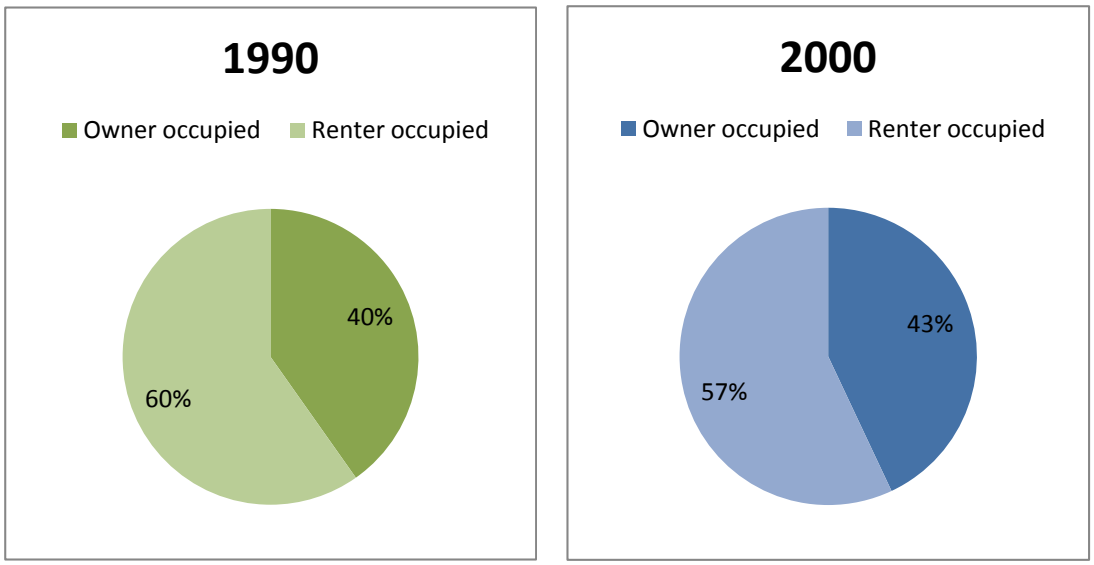
Source: See Table F-4

F.2.5 Duration of Occupancy In Housing Unit

There is a common misperception that the Bozeman population is constantly moving around from one housing unit to another. The fact that a substantial portion of the City's residents are University students, and are highly mobile, contributes to this perception. However, the 1999 Community Characteristic and Opinion Survey showed that 35.85 percent of households have been in the same unit for more than 10 years.

According to the 1999 Community Characteristic and Opinion Survey, most households (59.95 percent) occupied another housing unit in Bozeman before they moved into their current housing unit. However, the second largest percentage of households (21.78 percent) lived in a housing unit in another state before they moved into their current dwelling unit. This underscores the reality that many people and families are moving to Bozeman, from other states, on a regular basis.

Graph F-4: Owner Occupancy



Source: 1990 and 2000; *U.S. Census of Population and Housing, U.S. Census Bureau.*

F.3 HOUSING AFFORDABILITY

F.3.1 Value of Housing Units

As shown in Table F-5, the cost of housing in Bozeman (including housing values and rent costs) has been steadily and precipitously rising since 1990. In 1990, the median resale value of a housing unit in Bozeman was $68,000. However, by the beginning of 2000, the median resale value of a housing unit was $132,286. Therefore, the price of homes in Bozeman has nearly doubled in the span of one decade.

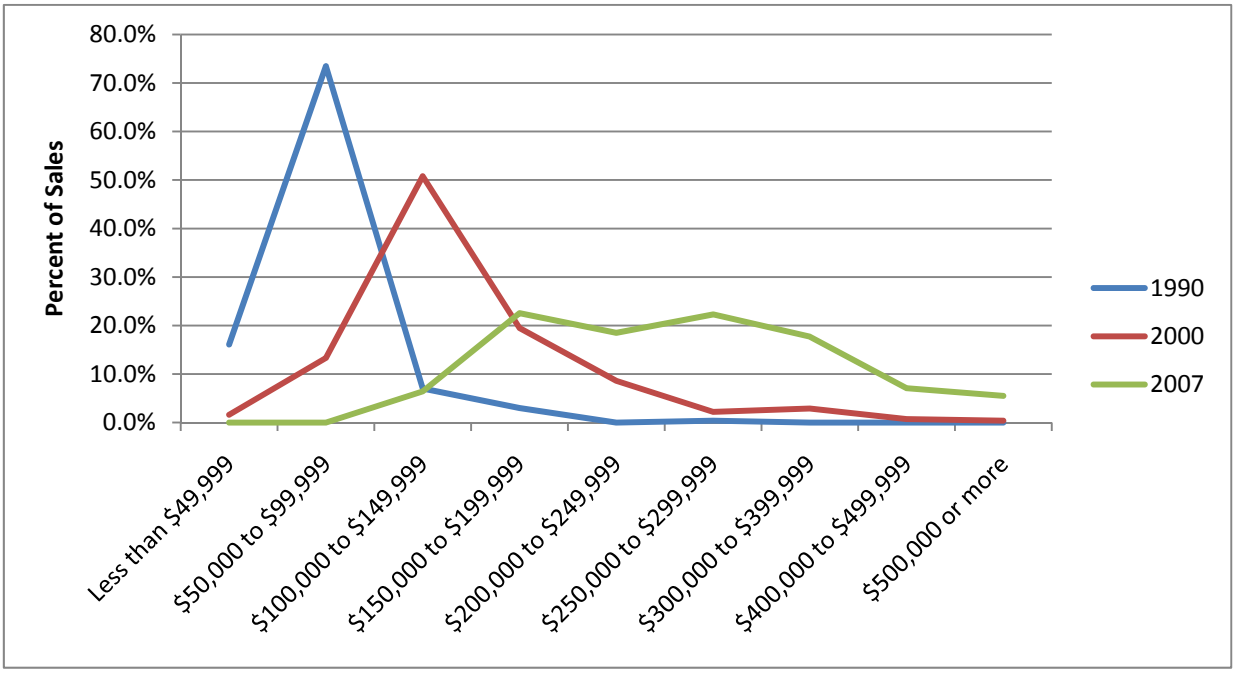
The years between 2000 and 2007 saw a large increase in housing prices both nationwide and locally. There have since been great disturbance in mortgage lending and home prices, which had rapidly increased, are now rapidly decreasing. The changes locally have not been as precipitous as some regions of the country. However, especially in outlying areas, the Gallatin Valley has seen the sales price hold steady or decrease. These same forces have reduced new home construction. Due to the volatility and uncertainty the 2007 median home price figure of $255,000 within City limits should be used with caution as a predictor of future conditions. Table F-5 and Graph F-6 demonstrate a widening range of housing prices in Bozeman with an increasing percentage in higher cost homes.

Table F-5: Housing Values – 1990, 2000, and 2007

	1990		2000		2007*	
	Number	Percent	Number	Percent	Number	Percent
Less than $49,999	413	16.1%	57	1.6%	0	0.00%
$50,000 to $99,999	1,884	73.5%	484	13.3%	0	0.00%
$100,000 to $149,999	180	7.0%	1,854	50.8%	49	6.42%
$150,000 to $199,999	75	3.0%	711	19.5%	172	22.54%
$200,000 to $249,999	0	0.0%	313	8.6%	141	18.48%
$250,000 to $299,999	11	0.4%	82	2.2%	170	22.28%
$300,000 to $399,999	0	0.0%	107	2.9%	135	17.69%
$400,000 to $499,999	0	0.0%	27	0.7%	54	7.08%
$500,000 or more	0	0.0%	14	0.4%	42	5.50%
Total	2,563	100.0%	3,649	100.0%	763	100.00%

Source: 1990 Table H061, 2000 Table H74, Community Sample, U.S. Census of Population and Housing, U.S. Census Bureau.
**2007, Gallatin Association of Realtors, Multiple Listing Service, 2007 sales of detached, townhomes, and condominiums*

Graph F-5: Resale Value of Housing Units in Bozeman – 1990, 2000, and 2007



Source: See Table F-5.

F.3.2 Monthly Contract Rents

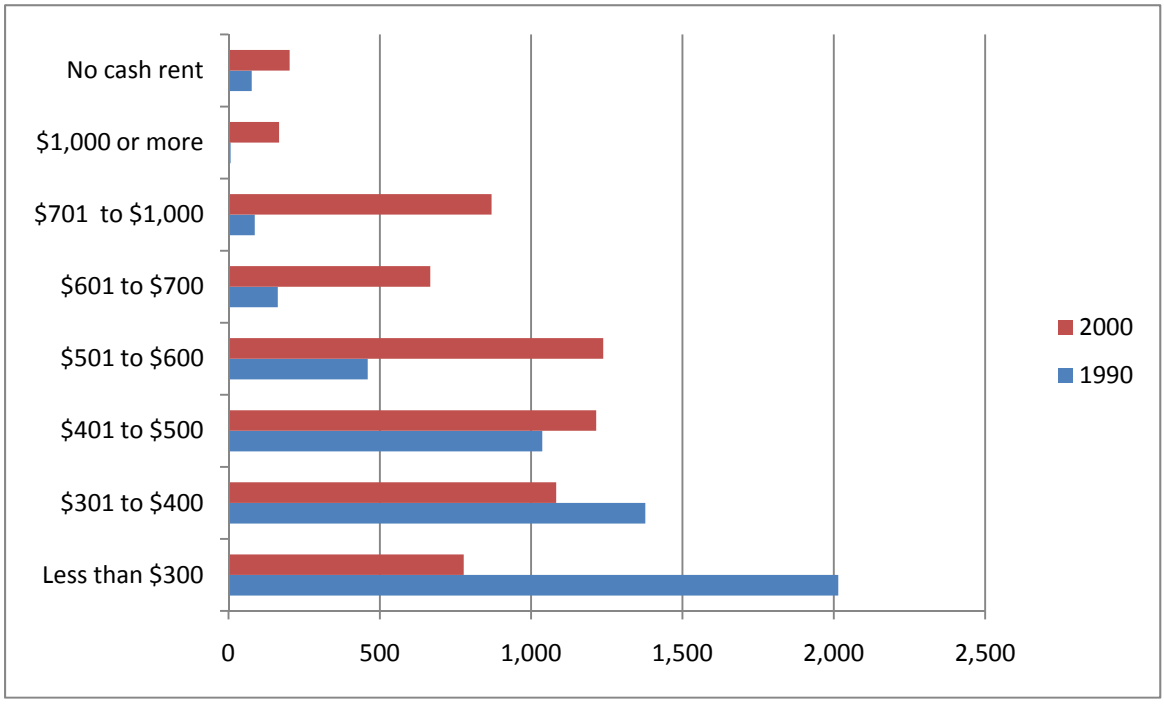
Monthly contract rents have increased significantly since 1990. In 1990, the median monthly contract rent amount was $338. By 2000, this number had risen to $494 per month. This is nearly a 45 percent increase. More recent data has shown the same trend as purchased housing.

Table F-6: Monthly Contract Rent Costs - 1990 and 2000

	1990		2000	
	Number	Percent	Number	Percent
Less than $300	2,015	38.6%	777	12.5%
$301 to $400	1,377	26.3%	1,083	17.4%
$401 to $500	1,037	19.9%	1,215	19.5%
$501 to $600	460	8.8%	1,238	19.9%
$601 to $700	163	3.1%	667	10.7%
$701 to $1,000	87	1.7%	869	14.0%
$1,000 or more	7	0.1%	167	2.7%
No cash rent	77	1.5%	202	3.3%
Total	5,223	100.0%	6,218	100.0%
Median monthly rent	$338.00		$494.00	

Source: 1990 and 2000, U.S. Census of Population and Housing, U.S. Census Bureau.

Graph F-6: Monthly Contract Rent Amounts - 1990 and 2000



Source: See Table F-6.

The affordability of housing is determined by the percentage of gross income a household spends for housing. Housing is considered not affordable if the cost is more than 30 percent of gross household income. Cost includes rent and utilities, and, if housing is owned, principal, interest, taxes and insurance. In Gallatin County, the following income levels, adjusted for family size, are considered very low and low income.

Table F-7: Low and Very Low Income in Gallatin County

Family Size	1	2	3	4	5	6	7	8
Extremely low income	$13,500	$15,400	$17,350	$19,250	$20,800	$22,350	$23,850	$25,400
Very low income	$22,450	$25,700	$28,900	$32,100	$34,650	$37,250	$39,800	$42,350
Low income	$35,950	$41,100	$46,200	$51,350	$55,450	$59,550	$63,650	$67,800

Source: US Department of Housing and Urban Development, 2008

The 2000 Census found that 7.8 percent of Bozeman families were at or below the poverty level. Approximately 45 percent of Bozeman households fall within the low or very low-income categories. The median purchase value of homes increased by 94 percent between 1990 and 2000, and median contract rent amounts increased by 45 percent between 1990 and 2000, yet median household income in Bozeman only rose 15 percent between 1990 and 2000. Income levels are not keeping up with the cost of housing in the City, and this is having a serious impact on the quality of life of many of the City's residents. The income to housing price disparity has continued to widen since 2000.

Residents who have difficulty finding suitable housing in Bozeman frequently cite the lack of affordable housing for both purchase and rent. High moving costs and rent/security deposits are also barriers. People who have been unable to qualify to purchase a home most often attribute it to a bad credit history, not enough income, too much debt and an insufficient down payment. A significant increase in supply of housing within the community as well as the easing of price increases mentioned earlier may begin to offset these problems. However, less certain employment may counteract these positives.

Housing is usually the largest monthly expense to a household. A home is also often a household's most valuable single physical asset. Transportation expenses typically occupy the second position. As households have widely varying incomes the amount they can spend on housing and still have it be considered affordable similarly varies.

The discussion of housing cost has often focused on the single point in time of housing purchase. Sometimes the monthly housing payment has been the focus. These have not always truly represented whether a household can truly afford housing. The recent upheavals in housing financing and rapid swings in energy costs have brought an increased focus on considering the whole cost of housing. This alternate approach recognizes the issues of one time or on-going direct expense for housing but has also started to include evaluation of transportation, time, and other expenses. For example, with a 6% fixed rate 30 year mortgage, an increase or decrease in monthly transportation costs of $50 is equivalent to having $8,300 added or subtracted to the cost of purchasing the home.

There has been a saying of "drive till you qualify," meaning to go further from town until the home prices reduced enough for you to afford them. This has in part been recognition that there is value to proximity to services and employment. As fuel costs increase, this approach represents a less realistic option. Nationwide trends have shown greater rates of home foreclosures in these outlying areas.

Development of housing in proximity to services as supported in Chapter 3 advances overall home affordability.

The City adopted a workforce housing program in 2007. This program is intended to bring homes to market for purchase by persons at defined prices. The target buyers are those earning 120% or less of median income. The City had previously taken multiple additional steps to support affordable housing.

Table F-8, Affordable Housing Support

City of Bozeman Non-Regulatory	City of Bozeman Regulatory
Community Affordable Housing Advisory Board – Advocacy and information clearinghouse, public entity in support of private efforts to develop affordable housing	Small minimum lot sizes and setbacks
Community Housing Fund – Commission discretion to directly financially support housing	Removed numerical dwelling unit density caps
Affordable Housing Revolving Fund - Annual financial support for matching funds, grants, and loans	Allow mixed uses to enable additional housing areas and options with transportation efficiency
Funding for Homeowner training and down payment assistance	No minimum dwelling size beyond that required by building code
Galavan/ Streamline (transit) – Annual financial support for transit services, relieves burdens of transportation costs to residents	Established reduced parking standards for affordable housing
Community Needs Assessment for housing provides data in support of grants and programs	Allow manufactured housing within all residential zoning districts
Efficient infrastructure planning and funding reduces capital and on-going costs	Allow modular housing within all residential zoning districts
Fiscally responsible operation of the City maintains a good credit rating	Enabled Accessory Dwelling Units in all residential districts
Limited bonding and other debt reduces tax load for interest payments	Allowed increased lot coverage in R-4 districts
Advance land use planning for greater surety in the development process to reduce risk, cost, and delay	Affordable housing projects given priority in review scheduling
Option to pay impact fees for affordable housing projects	Affordable housing is community benefit for meeting performance standards for Planned Unit Developments
	Multi-home development allowed in all zoning districts
	Park dedication requirements are capped so that higher densities are less costly
	Alternative transportation options are a required essential part of all street design and development
	Allowed building heights have been increased
	Community residential facilities allowed as individual households in all districts when meet standards

City of Bozeman Non-Regulatory	City of Bozeman Regulatory
	Community residential facilities allowed as in all residential districts as either principal or conditional use

Bozeman has diligently worked to remove the elements of exclusionary regulations from its standards.

- Minimum floor area for dwellings (usually far in excess of actual need)
- Exclusion of multiple household dwellings
- Restrictions on the number of bedrooms
- Prohibition on manufactured homes
- Large lot frontage requirements
- Large minimum lot size requirements

pp.40-41, The Legal Guide to Affordable Housing Development, American Bar Association, Chicago, IL 2005

Many factors influence the cost of housing. Average home size has shown a steady increase in the past several decades. At the same time persons per household has decreased, thus amplifying the increase in cost per person of housing. Calculations by the Building Division in 2008 indicate that under the City's adopted regulations a three bedroom home could be permitted which only required 565 square feet of built area. Such small homes are not actually being constructed in Bozeman. Nationally there is a growing small home movement which is emphasizing quality of design and a simpler less consumptive lifestyle. Such factors affect the cost of constructing housing.

F.3.3 Homelessness

Homelessness is increasing in communities throughout the nation. Once largely identified as an urban issue, homelessness has now extended to suburban and rural areas like Bozeman. Factors increasingly contributing to homelessness are increases in the cost of living and the deinstitutionalization of patients with emotional disabilities, untreated mental illness and substance abuse problems.

The 2007 Montana Homeless Survey was conducted on January 31, 2007 across Montana, surveying both sheltered and unsheltered homeless. The date is coordinated with other surveys across the nation to occur during the last week in January.

The survey was administered by the Montana Continuum of Care Coalition, local providers of homeless services and many volunteers who canvassed areas where the homeless are often found (points of service such as food banks, transitional housing programs, shelters, streets, parks, campgrounds, etc.).

There were 2,217 homeless persons of all ages identified. Bozeman had 91 homeless persons of all ages. Sixty-four of the persons had no shelter structure. Twenty-four of the respondents were under 18 years of age and five were sixty or older. Twenty-six of the respondents were employed.

Two private efforts have recently been undertaken to provide shelter for the homeless. Family Promise, a coalition of local churches, provides support services for homeless families. The focus is on family stabilization and enabling acquisition of employment and permanent housing. The location rotates among facilities owned by the churches. The City Commission also recently approved a fixed location homeless shelter at Hemlock and N 5th Avenue. The facility is being remodeled prior to opening. The clients for this shelter are not limited to families.

F.3.4 Ability to Pay

Affordability of housing is a measure of cost of housing to financial resources to pay for housing. The issue of housing affordability interacts with the income available to home purchasers and renters. Bozeman has for many years had a wage level below the national average and a housing cost at or above the national average. This disparity has complicated the issue of housing affordability. MSU students are not excluded from income information which makes data harder to interpret. One method to address housing affordability is to increase earned wages

F.4 SPECIAL NEEDS POPULATIONS

Special consideration must be given to housing for disabled persons living in the community. The International Building Code already contains an extensive set of standards for accessible dwelling units. An aging population and medical advances which prevent death in severe medical circumstances will increase the number of persons needing accessible housing. Advocates for the disabled have pointed out that more single-person housing units are needed within the City. Housing for the disabled is most convenient and accessible when developed near service centers within the City (example, Downtown Bozeman). Finally, consideration must be given to the physical surroundings of housing for the disabled. For example, the neighborhood should have up-to-date and well-maintained sidewalks and curb ramps.

Special consideration must also be given to the needs of elderly residents of the City. As our population ages, this will increasingly become an issue that demands attention. Housing should be developed with an eye towards "life-cycle" housing, or housing that can comfortably and safely accommodate a wide-range of age groups and abilities. As the City's population ages, the need for smaller housing units that require less maintenance can be expected to increase. A variety of housing options could accommodate this demand, ranging from duplex condominiums to multi-household apartment buildings.

A center-based land use pattern will provide greater access to services and employment to the disabled and aged. Center-based land use and high-density development will also support community-wide public transportation, which would benefit the disabled and elderly.

Bozeman has had several developments constructed serving special needs populations since the last growth policy update. The Bridger Peaks Village on Oak Street provides income assisted housing for the elderly in two buildings and for persons with mobility disabilities in the third. Several assisted living facilities have been newly constructed or expanded. The character of these facilities has been more focused on life cycle services with a range of care available to allow the residents greater independence with increasing support as needed.

As previously noted, in 2007, the City approved renovation of a home on N. 5th Avenue as a homeless shelter. This is the first permanent homeless shelter in the City. The Family Promise program has also been providing support to homeless families through a coalition of local churches.

Special needs populations often benefit from close proximity to services and pedestrian/bicycle accessibility throughout the community. Bozeman's land use orientation to center oriented design and street design standards help meet these needs. The recent launch of the Streamline bus system also helps provide greater mobility and independence to access employment, health care, and other services.

F.5 VACANCY RATE

According to the 2000 U.S. Census of Population and Housing, the local total vacancy rate was 6.1 percent within Bozeman. This included homes which had been sold or rented but not yet occupied, held for sale or rent, or were held for occasional or recreational use. The vacancy rate for homes available for sale or rent was approximately 4.2 percent. Although this indicates that housing was available, it does not indicate that housing was available at a given price.

F.6 DISPLACEMENT

Housing markets with resident displacement are usually characterized by one of two situations. First, displacement may result in a market where a significant differential in prices exists within a relatively short commuting distance, making it more attractive to live outside the community in which a family works. This type of displacement typifies Bozeman as more and more families choose to live outside Bozeman, in place like Gallatin Gateway and Belgrade, and commute to Bozeman for work. As fuel prices increased in the summer of 2008 this differential was offset by much higher commuting costs. Future changes in fuel and housing costs may further alter this circumstance.

Displacement can also occur when an influx of money from outside the community raises the prices of existing units, causing demolition of existing housing units to building newer, larger housing units or other types of development like commercial. This type of displacement typically occurs in a market where a particular amenity, such as proximity to Downtown, makes locations that previously housed existing residents highly desirable to newcomers. This type of displacement occurs in Bozeman, but not yet as much as the first type of displacement described above.

Displacement adds to the higher cost of land within the City due to the increased traffic congestion. In a standard simplified economic model of land pricing in urbanizing areas, land pricing (not housing unit pricing) is a function of proximity to the employment center and the distance to the edge of the urban area. This proximity reflects value obtained by greater opportunity to utilize resources which would otherwise be consumed by commuting or similar costs as well as access to additional benefits. Those who work at the employment center trade land price for commuting costs. Land pricing per square foot at the center is high; at the edge the square foot price sinks. In practical terms, a square foot of land in Downtown Bozeman costs more than a square foot in Belgrade.

As intensity of use rises, the commute time also influences land prices. This does not affect the price of land at the edge, but the price at the center increases. If it is assumed that all development must occur within the given range from center to edge, then land prices in the center will force more intense utilization. For living units to stay within some salary workers price range, housing must take up less land (occupy the land at higher densities).

If Bozeman retains importance as a center of employment, wages will need to rise to compensate for higher housing costs. Rising land prices in Bozeman, combined with labor supply-driven growth, will produce the need for more attached and multi-household units. If intensity of use drives up land prices in Bozeman at a faster rate than incomes, it will cost more to enter the home buying market, thus raising the age and income level for purchasing homes. This may be counteracted by increased residential density which spreads the costs across users of more homes. Ability to obtain greater value with increased intensity of use may motivate land owners to seek redevelopment of their property to higher intensity development. This may displace existing residents.

A recent example of this phenomenon affected a manufactured home community which had been in place for several decades. In 2007 the City approved a proposal which included redevelopment of the Bridger View mobile home park on Bridger Drive. Although construction has not yet begun, the approval resulted in displacement of manufactured homes. The City's land use regulations allow placement of manufactured homes in all areas designated as residential. The development of manufactured home communities, and on individual lots, is specifically permitted in the zoning standards. The City does not amortize or otherwise require removal of lawfully compliant manufactured housing.

The City has not received an application for a new manufactured home community since 1997. Manufactured homes are traditionally detached structures. They consume land at a rate similar to other detached single-household residences. This increases the land cost per dwelling. Land costs have been one of the fastest increasing costs of building new housing. This increased cost has challenged the ability to establish manufactured housing at acceptable price points. Lending and state tax practices also create challenges in maintaining and increasing the stock of manufactured home communities.

The City is specifically prohibited from interfering between the owner and tenants of a manufactured home community. State law sets requirements for owners who intend to terminate a manufactured home community.

F.7 IMPACTS OF MONTANA STATE UNIVERSITY STUDENT BODY ON HOUSING

The presence of Montana State University, with a Fall 2008 enrollment of 12,369 students, has a tremendous impact on the housing market in Bozeman. Of particular concern is the fact that many students are in the lower cost rental market, and compete with non-student low-income residents for housing. Several trends in student housing are impacting the City's housing supply. First, recent housing data indicates that students are increasingly wanting to live off-campus rather than in campus housing (dormitories and graduate/family housing units). Second, the University's non-traditional student population has increased since 2001. This population includes older students, married students and/or students with children. The average age of undergraduates has decreased and graduate students have increased since 2001. Non-traditional students typically occupy the graduate/family housing units on campus. Graduate students increased 53 percent from Fall 2001 to Fall 2008 semester.

A study was conducted in 2007 which examined the physical distribution of student's addresses within Bozeman. Address data was from the Fall 2005 semester. They resided in all neighborhoods and types of housing. There were some clusters of addresses in close proximity to the university and to the north-west where the majority of new residential construction has occurred. Student population has increased much more slowly than the increase in general population. Students therefore, represent a smaller fraction of the total community and residential occupants than in 2000.

In the Fall of 2000, the University had 3,261 dormitory spaces and 2,643 were full for an occupancy rate of 81.0 percent. During the Fall of 1990, the University had 656 graduate/family housing units. Of that, 645 or 98.3 percent were occupied. By the Fall of 2000, the University had 704 graduate/family housing units. Of those units, 628 or 89.2 percent were occupied.

The City should continued to work with MSU to keep apprised of the housing needs of the MSU student body, and to ensure that the housing needs of students are being met in the community - either on campus or off. When making decisions regarding housing, the City should balance the demands of low-cost housing for students with the needs of other low-income groups. The future preparation of an

Affordable Housing Study or Plan should more closely and quantitatively examine the impact students have on the supply, demand and cost of housing within the City.

F.8 HOUSING SUMMARY

As stated in Chapter 3, the City of Bozeman will have approximately 25,553 households by 2025, and will need a corresponding number of housing units to accommodate these households.

It can be expected that single-family attached homes, and a variety of multi-household homes, will be developed at an increasing rate in the future. This phenomenon would be driven by several factors. First, as the population ages, the development of multi-household units that require less maintenance and are more energy efficient can be expected to increase. Second, demographic changes indicate that there will be more smaller, nontraditional households that require lower-cost, more convenient and easier-to-maintain housing. Third, multi-household housing units more efficiently use City services, and therefore are less expensive to serve. Fourth, multi-household housing consumes less raw ground to provide the same number of units, therefore curbing the conversion of greenfields to urban development. Finally, the cost of land in the City of Bozeman will increasingly make multi-household housing more attractive to developers.

No one would argue against the fact that there are housing challenges facing the City of Bozeman. Statistics clearly show that average wages have not kept pace with the local cost of living. Housing prices have risen faster than the prevailing wage and other sectors of the economy. The lack of adequate affordable housing may have deleterious impacts on the community. The social fabric of the City can be threatened by a lack of socioeconomic diversity as individuals and families are displaced outside the City. In addition, the transportation impacts of workers commuting into the City from outlying areas are exasperating traffic conditions.

Housing affordability is a complex issue that will likely require equally complex solutions. These types of complex solutions are beyond the scope of this document. Solutions will require participation by many parties, not just the City or other single entity. The City Commission adopted a comprehensive set of affordable housing strategies through Resolution 3060 on September 22, 2003. Much of the work called for in the resolution has commenced. Some items remain to be fully completed. The issue, as a whole, will not go away at a particular point but will continue to evolve as the reasons for housing affordability challenges change.

This plan does contain a number of goals, objectives and policies that represent a more general but comprehensive view of housing availability and affordability. For example, the development of centers-oriented neighborhoods, where shopping and work opportunities are within walking or cycling proximity to housing would decrease dependence on automobiles. Automobiles often represent the second largest expenditure for a family, after housing costs. This plan also advocates the further development of a community-wide public transportation system, and the housing densities necessary to support transit. Public transportation would address affordability issues by again reducing reliance of automobiles. Finally, this plan also recommends a diversity of housing stock and opportunities to meet many different housing needs.

The main focus of the housing goals in the Bozeman Community Plan is to maintain and improve existing neighborhoods, and to provide a variety of quality housing of all types to meet the needs of the various socioeconomic groups that live in the community. New or established neighborhoods should create a sense of community and a pleasant living environment for Bozeman residents. These aspirations

do not require elaborate construction, simple but well designed housing can have the same beneficial aspects of its more intricate cousins. It is the responsibility of not only local government, but also financial institutions, private and public organizations, and the general public to work together to understand the housing needs of all residents and to ensure that everyone in the community has the opportunity to live in housing which is both affordable and of a high quality.

Bozeman has experienced an increase in density of dwellings per net acre over the past 14 years. This does not necessarily translate into increased density of population. For example, the average household size in 2000 (2.3) is approximately ½ of what it was in 1930 (5.74). Therefore, in order to attain the same population density in 2000 the number of homes per acre would need to double. The change in dwelling density has occurred primarily through the construction of a greater percentage of attached housing.

Descriptions of density in reports often list density as a measure of dwellings per unit of land. Few individuals focus on numerical measures of density in their personal experience. Instead, they evaluate qualitative elements to determine if something "feels" too dense for their preferences. This highlights the role of design skill by land planners, architects, builders, and others in creating or revising neighborhoods. Examples of items people evaluate are visible access to open spaces, level of visual interest in buildings, cleanliness, noise levels, proximity to desired amenities, and ease of travel.

Functional density occurs when infrastructure and services are adequate to meet the needs of the number of homes and persons within an area. Even low density development can be dysfunctional if services are insufficient. There are no insurmountable physical barriers to increasing the physical density of construction in Bozeman. There has been a policy over the years to limit height or numbers of homes per acre based on available utility service levels or reasons of community character. As the community evolves what is considered acceptable changes. Over the past ten years there has been an increased acceptance of a greater number of homes per acre. This has been driven partly by local factors such as increased land costs and partly by larger social forces such as changing demographics.

Bozeman has striven, based in part on guidance provided in the Bozeman 2020 Community Plan, to improve the quality of community design. There has also been an increased interest in this area from private developers. An example is the area along 15th Avenue between Oak Street and Durston Road. Good quality of design helps overcome the perceived negatives which cause persons to think development is "too dense." As the density of development increases its potential to negatively affect others is increased and review criteria and processes must be refined to compensate. Ultimately a perception of density occurs within individuals and their personal preferences and ideas.

Residential density, as measured by persons per square mile, is directly related to other City concerns such as a viable transit system, walking and biking access to essential services, minimizing tax demands, and preserving open space. Further discussion is presented in Appendix C, Land Use.

Place Holder Page Only

Appendix G

Environmental Quality and Critical Lands

G.1 ENVIRONMENTAL QUALITY

The citizens of Bozeman greatly value the quality environment in which they live. Impairment to the area's critical lands and environmental quality comes with great financial and emotional costs. Preventing the degradation of our environmental quality is much more cost effective and beneficial to the health, safety and happiness and prosperity of the community than implementing curative actions after an impact has occurred. Additional information and resources on several aspects of our environmental quality and critical lands is presented here so the community may effectively protect them. Additional sources of information include the Montana Natural Resource Information System (NRIS) managed by the Montana State Library and other agencies referenced in this appendix.

G.1.1 AIR QUALITY

The Environmental Protection Agency has established maximum thresholds for a variety of airborne pollutants. Currently, Bozeman is classified as a high risk area for non-attainment for small particles and carbon monoxide. If Bozeman loses its attainment area status it can have undesirable effects on the ability of local government to obtain federal funding for transportation, require additional development review for air quality effects, increase public costs for additional street maintenance, and result in regulation of air pollutant sources such as wood stoves. Air quality in Bozeman is impacted by development patterns in the county which encourage additional vehicular travel. The land use pattern and concepts called for in this plan will help to reduce air quality problems in the future. The City, County, and other groups and governmental entities need to work together to address the air quality issues.

The City of Bozeman has improved its air quality significantly over the last several years with its annual street sweeping program. The street sweepers reduce particulate matter accumulation on city streets resulting from street sanding for traction aid during the winter months. Without this program, more of these particulates would become airborne and impact air quality. This program targets particulates 10 microns or less.

> "In 1987, EPA tightened the earlier, more general particulate standard with a new standard to target smaller, more harmful particles with a diameter of 10 microns or less (PM-10). In 1997, EPA added an air quality standard for particles with a diameter of 2.5 microns or less (PM-2.5). The smaller PM-2.5 particles, often referred to as "fine particulates," are easily inhaled and can cause tissue damage, emphysema, bronchitis, and cardiovascular complications. Children, seniors, and individuals with pre-existing respiratory diseases are most susceptible to these health risks. Any secondary particulate formation is a major cause of reduced visibility and can produce acid rain."

-From Montana DEQ's Citizens Guide to Air Quality in Montana

In 2007, Bozeman joined several other municipalities in an ambient air monitoring network by allowing the Montana DEQ to install air pollution monitoring equipment at the Waste Water Treatment Plant. This equipment detects airborne particulate matter at 2.5 microns (PM-2.5) or less. Sampling frequency is every three days. Air quality monitoring data can be obtained at the Montana DEQ website.

Creating walkable neighborhoods and supporting bike and transit facilities reduces PM-2.5 emissions.

G.1.2 FLOODPLAIN AREAS

Flooding causes more property damage in the United States than any other type of natural disaster. In fact, it is estimated that flooding causes 90 percent of all property losses from natural disasters in the United States. The Bozeman area has experienced considerable flooding and flood damage in the past. The rate of urban development in the area, and changes in the natural drainage system, threaten continued incidences of flooding. Floodplains are areas where floodwaters spread when the natural stream or river channel overflows its banks because it cannot accommodate runoff from storms or melting snow. Dissipation of floodwaters into the floodplain helps reduce the amount of damage incurred by flooding. In addition to providing natural buffers for floods, floodplains provide critical functions such as groundwater recharge areas and maintenance of water quality. Finally, some of the most biologically diverse and productive habitats occur where land and water meet. Flooding in undeveloped areas provides many benefits, including the natural replenishment of soil fertility, sediment filtration, the nourishment of wetland systems, and benefits to aquifer recharge areas. Unoccupied floodplains provide greenbelt areas, wildlife habitat, and recreational and aesthetic values. In fact, flooding generally is not a problem until floodwaters encroach upon developed areas.

When grading, filling, or the erection of structures alters a floodplain, its flood-dissipating functions are reduced. Many flood damage factors are directly related to the effects of urbanization. Many urbanization activities such as construction of structures, road building, increasing impervious surfaces, and substituting natural drainage systems with constructed systems increase the risk of flooding. Generally, urbanization increases the quantity and velocity of storm water runoff, while at the same time decreases the capacity of natural drainage systems.

Preventing unnecessary development in floodplain areas and protecting natural drainage systems and floodplains lessens the risk of property damage by flooding. To that end, many Federal, State and Municipal Floodplain Regulations have been created:

Federal: At the federal level, the National Flood Insurance Program (NFIP) protects people from financial loss resulting from flood-damaged property. While this is a federal program that is administered by the Federal Emergency Management Agency (FEMA), NFIP is implemented at the local level.

State: Chapter 5 of Title 76 of the Montana Code Annotated addresses floodplain and floodway management. This chapter requires the Montana State Department of Natural Resources to delineate, map, and designate floodplains and floodways. This process is subject to the public hearing process. Once the Department of Natural Resources has designated and identified floodplains and floodways, local officials are informed and have six months to adopt land use regulations that meet, or exceed, the minimum standards prepared by the Department of Natural Resources.

- **Local**: Title 18 of the Bozeman Municipal Code has zoning and subdivision ordinances which regulate development in the floodplain and near watercourses. Section 18.58 BMC

applies to floodplains as identified in the NFIP study of 1988. Chapter 18.58 adopts State of Montana Regulations as set forth in Chapter 5 of Title 76 of the Montana Code Annotated. According to Chapter 18.58, any activities or uses that require the issuance of a permit, including the expansion or alteration of such uses, shall not be initiated, established, or undertaken until a permit has been issued by the floodplain administrator (the City Engineer).

By administering floodplain regulations, storm water management practices and protecting wetlands, the City encourages sustainable development practices by requiring developers to build where structures have a lower probability of flood damage and where development will have a reduced impact on the City's water quality and downstream property owners. Further development of a No Adverse Impact (NAI) approach to floodplain management will increase the efficacy of the City's floodplain management.

The Association of State Floodplain Managers (ASFPM) has developed a phrase that attempts to capture the concept of managing land use in such a manner as to not harm one's neighbors: "No Adverse Impact Floodplain Management." NAI or No Adverse Impact is defined as "…an approach that ensures the action of any property owner, public or private, does not adversely impact the property and rights of others." This principle makes a community look at what really needs to be done to prevent damage to people, property, and the environment. This concept requires looking beyond business as usual, including rote reliance on local, Federal and State Minimum Standards.

-Thomas, Edward A., "Protecting the Property Rights of All: No Adverse Impact Floodplain and Storm Water Management". Sustainable Community Development Code, Research Monologue Series: Natural Hazards. Rocky Mountain Land Use Institute, 2008.

G.1.3 WATER QUALITY

Storm Water Facilities Plan

Due to increased concerns about the deleterious effects of storm water runoff in local watercourses, a 1999 regulation by the U.S. Environmental Protection Agency (EPA) required small municipal storm water system to apply for a special permit. The general permit is acquired under Phase II of the National Pollutant Discharge Elimination System (NPDES). The state of Montana incorporated the Phase II requirements March 10, 2003 and the Montana Department of Environmental Quality (DEQ) administers the issuance of the permit. Under the NPDES general permit requirements, the City of Bozeman was required to create and implement a Storm Water Management Program. The Storm Water Management Program is described in the Storm Water Facilities Plan.

The Program is comprised of several Best Management Practices to protect local creeks, streams, rivers and ponds from pollutants that can be washed into the waterways by rainfall, snow melt, and runoff from car washing or lawn watering required for new development.

Currently, storm water drainage plans are required for new development in Bozeman. The purpose of these plans is to limit storm water runoff from the site to the pre-development runoff rates. Storm water storage and treatment facilities are designed to remove solids, silt, oils, grease, and other pollutants.

The entire May 2008 Storm Water Facilities Plan is available at the Bozeman Engineering Department located at 20 E. Olive Street.

G.1.4 WETLANDS AND WATERCOURSES

Wetlands have long been regarded as fringe environments, wastelands, or nuisances with limited land use utility. For centuries, wetlands have been systematically destroyed through filling, draining, and dredging. In fact, it is estimated that since 1800 approximately 50 percent of all wetlands in the United States, and approximately 27 percent of all wetlands in Montana, have been destroyed. This is largely because Congress made the draining and filling of wetlands for reclamation a national policy through the promulgation of the Swamp Lands Acts of 1849, 1850, and 1860. These Acts granted 15 western states nearly 65 million acres for swamp reclamation. However, beginning in the early 1960s, the federal government began issuing regulations to protect wetlands due in part to an increased understanding of wetland benefits.

Wetland Benefits

Currently, wetlands comprise less than 1 percent of the total land area in Montana. Wetlands provide many benefits, so it is very important to protect and maintain existing wetlands. Some benefits include

Soak up large volumes of water and gradually release it to adjacent streams or water bodies during low flow periods
Recharge wells and aquifers by holding water long enough to allow it to percolate into underlying soils
Support vegetation that acts as a flood buffer and stabilizes the shoreline
Enhance water quality by absorbing sediments, toxins, and nutrients
Decompose organic matter and incorporate nutrients into the food chain
Provide habitat for millions of birds, mammals, reptiles, fish, and amphibians
Protect habitat for threatened and endangered species. In Montana, 39 percent of endangered species are found in or are dependent on wetlands. Protecting wetlands might hold Endangered Species Act regulations at bay locally.
Source: Montana Wetlands & You - A Natural Partnership, Montana Watercourse, August 2000.

In addition to protections under the 1972 Clean Water Act, the City of Bozeman has wetland protections under Chapters 18.56 and 18.42.100 BMC.

Additional Regulations, Agencies and Programs which Protect Wetlands and Watercourses in Bozeman

Clean Water Act of 1972 (Federal)
Montana Natural Streambed and Land Preservation Act (310 Permit Law)
Endangered Species Act (Federal)
U.S. Army Corps of Engineers (Federal)
Gallatin Conservation District
Montana Dept. of Environmental Quality
Montana Dept. of Natural Resources and Conservation
Wetlands Mitigation Banking

Contacts and Resources

Montana Natural Resource Information System (NRIS)
Montana Natural Heritage Program
Montana Water Center
Montana Wetlands Legacy
U.S. Army Corps of Engineers, Omaha District (Helena, Montana office)

G.1.5 GROUNDWATER AND SOILS

Threats

Some of the major sources of contaminants include landfills, agricultural land uses, urban storm water, septic system drain fields, spills and leakages, household hazardous wastes, and abandoned wells.

There are many different pathways through which contaminants from land uses can reach groundwater and/or soils. Pathways of special concern include leaking septic systems, improper floor drains, improper storage and disposal of hazardous substances, leaking storage tanks, leaking pipes, surface spills, condensation from air emissions, and improper waste disposal. The number of pathways is significantly increased in areas not serviced by municipal sewer, compared to areas that are serviced by public sewer. Consolidating growth to the Bozeman growth area, connecting annexed property into the municipal system and mitigating pollutants in storm water runoff helps protect soils and groundwater.

Federal, State, and Local Regulations and Programs to Protect Groundwater and Soils

Federal:

Safe Drinking Water Act

Resource Conservation and Recovery Act

Federal Insecticide, Fungicide, and Rodenticide Act

Comprehensive Environmental Response, Compensation, and Liability Act

State:

Montana Groundwater Pollution Control System

Montana Water Use Act (Water Right Permit)

Comprehensive Environmental Cleanup and Responsibility Act

Agricultural Chemical Groundwater Protection Act

Local:

Bozeman Land Use Regulations. As part of the environmental assessment required for major subdivisions, subdividers must establish the depth to the water table and the dates on which these depths were determined. They must also determine the depth and location of all known aquifers that may be affected by the proposed subdivision. Finally, subdividers must describe any steps necessary to avoid the degradation of groundwater and groundwater recharge areas.

Bozeman Municipal Code. Section 8.16.065 "Dumping of Hazardous Materials/Wastes Prohibited" of the Bozeman Municipal Code makes the dumping of hazardous materials and/or wastes illegal.

Household Hazardous Wastes may be disposed of at the Bozeman landfill Hazardous Waste Collection facility.

Uniform Building Code. The Uniform Building Code, which has been adopted by reference by the City of Bozeman, has special requirements for foundations built in areas with seasonal high water tables. The Building Code also has an "H" occupancy for hazardous occupancies. Special regulations for things such as spill control, drainage, containment, ventilation, and standby and emergency power may apply.

Uniform Fire Code. The Uniform Fire Code addresses the use, production, and storage of hazardous wastes. The Fire Code also regulates specific land uses such as junk yards, dry cleaning businesses, semiconductor fabrication, and industrial plants.

Issues and Analysis

The City has already experienced firsthand the tremendous public costs that can be associated with a major groundwater contamination clean-up project. The Bozeman Solvent Site is an area of groundwater contamination that is largely within the City of Bozeman. In 1989, groundwater from wells in the Nelson Mobile Home Park (northeast of the North 17th Avenue and Durston Road intersection) were determined to contain chlorinated solvents in excess of safe drinking water standards. Subsequent investigations found that the contaminants in the groundwater originated from the Buttrey's Shopping Center property (now the Hastings Shopping Center) and extended north, generally between N. 19th Avenue and an extension of N. 11th Avenue, past Interstate 90. Further investigations determined that improper disposal of chlorinated solvents by a dry cleaning business in the shopping center was the likely cause of the contamination. Solvents were improperly released to the septic system of the shopping center and to the municipal sewer system, thereby allowing the contaminants to enter the groundwater aquifer. As time passed, the flow of groundwater carried the contaminants to the present boundaries of the solvent site. A Controlled Groundwater Area (CGWA) has been established surrounding the solvent plume. Within this CGWA, responsible parties must provide safe drinking water to all residences and businesses. This has required substantial public expenditures including funds for the expansion of the City's municipal water system to provide an alternate water supply system for developed properties within the CGWA.

A CGWA has also been established around the Idaho Pole Superfund site off of Cedar Street and L Street. The site is roughly 50 acres in size, and is owned by the Idaho Pole Company, which is a wood treating operation. The site has been contaminated with wastes from wood-treating products, including pentachlorophenol and other chlorinated phenols (PCP), polynuclear aromatic hydrocarbons (PAH), and dioxins/furans. The private wells of nearby residences were found to be contaminated. Cleanup of the site began in 1995. A Land Treatment Unit (LTU) Closure Work Plan was submitted to the EPA in February 2002 and was approved in July 2002. LTU closure activities were conducted in accordance with the Remedial Action Objectives and the approved LTU Closure Work Plan. Closure activities were based on the September 2000 soil data meeting the Record of Decision soil treatment goals for PCP and PAHs. The LTU closure activities were completed in 2003 and included irrigation system removal, fence removal, LTU treated soil removal, treated soil placement and clean cover, liner removal and decontamination, site restoration and post-closure compliance. A 2005 site review conducted by the Montana Department of Environmental Quality found that both the soil and ground water components of the remedy were functioning as designed. The land treatment unit is reducing contaminant levels in soil to the required levels and the ground water treatment system is removing product, reducing dissolved contaminant concentrations and providing plume capture. Contamination of the Idaho Pole Site has to date prevented the redevelopment of the site.

In addition to the Idaho Pole Company Superfund Site, the CMC Asbestos site near Lindley Park was reclaimed before construction of the Bozeman Public Library commenced. Mitigation work of additional asbestos contaminates on properties near the Bozeman Library continues.

Looking ahead

Although there are many federal and state regulations and programs to prevent groundwater and soil contamination, there are additional actions the City can take to prevent future contamination. Some examples include

Prohibition of Various Land Uses. Some uses that pose a substantial threat of groundwater contamination should be prohibited from areas with a high water table, or areas with a high water table not connected to municipal sewers. Some of these uses may include industrial uses that handle, store, or produce hazardous substances; gas stations or other uses storing petroleum products in storage tanks; and dry-cleaning operations.

Slab on Grade Construction. Consider requiring slab on grade construction in areas of high ground water.

Depth to Groundwater Testing. Due to the fact that water table levels fluctuate throughout the year, several water level tests should be performed throughout the year. Or developers could be required to perform water level tests during the spring when water table levels are typically the highest.

Link to Other Permits. The City could add a provision to the text of the Zoning Ordinance requiring that no final site plan approval, occupancy permit, or building permit be issued for any land use or activity until it has obtained all required environmental permits and approvals from the county, state, or federal agencies.

Hazardous Waste Collection. The City of Bozeman should continue collecting household hazardous wastes at the Bozeman Landfill and provide public education and outreach to support this program.

Public Education. The City of Bozeman can employ a number of public education techniques ranging from brochures to seminars about groundwater. Citizens should be informed about the hazards household hazardous wastes present to groundwater. Groundwater education could be done in area schools. Continue to provide information to the public on disposal requirements and options for the disposal of hazardous wastes.

Contacts and Resources:

Association of Gallatin Agricultural Irrigators

Greater Gallatin Watershed Council

Montana Watercourse

Montana Department of Natural Resources and Conservation

Montana Natural Resource Information System (NRIS)

Montana Division of the Natural Resource and Conservation Service (Federal)

G.1.6 CLIMATE CHANGE PREVENTION

From the U.S. Environmental Protection Agency (EPA)

> For over the past 200 years, the burning of fossil fuels, such as coal and oil, and deforestation has caused the concentrations of heat-trapping "greenhouse gases" to increase significantly in our atmosphere. These gases prevent heat from escaping to space, somewhat like the glass panels of a greenhouse.
>
> Greenhouse gases are necessary to life as we know it, because they keep the planet's surface warmer than it otherwise would be. But, as the concentrations of these gases continue to increase in the atmosphere, the Earth's temperature is climbing above past levels. According to NOAA and NASA data, the Earth's average surface temperature has increased by about 1.2 to 1.4ºF in the last 100 years. The eight warmest years on record (since 1850) have all occurred since 1998, with the warmest year being 2005. Most of the warming in recent decades is very likely the result of human activities. Other aspects of the climate are also changing such as rainfall patterns, snow and ice cover, and sea level.
>
> If greenhouse gases continue to increase, climate models predict that the average temperature at the Earth's surface could increase from 3.2 to 7.2ºF above 1990 levels by the end of this century. Scientists are certain that human activities are changing the composition of the atmosphere, and that increasing the concentration of greenhouse gases will change the planet's climate. But they are not sure by how much it will change, at what rate it will change, or what the exact effects will be.
>
> (EPA website October 17, 2008)

Locally, individuals are concerned about the warming trend and the uncertainty which surrounds it. Many worry the climate change may adversely affect our quality of life by increasing the risk of wildfire and flooding and impact our economy and recreational opportunities. To proactively address climate change due to greenhouse gas emissions, the City of Bozeman joined the U.S. Mayors' Climate Protection Agreement in 2006. With guidance from the International Council for Local Environmental Initiatives (ICLEI), the City works towards reducing greenhouse gases in its own operations and how to implement those efforts throughout the community. These efforts may include sustainable land use practices such as building in greater densities, mixed use development and providing for alternatives to commuting with personal vehicles to reduce vehicle miles traveled. Refer to Chapter 3 for additional information on sustainable land use practices.

Contacts and Resources

Bozeman Area Transportation Plan

Bozeman Bicycle Board

City of Bozeman – Climate Protection Staff

U.S. Environmental Protection Agency

International Council for Local Environmental Initiatives – Local Governments for Sustainability (ICLEI)

Streamline Bus Service

U.S. Green Building Council (USGBC) – Administration of the Leadership in Energy and Environmental Design (LEED) Green Building System

G.1.7 CONSERVATION EASEMENT AND AGRICULTURAL LANDS

Conserving natural lands, biological or wildlife corridors, and agricultural lands has gained popularity over the last decade. The City's boundary has already reached two such conservation easements. As the City continues to grow, fostering strong relationships with these landowners and the entities that facilitate these land management tools will lead to the successful integration of these lands into the City. Doing so also maintains a semblance of the landscape that attracted individuals to the Bozeman area.

Transfer Development Rights (TDRs) may be another useful tool in conserving these lands and Bozeman's natural character. TDRs provide a tool whereby a landowner outside the City transfers the right to develop agricultural areas or open space lands in Gallatin County into the City. This reduces sprawl and encourages more sustainable development by focusing density in the City where water and sewer facilities already exist. Gallatin County is pursuing the development of transfer program. How such a program will inter act with the City has not been fully determined.

Contacts and Resources

Gallatin Valley Land Trust

Montana State University Extension

The Nature Conservancy

The Trust for Public Land

Gallatin County

G.1.8 WILDLAND URBAN INTERFACE

Our community's close proximity to Gallatin National Forest and state lands provides recreational opportunities close to home. As the City approaches the boundary of these forested areas, the community begins to interface with wild land on a daily rather than a recreational basis. This wildland urban interface poses threats and conflicts for property owners not often encountered in urban areas. Wildland fire and wildlife conflicts are the two most common concerns.

When structures are built in a fire prone area, understanding fire behavior can help homeowners, builders and developers reduce the risk to human life and property. The most important factors influencing building survival during a wildfire are fire intensity, vegetation characteristics, and building materials (especially roofing). It's important for homeowners, builders and developers to learn strategies for protecting homes from wildfires with these factors in mind.

Conflicts with wildlife can also create very emotional and costly situations. Learning to live along side wildlife like bears, mountain lions and elk will help property owners manage their property in way which reduces these conflicts.

Contacts and Resources

Gallatin National Forest (Federal)

Montana Fish, Wildlife and Parks (State)

Wildland/Urban Interface Working Team (Federal)

Preparing a Community Wildfire Protection Plan: A Handbook for Wildland-Urban Interface Communities (Communities Committee, et al.)

Firewise Communities (Multi-agency program)

G.2 EXISTING POLICIES, PROGRAMS AND PLANS

Water quality related

Bozeman Wetland Regulations (18.56 BMC) and creation of the Wetlands Review Board to protect, preserve and enhance wetlands. Protections of isolated wetlands under this section help protect groundwater recharge areas and wildlife habitat

Bozeman Floodplain Regulations (18.58 BMC)

Watercourse setbacks established (18.42.100 BMC) to mitigate the impacts from development on Bozeman's watercourses including their adjacent wetlands and floodplains; these setbacks help protect wildlife habitat as well

Adoption of Storm Water Facilities Plan

Grading and drainage standards (18.42.080 BMC) for the control and drainage of surface water around buildings to mitigate and control storm water runoff

Greater Gallatin toilet trade-out program to promote the installation of low flow toilets.

Air quality related

Adoption of U. S. Mayors' Climate Protection Agreement

Annual Street Sweeping Program to mitigate dust and improve air quality by removing particulate matter sized PM-10 and smaller

In conformance with EPA requirements, a PM-2.5 air quality monitoring station was installed at the north-west corner of Bozeman adjacent to the wastewater treatment plant. It is neighborhood scale, and it was positioned to measure down-slope flow from Bozeman toward Belgrade. While the site does represent some population, its principle function is to provide information on fine particulate dynamics in the Gallatin Valley (MTDEQ Air Quality Monitoring Network Plan)

Funding of Streamline Bus Service

Adoption of Facility Plans (Bozeman Area Transportation Plan and the Parks, Recreation, Open Space and Trails Plan) which promote walkability and bikeability

Groundwater and soils related

Completion of the mitigation of asbestos soil contamination at the Public Library site

Household hazardous waste disposal was made available for public use at the Bozeman Landfill, so it's properly disposed of in an environmentally safe method or recycled to protect soils and groundwater

See water quality related policies and programs listed above

Natural Character and Aesthetics

Ridgeline standards (18.42.110 BMC) for the protection of viewsheds and ridgelines by creating setbacks so structures blend more naturally into the landscape when located within Bozeman Ridgeline Protection Areas. Ridgeline areas have been mapped by the City GIS Department

Lighting standards (18.42.150 BMC) which protect neighbors and the night sky from nuisance glare and stray light from poorly aimed, place, applied, maintained or shielded light sources

Noxious Weed Control Program staff regularly contact property owners needing to implement control of noxious weeds on their property. Problem areas have been mapped by our GIS department

Conservation easements are currently mapped by the City GIS Department as part of our Land Use Inventory

Noise Ordinance (8.30 BMC) addresses nuisance noise

Place Holder Page Only

APPENDIX H

Public Services and Facilities

H.1 INTRODUCTION

This appendix provides background information for a variety of City services and facilities as well as other service providers. These services and facilities are many and varied, and they are all important components of the City's ability to ensure the health, safety and general welfare of our citizens. Many of the services and facilities described in this appendix have individual free-standing plans. Interested parties are referred to these plans for additional information.

The wastewater and water systems protect public and environmental health while considering the future needs of the City as growth continues. The solid waste program provides an environmentally sound means of disposing of wastes - an inevitable by-product of modern civilization - through sanitary landfilling, recycling and composting. Police and fire protection are fundamental components of life and safety protection, but also provide important educational, peace- and order-keeping, and community service functions. The library advances the welfare of area residents by providing general information, lifelong learning opportunities, materials on current topics and titles, and by advancing literacy skills. Finally, educational opportunities in the community are critical for the economic and social well-being of the City.

Facilities and services, such as the provision of municipal water and sewer services, encourage development within the City. The close proximity of other facilities and services, such as library access and educational opportunities, help make Bozeman a desirable place to live.

All services and facilities provided under the authority of the City of Bozeman will have short-term and long-term facility plans or strategic plans which will evaluate current and future needs and best management practices for providing services. It is important that implementation of all facility or strategic plans, including transportation, complies with the goals and objectives of the City's growth policy.

As the City continues to grow, the maintenance of existing facilities must be balanced with the need to provide new facilities so that existing users do not suffer a reduction in service quality in order to provide services to new development. It is easier to strike this balance with some facilities and services than with others. For example, it is comparatively simple to make new development "pay its own way" when it comes to street, water and wastewater infrastructure. It is a common practice nationwide to require that new development pay for the installation of new streets and water and wastewater infrastructure adjacent to and needed to serve that development. On the other hand, it is difficult to make new development "pay its own way" for library services and facilities. For a long time the size of the library was adequate, however as growth has continued the size of the library has become inadequate. Instead of requiring new development to pay for a new library, all property owners in the City will be asked to pay. Growth in the areas outside of the City places further demands on elements of

City services without providing revenues to off-set demand. Creative and cooperative funding strategies are needed to address the needs for provision of services in Bozeman.

H.2 FACILITIES

Wastewater. The City of Bozeman operates a municipal wastewater treatment system which provides secondary and will soon provide advanced treatment of this community's wastewater. The development of the Bozeman wastewater system has been, and will continue to be guided by a comprehensive wastewater facility planning process. The City's most recent Wastewater Facilities Plan was completed in 2007. This document contains the detailed information supporting this and other sections of the Bozeman 2020 Community Plan. The latest Wastewater Facilities Plan calls for a major expansion and upgrade of the City's existing wastewater treatment plant. Work on this new plant is scheduled to begin in November 2008. This new facility will incorporate technology that will enable the plant to begin removing nitrogen and phosphorus compounds as well as conventional pollutants. This Wastewater Facilities Plan and its successors are hereby adopted as supporting elements of the Bozeman 2020 Community Plan.

The current wastewater treatment system collects domestic, commercial and industrial wastewater from more than 190 miles of sewer lines. The Bozeman wastewater treatment plant currently treats an average daily flow of 6 million gallons per day. This equates to approximately 4,166 gallons per minute. The City's new Water Facilities Plan has identified a variety of improvements for treatment, transmission, and storage which are required in order to maintain service as the City grows in population and area. As the City's water service area grows, wastewater service areas will continue to grow too.

The latest Wastewater Facilities Plan includes a map showing the location and sizing of expected collection system improvements. As development occurs, the construction of the expected system will assure that the City can continue its long history of protecting the public health, safety, and welfare of its citizens by providing state-of-the-art treatment of its wastewater. Installation of properly sized facilities in accordance with the facility plan will assure the most economical and cost-effective provision of these utility services.

The City operates the wastewater collection and treatment system as an enterprise fund. Enterprise funds are financed and operated in a manner similar to private business enterprises. Essentially all capital and operating costs (including depreciation) are recovered through user charges rather than taxation.

The municipal wastewater system supports the land use element of the Bozeman Community Plan by providing a means of treatment for all wastewater sources generated by urban density development. It is important to note that this urban development cannot and should not be sustained by septic systems. The Bozeman wastewater systems offer immense benefit to the local environment by assuring greater protection of both groundwater and surface water quality in the Gallatin valley. Protection of public health, the removal of disease-causing organisms from wastewater, and the conservation of wildlife by providing in-stream flows for the East Gallatin River are all important components of Bozeman's wastewater collection and treatment system.

The Water/Sewer Division staff is responsible for maintaining 194 miles of sewer main from the connection on individual properties to the Wastewater Treatment Plant located on Springhill Road. Water and Sewer Division personnel maintain, repair and oversee all new and existing water and sewer infrastructure. This maintenance involves water jet cleaning and cutting tree roots out of sewer mains

through 3,785 sewer manholes, maintaining 6 sewer lift stations, and inspecting sewer mains with special TV camera equipment to keep them in top operating condition.

Water. The City of Bozeman operates a municipal water system which provides water for domestic, fire suppression and irrigation uses. The development of the water system is guided by a Water Facility Plan which was most recently updated in 2005 and contains the detailed information supporting this and other sections of the Bozeman Community Plan. Therefore, the water facility plan and its successors are hereby adopted as supporting elements of the Bozeman Community Plan.

The municipal water system draws from three sources, Lyman Creek, Sourdough Creek, and Middle Creek and distributes treated water through 242+ miles of main lines. The Water Treatment Plant delivered 2 billion gallons to City users in calendar year 2007, enough to cover a square mile more than nine feet deep. The facility plan has identified a variety of improvements for treatment, transmission, and storage which are required in order to maintain service as the City grows in population and area.

The City is increasing the capacity of the Lyman Water Treatment Plant and replacing the Sourdough Water Treatment Plant with a larger plant, taking advantage of the latest treatment technology. The City is conducting preliminary engineering for the replacement of the Mystic Lake Dam at a suitable location further down the drainage. The City is also actively engaged in water conservation efforts. The water facility plan also includes a map showing the location and sizing of expected major distribution system components.

As development occurs, the construction of the expected system will serve to protect the public health, safety, and welfare by providing for safe drinking water, fire suppression flows, and reliable supply. Installation of properly sized facilities in accordance with the facility plan will provide the most economical and cost efficient provision of services. The City operates the water system as an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises—where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

The municipal water system supports the land use element of the Bozeman Community Plan by providing a safe and reliable supply of water for urban density development that would be difficult to adequately service by individual wells. It also supports preservation of wetlands and associated habitat and wildlife species by reducing groundwater depletion, supports the urban forest and other landscaping with irrigation water, and helps ensure a safe community by providing a reliable fire suppression water supply.

Providing safe drinking water to the residents and visitors of Bozeman is the essential function of the City of Bozeman Water/Sewer Division. This Division is responsible for conveying potable water through 242 miles of water mains from the Sourdough and Lyman Creek Water Treatment plants to your property line. Water and Sewer Division personnel maintain, repair and oversee all new and existing water infrastructure. This maintenance involves flushing water mains, operating over 4,200 water valves, inspecting water service lines, maintaining 14 water pressure reducing valves in vaults, and maintaining 2,171 fire hydrants to keep them in top operating condition.

Stormwater. The City of Bozeman operates a municipal stormwater system which provides for the collection, transport and discharge of water generated by rain, snowmelt or similar situations in certain portions of the City. The development of the system is the subject of a Stormwater Facility Plan which

was most recently updated in 2008. The plan contains information on stormwater locations, discharges, effects, and needs for mitigation.

The municipal stormwater system discharges to the watercourses that traverse the city, all of which are tributary to the East Gallatin River. The collection and treatment of stormwater is essential to protect wildlife, wildlife habitat and water quality since many oils, chemicals, and other pollutants can be washed into streams by surface runoff. Stormwater management is also important for flood control. This is described in more detail in Chapter 9. As development occurs, the construction of additional impervious surfaces creates a need for stormwater management. Implementation tools for the Bozeman Community Plan should ensure the adequate management and treatment of stormwater.

The municipal stormwater system supports the land use element of the Bozeman Community Plan by providing for mitigation of development impacts and can be integrated into a variety of open spaces which provide for community character. It also supports preservation of wetlands and associated habitat and wildlife species by reducing water pollution and can be used to support the urban forest and other landscaping with irrigation water.

Solid Waste Management. The City Solid Waste Management Services have been in a state of flux for a few years. The Story Mill Landfill was closed June 30, 2008. Disposal capacity was secured with the City joining the Gallatin Solid Waste Management District. (GSWMD) All refuse hauled by the Solid Waste Division is deposited at the Logan Landfill which is owned and operated by the GCSWMD.

Story Mill Convenience Station - Prior to the City joining the GSWMD the City invested in the development of a prototype convenience station with the intent of turning the operation over the GSWMD on July 1, 2008. The facility is a model that can be duplicated around Gallatin County as the GSWMD expands its services. Included at the convenience station for use by GSWMD members are refuse drop off, composting, brush wood, appliances / metals collection open Tuesday thru Saturday and a household hazardous waste collection facility open once a month.

Recycling - Six recycling drop off locations are operated by the GSWMD. They are located at the City ball fields on Highland Ave., 15th and College on MSU Campus, Harrison St. on Campus, Home Depot on 19th, Wal-Mart on Oak and K-Mart of 7th. Materials collected are newspaper, magazines, phone books, plastics, tin and aluminum cans. In October 2008 the city anticipates starting the first municipally operated curbside collection program for recyclables in Montana. All traditional recyclables will be collected with the exception of glass.

Collection - The City Solid Waste Division is a full service department operating as an enterprise fund in direct competition with the private sector. For residential customers 35, 65, 90 gallon totes are available, 200 and 300 gallon tubs are offered as well as 15, 20, 30 and 40 cubic yard roll-off containers. Also offered is stationary compactor service.

Transportation. - One of the most common interactions with the public sector for the average person is the use of the street network and other transportation elements. In 2007, the City of Bozeman had 249+ miles of streets within its boundaries that carried 226,357,200 miles of vehicular travel per year according to the most recent transportation modeling done by the Montana Department of Transportation. The City regularly prepares transportation facility plans which become a core element of comprehensive planning for the City. The transportation facility plan was most recently adopted in 2001 and is in the process of being updated. Chapter 11 of the Bozeman 2020 Community Plan addresses transportation and summarizes various transportation issues. The main discussion of current

and future transportation needs is in the transportation facility plan. Therefore, the transportation facility plan and its successors are hereby adopted as supporting elements of the Bozeman Community Plan.

The Transportation Facility Plan supports the land use element of the Bozeman Community Plan by planning for the provision of transportation facilities that are required for land use development. It also specifies street standards, depicts expected links required to support future development and prevent future right-of-way problems, depicts expected improvement based on anticipated traffic, and supports the development of a multi-modal transportation system to provide a functional and safe alternative to automobile dependence. The transportation facility plan also supports other Bozeman Community Plan elements by providing adequate facilities to support economic development, development of the urban forest, inter-jurisdictional cooperation and coordination, and sense of place by supporting urban density development. The preparation of the transportation facility plan is a joint project with the City, Gallatin County, MSU, Montana Department of Transportation and citizens.

Parks and Recreation - Parks and recreation facilities are among the most important contributing factors of quality of life. The City has many acres of park, and a variety of recreational facilities. The City has a Parks, Recreation, Open Space and Trails (POST) Plan that was most recently updated in 2007. Chapter 10 of the Bozeman 2020 Community Plan addresses parks, recreation, trails and open space issues. The main discussion of current and future parks and recreation needs is found in the PROST Plan. Therefore, the PROST Plan and its successors are hereby adopted as supporting elements of the Bozeman Community Plan.
The 2007 PROST Plan includes information and maps of existing parks; discusses the maintenance of existing parks; discusses future park, trail and open space needs; provides park development and land acquisition recommendations; and provides a synopsis of responsible parties and a timeline. This plan incorporated the new PROST plan as discussed in Chapter 10.

Fire Protection. - The Bozeman Fire Department's mission it to minimize the loss of life, injury or property damage through basic emergency medical care and fire rescue services. Fire Department staff provides fire code inspections, code enforcement and fire safety survival education programs to the public. Fire suppression, arson investigation, hazardous materials mitigation, disaster management, special operations, and wildland firefighting all fall within the duties of the Fire Department. The department staff strives to provide these services at the highest national standards consistent with community needs and available public and private resources. All firefighters are basic Emergency Medical Technicians (EMTs) and some are Paramedics.

The Fire Department staff includes the Fire Chief, 2 Deputy Chiefs (Operations and Prevention), a training officer, nine captains, 27 firefighters and support staff. There are currently two fire stations - Fire Station #1 is located at 34 North Rouse Avenue and Fire Station #2 is located at 410 South 19th Avenue. Station 3 is presently under construction in the Northwest quadrant of town, and is expected to open in the summer of 2009.

Growth in the size of the City has had significant impacts on the Fire Department's ability to adequately provide fire protection for all areas of the City. The Fire Department has established a 6-minute response time (1 minute preparation and 5 minutes of travel) as a level of service (LOS) standard. Based on a 6-minute response time, service areas for the two existing fire stations were established as part of the preparation of the Fire Master Plan. According to this figure, many parts of the City are already outside of the optimal 6-minute response time service areas. To address the response time challenges, the City was successful in passing a fire mill levy in November 2007. Passage of the mill levy provided

funding needed to hire and equip 11 new firefighters for a third city fire station, and provides an annual contribution to the Department's capital equipment replacement program. The Fire Master Plan looks at locations for future fire stations and corresponding response times. The Fire Department responded to 1,961 calls for service in 2006.

The Fire Department coordinates with other fire departments in the valley to address issues of regional concern such as the Wildland Urban Interface (WUI). In 2006 a joint Gallatin County Community Wildfire Protection Plan was developed. This included mapping of the interface areas and identified means of mitigating hazards. The WUI is primarily located along the NE portion of the planning area and along the Sourdough, Bridger and E. Gallatin watercourses. Bozeman has adopted regulations to address issues of water supply, access, and building standards. Education of landowners as to the WUI hazard and need to address private land management using Firewise and similar programs is on-going. Gallatin County retains regulatory authority outside of municipal limits and is implementing their own standards.

Police Protection - The Bozeman Police Department provides a full range of law enforcement services for the citizens of Bozeman, adhering to all federal, state and local requirements and certifications. The department consists of 56 sworn officers and ten civilian employees. These employees provide for an administrative division, patrol division, investigation division, drug task force, Drug Abuse Resistance Education (DARE), school resource officers, special response and civil disturbance teams, canine unit, motorcycle and bicycle patrol. The ten civilian employees serve as animal control officers, parking control officers, evidence technician, operations support and in secretarial positions.

Growth in the size of the City has had significant impacts on the demands on the department in increased calls for service and needs for traffic enforcement and investigative follow up. The department has been faced with an increasing service area (from 9.7 square miles in 1990 to 18.4 square miles in 2007) and the addition of roads, residential subdivisions and business districts requiring police services and emergency response. Calls for service increased from 33,887 in 2003 to 41,314 in 2007.

Beginning in the fall of 2006 through June 2007, the department worked to develop a twenty year needs assessment and facilities plan for the Police Department and Municipal Court. The plan was formally adopted by the City Commission in August 2007. Included the plan was a detailed staffing analysis for sworn officer positions which provided a standard of service bench mark to use for the review and justification of additional sworn officer positions. The study indicated a need for thirteen additional officers and the department worked with the City administration and commission to present a mill levy request for the funding the needed positions. The successful passage of the police mill levy in November 2007 was a key component in the implementation of the staffing plan with thirteen additional officers to be hired and placed into service over a three year period beginning in July 2008.

The additional officers will permit increased numbers of officers working on each of the three shifts needed to provide 24/7 service. The department will develop and sustain a dedicated traffic enforcement division and implement a beat deployment plan initially utilizing three beats within the city to increase officer visibility and familiarity with their assigned service areas. The beat deployment will also increase our Community Oriented Policing abilities, partnership building, directed enforcement in problems areas and increased traffic enforcement and accident reduction programs.

The department and municipal court are currently headquartered in the Law and Justice center, having available 6,679 sq. ft. of unshared space. The facility needs assessment indicated that the department

and court should currently be operating in 19,860 sq. ft. of space with the needed space requirement growing to 53,819 sq. ft. by 2026. The need to identify a site suitable to accommodate the police and municipal court space needs and allow for future expansion is a priority for the City and department. The department administration will be working with City officials to identify a suitable site and facility plan to take to the voters in 2009.

Like the Fire Department, the Police Department generally strives for a response time of 6 minutes. However, the police force is slightly more flexible than the fire protection staff because the police often respond from locations in the field as opposed to fixed locations (i.e., fire stations). The 6-minute service area of the Law and Justice building would approximate the service area of Fire Station #2.

Education - Quality schools are very important indicators of good places to live and work, and this is often cited as a reason people choose to live in the Bozeman area. The Bozeman School District #7 is a significant property owner in the City and in areas adjacent to the City. The following are properties the school district owns in the Bozeman area:

Table H-1 School District 7 Properties, 2008

• Bozeman High School - 47 acres		• Longfellow School - 1.79 acres
• Support Services - 11 acres		• Sacajawea Middle School - 30 acres
• Willson School - 3.5 acres		• North 27th Property/Bus Barn - 28 acres
• Morning Star School - 10 acres		• Hyalite School (undeveloped) - 10 acres
• Emily Dickinson School - 10 acres		• Kagy/Highland (undeveloped) - 10 acres
• Whittier School - 2.38 acres		• Hawthorne School - 2.8 acres
• Irving School - 1.83 acres		• Patterson Road (undeveloped) - 30 acres
• Chief Joseph Middle School – 27 acres		• Stucky/Cottonwood (undeveloped) – 56 acres
• Emerson Lawn (undeveloped) - 0.7 acres		

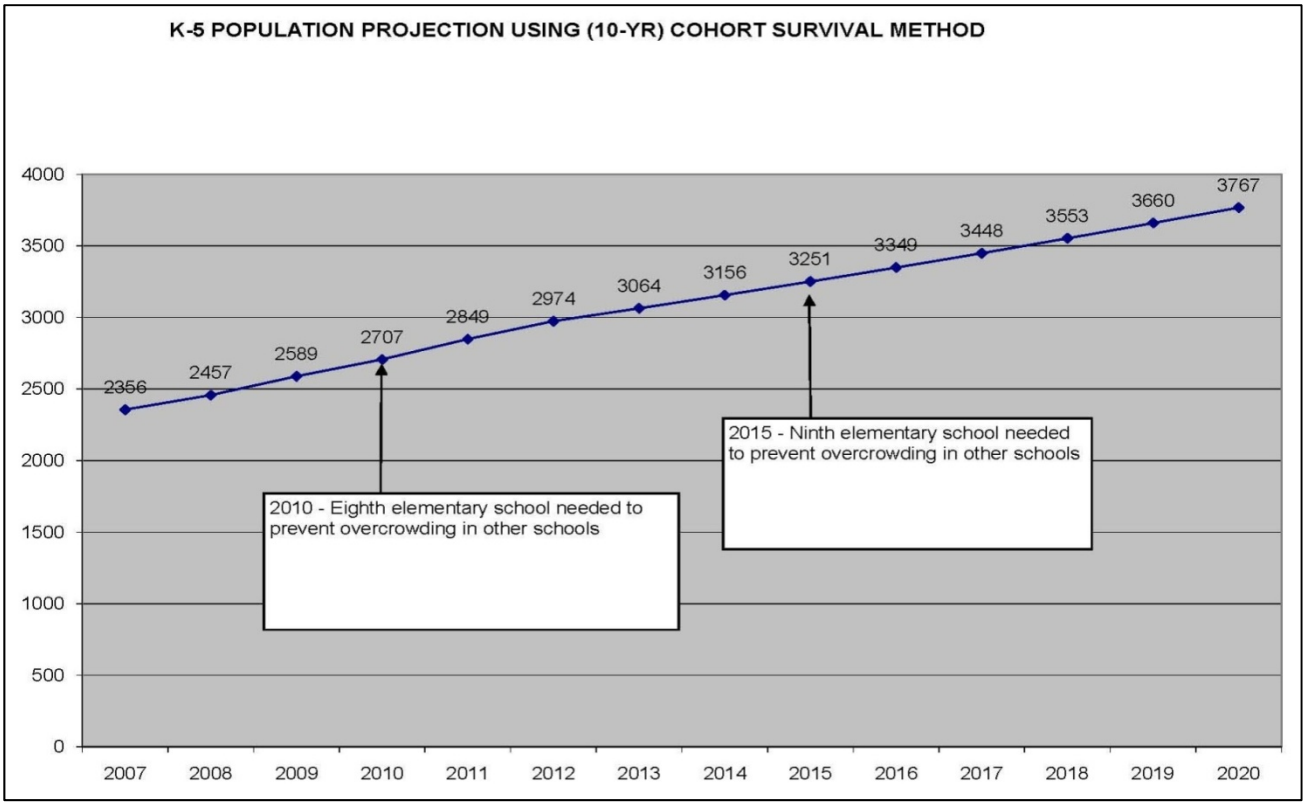
As shown in Figures H-1 through H-3, the school district projects differing changes in school populations (K-5, 6-8 and 9-12) through 2020. The changes in school-aged children in the district reflect many different national, state and local trends. For example, the composition of American households and families is changing over time. Families and households are becoming smaller as couples choose to have no or fewer children, as more people remain single, and as the population in general ages. The 'Millenials' age group is now entering the child bearing years and will create significant demand in the future. The future age profile for Montana is more even than in the past with an aging community with a smaller percentage of public school age children.

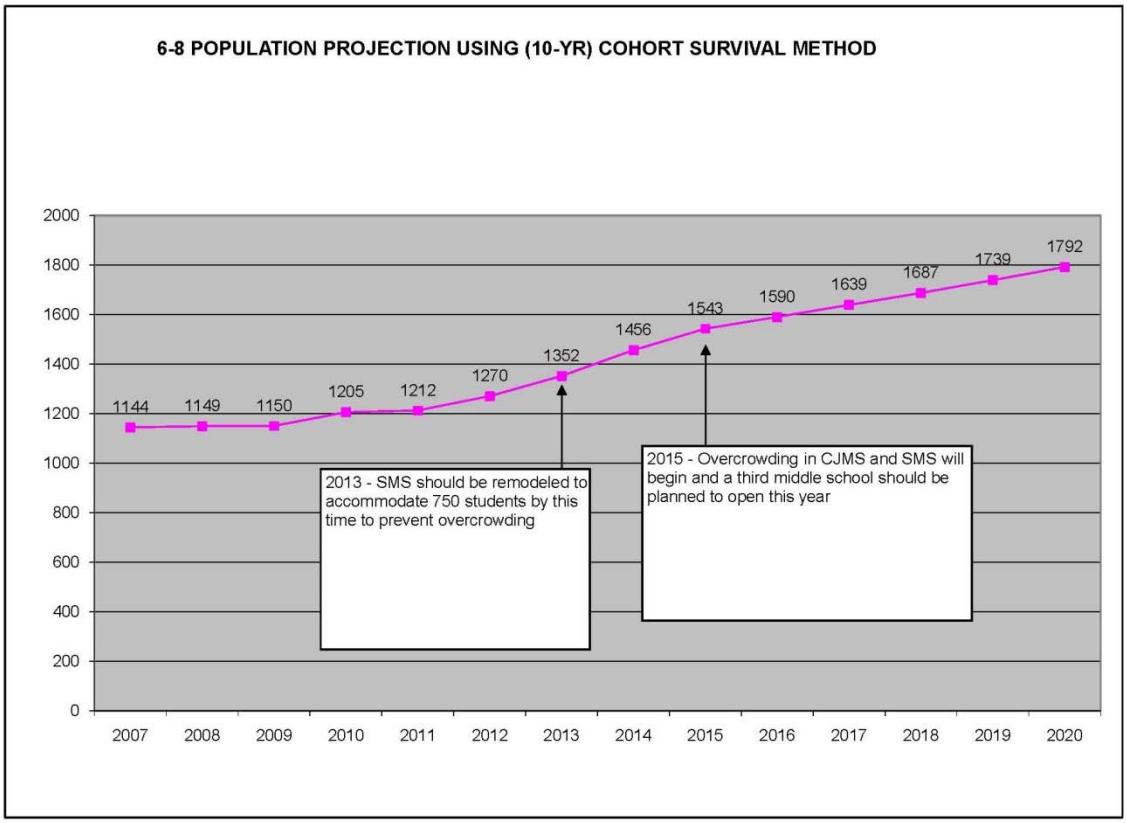
Further discussion of aging trend, housing and facility needs, and related subjects is presented in the Land Use Appendix, Section C.4. School District 7 prepares school age population forecasts as part of their internal planning. The service area for the District is larger than Bozeman's municipal limits. Additional facilities and the time at which they are expected to be required are shown below.

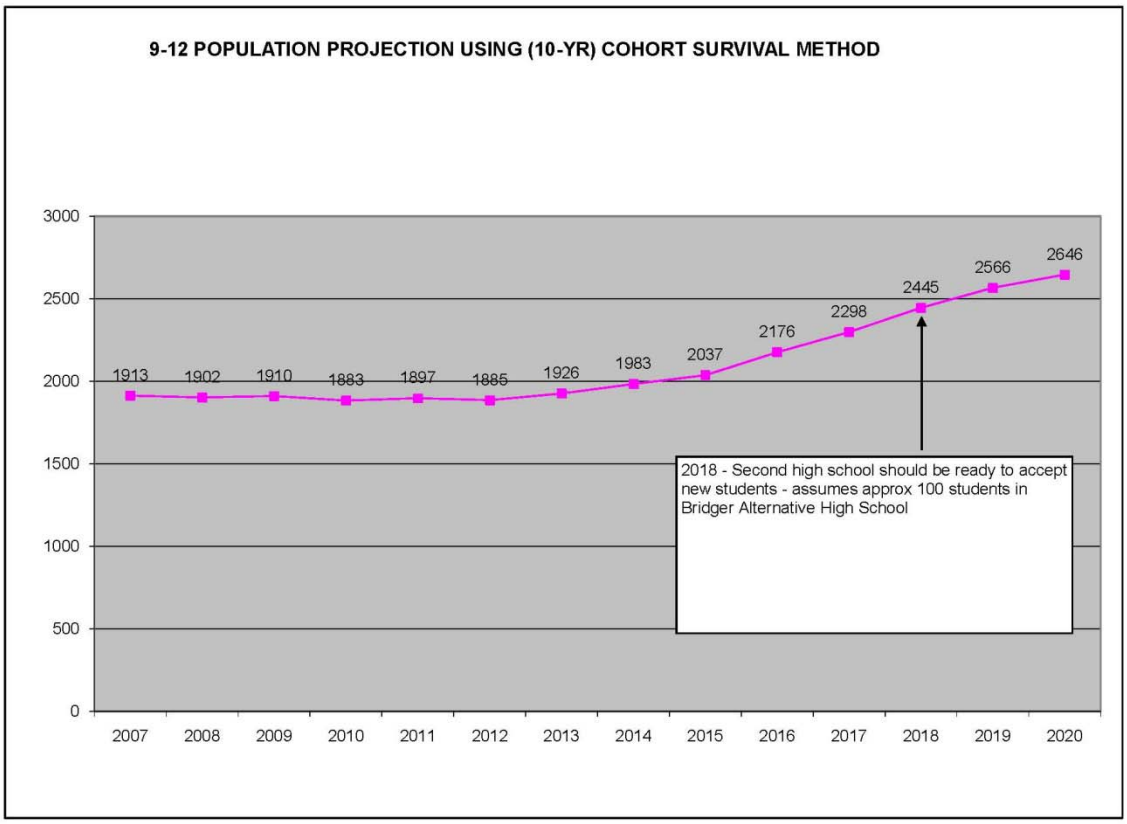
Various methods might be employed to forecast enrollment changes. The method most widely employed and accepted for predicting future school enrollment is the "cohort-survival" method. This method is considered the most reliable. It captures the key determinants of enrollment, yet also allows for changes in historical trends, is relatively simple to apply and the data requirements are reasonable and usually easily fulfilled.

The major assumption underlying the cohort survival method is that the past to a large extent is a reasonable predictor of the future. That is, given the number of births, the net effects of all other factors (migration, policies, retention rates, new home construction, etc.) remain in relative balance. The cohort survival method is a function of two key variables, (1) the number of births, and (2) the calculated survival rates.

Figures H-1 through H-3: Bozeman School District School Enrollment - 2007 through 2020







Source: Bozeman School District #7, based on five year Cohort Survival method, actual data is determined on the first Monday of October of each school year.

Whether school enrollment in Bozeman declines or rises in the future will have impacts on the City of Bozeman especially in regards to land use and transportation. Similarly, decisions the City makes will have impacts on the school district. For example, if the City approves a new large residential development what sort of impacts will it have on the school district? It is very important that the City and School District work closely together and keep each other informed on future plans. The City and School District should also work together to develop joint school/parks and recreational facilities that will benefit both. The Planning Board and Planning Staff have committed to meeting with representatives from School District #7 on a regular basis.

Library Services. - Bozeman Public Library is governed by a Library Board of Trustees, a five-member citizen board appointed by the City Commission, which has legal authority to provide free library services to the residents of Bozeman and also to Gallatin County residents on a contractual basis. Two other boards—the Bozeman Public Library Foundation and the Friends of the Library—are 501(c)(3) entities dedicated to enhancing Library services and funds.

The City's first public library was established in 1891 with a collection of 250 books in the old City Hall and Opera Hall. In 1904, the collection was moved to the Carnegie Library Building at 35 N. Bozeman Avenue and in 1981 to a location at 220 East Lamme Street. In November 2006 a 52,300 square foot Library—more than double the size of the previous building—opened at 626 East Main Street. Funded by a successful $4 million bond election in 2001, the 14.3 acre site was purchased and cleaned of lead and asbestos following a DEQ process. After a successful capital campaign consisting of 36% private donations, the building achieved the U.S. Green Building Council's LEED certification at the Silver level, the first public building in the state to attain LEED recognition. The building's sustainable strategies include brownfield cleanup and construction waste management, daylighting, water conservation, a photovoltaic electrical generation system, materials utilizing recycled content, reclaimed building materials, night flushing, and alternative transportation. Utilizing federal and state funds, the Library constructed a trail system and parking lot at Peet's Hill, thus celebrating downtown open space, Lindley Park, and the entrance to the valley trail system.

The Library's vision and mission statements are:

> **Vision** - *The Bozeman Public Library shares the vision of the nation's founders that liberty and learning are inseparable and that a democratic people must have free, open and equal access to information. People of all ages will: (1) have access to educational, cultural, and recreational resources to enhance their employment outlook, lifelong learning and personal growth opportunities; (2) be able to choose from a variety of cultural and recreational resources to enhance their personal growth; and (3) have a safe and open library environment with a variety of resources to foster a tolerant and civil community. The Bozeman Public Library welcomes all, especially the young, to share in the joy of exploring the world of information and the realms of our imagination.*
>
> **Mission** - *The Bozeman Public Library provides the community with free, open and equal access to general information on a broad array of topics; resources to promote personal growth and lifelong learning; popular materials to meet cultural and recreational needs; and the training needed to find, evaluate and use information effectively.*

The Library offers the following services and programs to its public:

- Reference & Information services
- Friends used book sales & coffee shop
- Wireless internet access
- Public computers
- Special delivery to the homebound
- Public meeting rooms

- Interlibrary loan
- Typewriter, fax machine, and photocopiers
- Art displays/receptions & annual exhibits
- Self check stations
- Test proctoring
- Electronic databases
- Weekly story times
- Book discussion groups
- Learning at the Library classes
- Monthly adult programs
- Live music
- Library tours & community information
- Free magazine exchange
- Study rooms
- Courier service within Gallatin County
- Equipment for the visually impaired
- Listening/Viewing station
- Books & Babies
- Summer reading program
- Teen advisory group & programs
- Special evening & weekend programs

Everyone is welcome to use the Library and its collections, but a library card is necessary to check out materials. To receive a card, simply fill out an application and provide identification with a current Gallatin County street address. Out-of-county cards are $45 a year. Most books and materials check out for three weeks, except videos, DVDs, magazines, music CDs, and some new fiction, which circulate for one week. You may renew or reserve items in person, by telephone, or online. Fines are 20cents per day, per item. Book returns are located in the lobby and on the west side of the building. The Library is currently open seven days a week from September through May and six days a week in the summer.

The Bozeman Public Library is well-utilized as illustrated by the following statistics:

- 51,000 people attended a library program in a year's period of time.
- library averages 1100 visitors per day.
- check out 50,000 books per month, a yearly average of 12.5 books per person.
- , with a service population of 48,000, sees 382,500 visitors per year.
- 92,000 people visited the Library's web site (www.bozemanlibrary.org).

Sunset Hills Cemetery. - The Sunset Hills Cemetery dates to the late 1860s. The site was chosen because it was on high ground and overlooked the tiny settlement of Bozeman. Originally, it looked much like the Story Hills to the north - barren of trees, grass covered and windblown. The cemetery is rich in local history and the town's three founding fathers - John Bozeman, William Beall and Daniel Rouse - are buried there. Many of Bozeman's place names come from pioneers who settled here in the final decades of the 19th century and are now buried in Sunset Hills.

The cemetery sits between Lindley and Burke parks and comprises 125 acres, 65 of which are in use. The remaining 60 acres are leased for agricultural purposes. A Perpetual Care Fund has been established to maintain the plots and grounds. A columbarium, located near the center of the cemetery grounds in a park-like setting, is available for cremation interment.

The Cemetery Board advises the City Commission regarding policies and decisions affecting the cemetery. It is important that development of the cemetery be consistent with the characteristics of the Bozeman Community Plan. The Board prepared a Cemetery Master Plan (which is similar to the Parks, Recreation, Open Space and Trails Plan) which the City Commission adopted in July 2004. The Cemetery Board continues to address issues such as the provision of open space buffers to protect the character and nature of the cemetery as well as trail connections and standards. They have recently been developing standard procedures and policies.

H.3 OTHER CITY SERVICES

There are many other City Departments that are necessary to provide the high quality public services City residents have come to expect, that have not yet been discussed in this document. Like other City departments, divisions and offices already discussed in this plan these departments must continue to be funded and supported to accommodate increasing demands for service as the City and its population grow. City departments require adequate facilities, equipment, staff and budgets to ensure high-quality public services into the future.

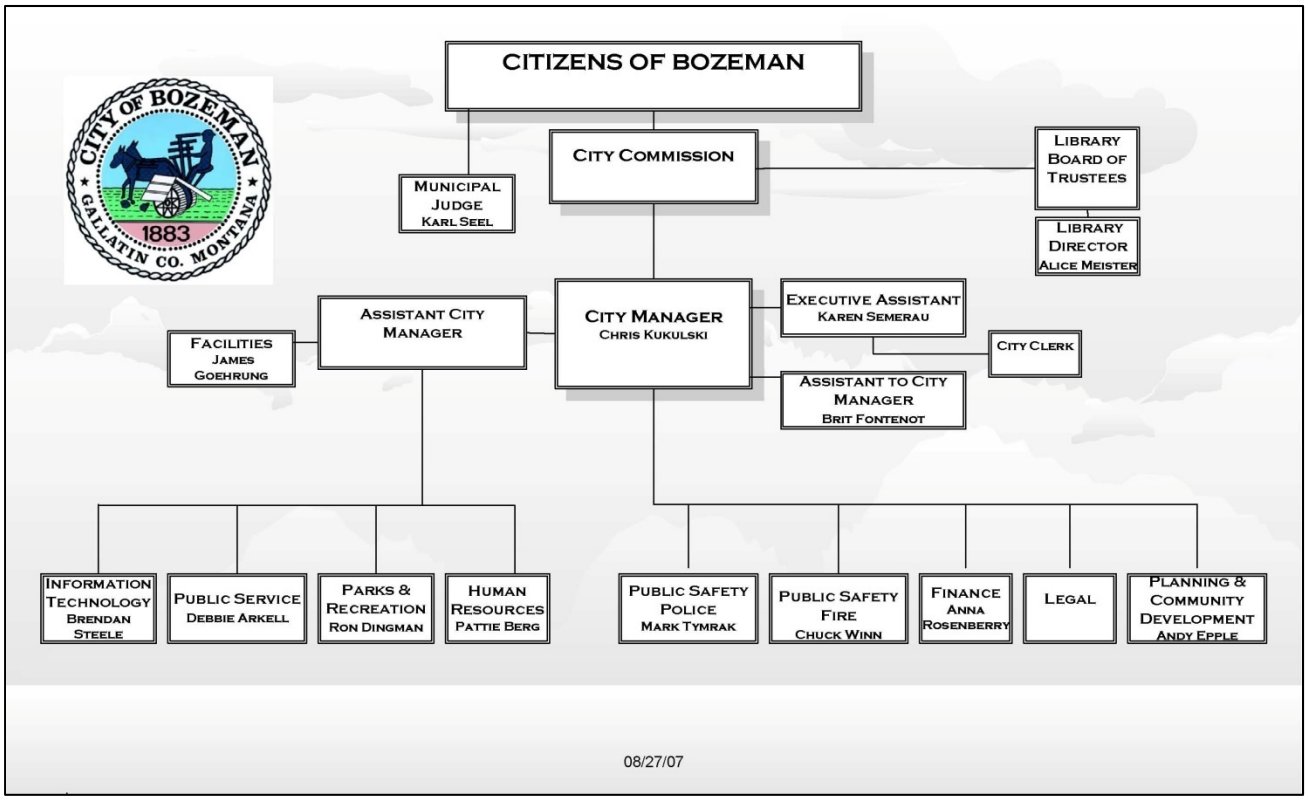
Organization of City Government. - The City of Bozeman is adopted a self-governing Charter in November 2006. This Charter includes the City Commission/City Manager plan of government.

City Commission. Four commissioners plus the Mayor, elected with no party affiliation, make up the City Commission. They are elected to four-year, overlapping terms as part-time officials. Terms are staggered, and elections are held every two years. The candidate for Mayor who receives the most votes in the election serves as a Commissioner and Deputy Mayor for the first two years of their term and becomes the Mayor during the last two years of his or her term. The City Commission establishes policies governing City operations and enacts ordinances and resolutions to amend or update the Bozeman Municipal Code. The Commission levies taxes, adopts the City's yearly budget and appoints members to citizen advisory boards. Decisions made by the City Commission protect the health, safety, general welfare and future well-being of the citizens of Bozeman.

City Manager. The City Manager is hired by the City Commission and acts as the administrative head of City government. He, or she, provides the City Commission with information needed to make informed policy decisions and is responsible for the efficient administration of all City departments. To ensure quality services are being provided to the community, the City Manager leads, directs, coordinates and supports the City's workforce. The City Manager supervises the Assistant City Manager and all department directors, signs agreements, contracts and Memorandums of Understanding between the City, local businesses and state and federal agencies.

Municipal Court. The Municipal Court is a court with a presiding Municipal Judge. The Judge is an elected official who is also an attorney admitted to the Montana Bar Association. This court has jurisdiction over misdemeanor criminal violations occurring within the city limits; court issues to the same extent as a Justice of the Peace. Municipal Court has exclusive jurisdiction over city ordinances, taxes and assessments not exceeding $5,000, and certain actions involving city property or city interests. The Municipal Court and staff interact with the City Attorney's office, the City Prosecutor and law enforcement, including Montana State University.

Figure H-4 City of Bozeman Organizational Chart, 2008



Department of Finance. - The Finance Department staff work with the public on a regular basis. They manage all City revenue collection, financial records, the City budget and the City's insurance programs. Citizens may interact with Finance Department employees when paying utility bills and Special Improvement Districts (SIDs) assessments, buying a business or pet license, or paying a parking ticket.

There are four divisions in the Finance Department: administration, accounting, treasury, and grants/sustainability. Finance Department employees provide other City departments with support services including financial planning, budgeting, accounting, insurance administration and collection. Other duties include investing City funds, administering the City's debt, providing Special Improvement District (SID) accounting, managing the business license program, developing internal controls, billing of utilities, grant reporting, and tracking of the City's Municipal Climate Action Plan.

Administration. The Administrative Division prepares annual City Budget and Capital Improvements Plans, coordinates insurance coverage (liability, property, workers compensation, employee health), rate and fee-setting recommendations, and provides financial oversight for the City as a whole, as well as leadership for the other functions within the department.

Accounting. The Accounting Division ensures that City's financial records are maintained in accordance with general accepted accounting principles. The division prepares a Comprehensive Annual Financial Report for each fiscal year. This report is available for public review.

Treasury. The Treasury Division bills, collects and records all funds due to the City and invests them to ensure a secure revenue base. Water, sewer, garbage and City assessments are billed, collected and recorded through this office. Treasury administers business and pet licenses, parking permits and

tickets, the records for Sunset Hills Cemetery and miscellaneous receivables. Revenues collected from other City departments are forwarded to the Treasury Department for proper verification and recording into the accounting system.

Grants/Sustainability. The Grants/Sustainability division is responsible for oversight of grant compliance and reporting, coordination of grant applications among various departments within the city, and for tracking the City's progress with the recently adopted Municipal Climate Action Plan.

Department of Law. - The City Attorney is the head of the Department of Law. The City Attorney is the legal advisor and attorney for the City and all City officers and departments in matters relating to their official functions. The City Attorney's Office has two functions - civil and criminal. For the civil function, the attorneys represent the City before all courts, all administrative agencies and legal proceedings which involve the City. This office provides advice to the City Commission, the City Manager and all other departments on legal issues. This office prepares or reviews contracts, deeds, resolutions, ordinances and other municipal documents which relate to governmental agreements, services and operations of the City.

For the criminal function, an Assistant City Attorney prosecutes misdemeanor offenses committed within City limits, including traffic violations, violations of the Bozeman Municipal Code and misdemeanor state law violations. The Assistant City Attorney also provides legal advice to the Bozeman Police Department about misdemeanor criminal matters.

Building Department - The Building Department is part of the Department of Public Safety's Division of Fire, Building and Emergency Services. Providing behind-the-scenes safety to the community by monitoring construction projects within city limits is the work of the Building Department. Safety standards set to protect life, limb, property and public welfare are enforced at construction sites. Staff regulates and control building designs, all construction, the quality of materials and the use, occupancy, location and maintenance of all buildings and structures in the City. Building Department staff includes the Chief Building Official, Plans Examiners, Building Inspectors, Fire and Life Safety Inspector, a Code Enforcement Officer, a Project Permit Coordinator and support staff.

Plans for residential and commercial projects are received and processed at the Building Department, and are then reviewed for compliance with adopted codes and ordinances. When plans are approved, permits are issued, and impact and permit fees are assessed and collected. Periodic inspections of the site are made to ensure compliance with approved plans, codes and ordinances. If violations are found, they are investigated and turned over to the Code Enforcement Officer for processing and remedial action.

Engineering Office. - The Engineering Office is part of the Department of Public Service. City engineers develop and implement water, wastewater, stormwater and transportation facilities master plans to ensure short- and long-term public infrastructure needs are being addressed as the community expands and grows. They establish standards for the construction and maintenance of the City's infrastructure. City engineers monitor projects to ensure compliance with City, County, State and Federal rules, regulations, codes and engineering standards. By preparing, reviewing and overseeing plans and designs, engineers provide technical assistance to developers during the project planning process. They inspect construction and manage public works projects. These projects include sanitary and storm sewers, water distribution, water and wastewater treatment, solid waste management, streets and traffic control.

City engineers work with City planners to review all proposed subdivisions, annexations and zone code proposals. Engineers coordinate infrastructure projects with County, State and Federal agencies. They administer the Environmental Protection Agency Wastewater Pretreatment Program and the City floodplain ordinance. Installation of new city sidewalks, repairs of existing sidewalks, enforcement of the sidewalk snow- and weed-removal programs and traffic studies are administered by City engineers. An extensive collection of maps, aerial photos, record drawings, plats, property ownership and other infrastructure records are maintained in the City Engineering Office.

Department of Planning and Community Development. - The Department of Planning and Community Development administers the City's long-range planning program, annexation policy, zoning ordinance and subdivision regulations. It coordinates the neighborhood planning program and serves as the City's liaison with the U.S. Census Bureau. The Planning Department also administers the City's impact fee program. Staff include the Planning Director; senior, associate and assistant planners; an urban design planner; a Zone Code Enforcement Officer; the Historic Preservation Officer; and support staff. This department is divided into four basic functions - community development, planning, zoning and historic preservation.

Community Development. The Community Development Block Grant program is administered by this division. Community development includes economic development, housing and public facilities. Staff administers the City's workforce housing program. The impact fee program coordinates with other City departments to facilitate construction of timely and cost effective infrastructure.

Planning. Staff in the Planning Office improves neighborhoods in Bozeman by following planning standards for the health, safety, welfare and convenience of citizens. Planners review subdivision plans to oversee that streets and highways are laid out correctly and that new community centers have adequate utility, street, health, educational and recreational facilities. They consider the needs of agriculture, business and industrial sectors in future growth. All areas are planned to provide a healthy environment, constrain public costs, and protect the long term well-being of the City and its residents.

Zoning. Zoning is an important element in implementing community planning. The zoning program develops, administers and enforces the zoning regulations in Bozeman. Reviews are conducted of all zone code amendment applications, zone map changes, conditional uses, site plans, certificates of appropriateness, Planned Unit Developments and other non-subdivision developments. All variance requests are also reviewed. Staff assistance is provided to the Zoning Commission, the City Commission, Design Review Board, Board of Adjustment, and Develop Review Committee.

Historic Preservation. The Historic Preservation Officer (HPO) acts as an advocate for preservation of historic sites and buildings in Bozeman. The HPO creates public and civic awareness of preservation through interpretive programs, local media and special publications. Nominations to the National Register of Historic places are made through the Preservation Office. A Historic Preservation Awards Program and Preservation 365 are events sponsored by the Historic Preservation Office each year to educate the public regarding preservation.

The Historic Preservation Advisory Board (HPAB) offers architectural, historical and restoration advice to the City Commission and property owners. Board members are appointed by the City Commission, providing an opportunity for citizens to get involved. The HPAB works to integrate historic preservation into local, state and federal planning and decision-making processes. It identifies, evaluates

and protects historic resources within Bozeman and educates the general public about historic preservation.

Gallatin City-County Health Department Overview

The Mission of the Department is to "protect and promote the health of county citizens and the environment through the efforts of dedicated and skilled employees and application of sound public health principles". This mission is accomplished through the following goals:

- Prevent epidemics and the spread of disease
- Protect against environmental hazards
- Prevent injuries
- Promote and encourage healthy behaviors
- Respond to disasters and assist communities in recovery
- Assure the quality and accessibility of health services
- Support efforts to reduce risk of acute and chronic disease

The City of Bozeman and Gallatin County Commissions entered into an Interlocal Agreement in 1997 to ensure that public health duties and responsibilities are met. Both Commissions appoints the members of the Board of Health who hires the Health Officer who serves as the administrator of the Health Department.

Through this administrative support, risks to public health are assessed and monitored; appropriate policies, rules and regulations promulgated and enforced; and community-based public health strategies are created in collaboration with other agencies. In addition, public health emergency preparedness plans are updated and exercised regularly.

Public health services are provided by the Environmental Health and Human Services offices. Environmental Health Services (EHS) is responsible for enforcement of state and local environmental health regulations. These statutes require EHS staff to inspect and enforce regulations related to food establishments, public accommodations, day care centers and trailer courts. Registered Sanitarians inspect and permit septic systems within the county and assist other governmental agencies in the investigation and remediation of environmental health problems or issues. EHS staff reviews proposed subdivisions to ensure compliance with the Sanitation in Subdivision Act and local septic regulations. In addition to these mandatory programs, EHS manages the local radon program and is under a contract with the State to inspect public water systems.

The Human Services (HS) Public Health Nurses (PHNs) is responsible for communicable disease (CD) surveillance and investigation as required by law. Both adult and child immunization clinics are offered as a health prevention measure. PHNs are involved in daycare inspections to assure compliance with regulations associated with communicable disease and immunizations. They also provide case management services to HIV/AIDS and tuberculosis patients.

Public Health Nurses (PHNs) are assigned a geographic area of the County. Their presence allows for better understanding of the individual community needs and desires. PHNs sit on community or school advisory groups or councils. This interface between the Health Department and the community is fundamental in providing adequate, insightful and timely services in each community.

A variety of Federal preventive health grants are administered through HS. These programs include: the Women, Infant and Children (WIC) nutrition program; the Montana Comprehensive Cancer and

Breast and Cervical Health programs; and the Maternal Child Health (MCH) block grant services. The MCH block grant supports school nursing services (in addition to school contracts), home visitation programs that target high-risk pregnant women and children up to the age of 5 years, breastfeeding support, and prenatal and parenting classes. The HS staff works collaboratively with many organizations to create successful community-based programs.

H.4 PRIVATE UTILITY PROVIDERS

Obviously, many services within the City are provided by private utility providers instead of by the City, including: electric power, natural gas, cable television, phone services and wireless communications. It is important that the City work closely with these various service providers to ensure that citizens' utility needs are adequately provided into the future. Areas requiring close coordination include easement acquisition and placement, burying overhead utilities, installation and maintenance of utilities within City rights-of-ways, and siting of new facilities (such as cellular towers).

Irrigation Water. – Due to the Gallatin Valley's agricultural heritage, the Bozeman area is crisscrossed by irrigation ditches or streams altered to convey irrigation water. As a development occurs that impacts an irrigation ditch, it is very important to ensure that the water rights of downstream users are protected. The City must work with the local ditch and canal companies to protect these rights. However, some ditches are no longer in use or no longer convey water to downstream users. In these cases, the ditches should be abandoned and eliminated from the landscape. In places where irrigation ditches are retained, sufficient setbacks and buffers must be provided around the ditch to provide for maintenance. Water rights are assigned and controlled by the State of Montana.

H.5 COMPLIANCE WITH 76-1-601(4)(C)

State law specifies certain items which must be included in a growth policy. The City of Bozeman utilizes detailed facility plans to address many of these items related to infrastructure and services. These facility plans are adopted as elements of the growth policy through Chapter 12.

Local governments may also include additional items in their growth policies. In 2007, the Legislature passed Senate Bill 201 which added to the identified list of optional items. It authorizes local governments, upon completion of appropriate planning and cooperation with adjoining jurisdictions, to establish certain special procedures. In order to do so certain information must be provided related to infrastructure. Most of this information is provided in the City's facility plans including demand in the future, location of future improvements and service areas, characteristics of resources needed to serve future growth, and policies to providing those services. Bozeman provides solid waste services as part of the Gallatin Solid Waste District and therefore does not control the facility plan for this service. Additional information is provided in Appendix C Land Use of this growth policy.

Bozeman has encouraged development within the municipal boundaries for many years. The City expands its municipal boundaries through annexation. The annexation process is controlled by state law. Bozeman uses the annexation agreement process to establish responsibility for provision of services. An overall annexation policy, including goals, is adopted by resolution of the City Commission. The City's regulations are crafted to encourage urban development while recognizing the need to mitigate negative impacts from that development. The City has adopted subdivision and zoning regulations as a primary tool to identify and mitigate impacts. These regulations include minimum quantitative and qualitative requirements and review criteria, concurrent infrastructure requirements, and procedures to

ensure appropriate public notice and participation as well as verification of adequate mitigation. These regulations may be found in Title 18 of the Bozeman Municipal Code.

The City has consciously striven to include housing affordability as a part of its regulations. This includes consideration of life cycle costs of housing, not only initial sale price. Support for urban density, multi-modal transportation, cost efficient installation, maintenance, and operations of infrastructure, center based urban services, and protection of existing private investments constrains the short and long term costs of residency in the City. The City Commission adopted an inclusionary workforce housing requirement in 2007. This is included in Title 17, Chapter 2 of the Bozeman Municipal Code.

Chapter 15 of this growth policy defines the six primary subdivision review criteria. Chapter 18.02, BMC describes the functions and purposes of the City's subdivision and zoning regulations. These two are in harmony. Specific standards have been adopted to require identification of areas impacted by development and means to mitigate negative impacts. Therefore, no unmitigated adverse impacts are expected. A summary of these by primary review criteria are presented below.

(A) Threatened or endangered wildlife and critical wildlife habitat and corridors. - There is no known endangered or threatened species primary habitat within the planning area. The City protects water courses and wetlands through review procedures, mandatory setbacks, floodplain, and storm water control requirements. These address the known issues for wildlife. Several large conservation easements have been created on the fringes of the planning area which provide for ungulate habitat. No development is proposed in these areas. Migratory birds are prevalent including large raptors. These also benefit from the watercourse protection. No additional requirements have been identified at this time.

(B) Water available to agricultural water users and facilities. - Control of water rights is held by the State. The City's regulations require protection of conveyances for active water rights. The City is an active partner with several canal companies which have ditches within the City's right-of-ways. Adopted review procedures require identification of facilities with initial application to facilitate early identification.

(C) The ability of public facilities, including schools, to safely and efficiently service current residents and future growth. - Bozeman's facility plans have identified necessary improvements to accommodate new growth. The City uses a capital improvements program to balance and schedule capital improvements in a responsible and timely manner. Expansions to the water and wastewater treatment plants are now in design. The infrastructure concurrency requirement will ensure that adequate facilities are available as needed by new development. School District 7 is currently over capacity in its elementary school facilities. The completion of Hyalite Elementary in 2009 will alleviate that problem. The District holds the land required for the two additional elementary schools and a new high school. Construction of those facilities will be undertaken as needed and with bond approvals by the voters. The District has a formal planning process to monitor and forecast future needs.

(D) A local government's ability to provide adequate local services, including but not limited to emergency, fire, and police protection. – Bozeman has defined level of service standards for its emergency service providers. The locations of fire stations and similar facilities have been planned for so that additional service can be provided as needed. Construction of Fire Station 3/911 Center began in fall of 2008. City of Bozeman voters in 2007 approved dedicated mil levies to fund

additional fire and police staffing. Bozeman operates many services as self-funding enterprises which helps ensure adequate funding to support demanded services. The greatest risks to adequate provision of services are legislative restrictions on taxing authority, complicated and inaccurate taxing policies, and inadequate state funding of state obligations.

(E) The safety of people and property due to threats to public health and safety, including but not limited to wildfire, flooding, erosion, water pollution, hazardous wildlife interactions, and traffic hazards. – Bozeman and Gallatin County, along with other municipalities have prepared a Hazard Mitigation Plan, 2006. This identified hazards and possible impacts to public health and safety. Bozeman has adopted practices and standards to minimize these hazards such as building codes, fire protection requirements, street connectivity standards and levels of service, and floodplain regulations. The City actively funds improvements to infrastructure to ensure that adequate levels of service are available. Bozeman staffs the county Disaster and Emergency Services (DES) function through its Fire Department. This is described more fully in Chapter 13 of this growth policy.

(F) Natural resources, including but not limited to forest lands, mineral resources, streams, rivers, lakes, wetlands, and ground water. – Bozeman's planning area has limited traditional natural resources. There is no known commercially viable timber or mineral resources, other than gravel. Gravel development has tended to be either highly localized within individual projects or located outside of the planning area. There are a considerable number of watercourses and wetlands. Most of the planning area has been in urban or agricultural use for well over 100 years. Bozeman has adopted regulatory standards, such as setbacks, to protect wetlands and water courses both as conveyors of water and as habitat areas.

(G) Agricultural lands and agricultural production. – Agricultural lands largely surround the City's municipal boundaries. Expansion of the City does consume agricultural lands and remove them production. However, development within the City provides a location and pattern for development which is land consumption efficient compared with non-urban development. Recent calculations by City of Bozeman staff indicated that urban development has enabled over 58 square miles of county lands to remain in production compared to having had the same number of homes constructed on 5 acre rural lots. Therefore, development within the City is considered an agricultural preservation technique. In addition development within the City minimizes conflicts with agricultural operations by new rural residences. A large fraction of the City's planning area remains as agricultural in character. Bozeman supports continued operations of agricultural producers by supporting farmer's markets, community supported agriculture, and other similar activities.

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APPENDIX I

Implementation

I.1 BACKGROUND

A growth policy contains a vision for a desired community. Like all visions, someone must undertake actions to implement the vision if change is to be realized. Private individuals in the advancement of their own interests will initiate many of the actions required to implement this plan. The construction of new homes and businesses and the upkeep and reinvestment in existing areas of the community will carry out many of the elements of the community vision on the ground. The City of Bozeman will also undertake a variety of actions that will advance the purposes and goals of the growth policy. The City has a variety of tools available which can help influence the future of the City and guide public and private actions. The full realization of the vision of this plan will only be achieved through years of diligent work by public/private partnerships.

Many factors influence how change will affect a person or community. As a community, Bozeman can undertake actions to shape the outcome of change. The implementation tools of this plan affect the location, timing, and configuration of land use development, alter the desirability of developing in a specific area, and affect the City's ability to respond to other opportunities.

There are two basic types of implementation tools - regulatory and non-regulatory. Many implementation tools share elements of both types. Regulatory tools establish some kind of standard with which development, new or old, must comply. The most commonly seen tool of this type is zoning. Others include regulations governing subdivision, facility standards for functions such as transportation, and regulations of flood plains and wetlands. All tools of this type are intended to protect and enhance the public health, safety, and welfare by avoiding or mitigating some detrimental circumstance or action and supporting positive actions.

Non-regulatory tools are based on the allocation of efforts and resources rather than regulation. An example of this type of tool is the annual City budget that commits the City's financial and technical resources to certain activities and projects. Other similar tools are facility planning and capital budgeting which indicate where certain facilities, such as sewers, should be installed; comprehensive planning to gather public input and determine priorities and goals for the community; and the pursuit of grants and cooperative funding with private partners to support activities such as the arts or the provision of low income housing. Implementation tools of this type are intended to protect and enhance the public health, safety and welfare by positive actions to direct or influence future circumstances.

In the development of either type of implementation tool a variety of interests, duties, rights, circumstances, and resource availability must be balanced. Both types can be used to eliminate obstacles and create incentives to shape choices. Cities operate within a complex and interrelated set of unique physical and financial circumstances, legal mandates and limitations, community priorities, and private actions. In order to help balance these sometime conflicting pressures the City of Bozeman will

establish by ordinance, resolution, and administrative policy a variety of standards and regulations as well as examining its allocation of resources by City actions. The development of these implementation tools is through a public participatory process, including public hearings and formal adoption processes as required by state law. Ultimately, written documents will result which set forth policies, procedures, and requirements.

The City is a government body that is ultimately controlled by the voters and citizens of the community. Governments are charged with responsibility for societal values that are not easily quantified or measured in dollars such as equity and justice. The development of City actions requires the input of those "owners", which is often a time consuming process, because of the range of issues the City addresses and the need to inform the participants. Since public participation is fundamental to democratic government, the City must follow a deliberative process to alter its regulations or policies. State law also influences the decision making process by establishing minimum public hearing requirements and advertising of possible actions.

Implementation tools used to carry out the goals, objectives, and policies of this plan must accommodate these constraints and challenges. The following principles should be used to guide the implementation tool development process:

- Advancement of the community goals and priorities identified with this planning process
- Compliance with law
- Effectiveness
- Clarity
- Consistency
- Conciseness
- Predictability
- Regular periodic reviews of implementation tools for effectiveness

There are many influences that directly affect the development of Bozeman which are beyond the City's ability to alter. Federally determined interest rates significantly impact on the financing of both public and private projects. Court decisions and changing statutes modify the mechanisms and requirements that local governments must comply with. Landowners may not wish to develop property at a time that allows a smooth expansion of City boundaries or urban services. Landowners may seek payment in excess of actual land value for property and thereby discourage its development in a timely manner. Changing technology alters the economic patterns and products and influences the ability to conduct business operations. All of these, and others not mentioned, directly impact the use and development of land and the ability of the City to achieve the desired community goals.

Communities are dynamic entities. Change is normal and expected. The aim of the City's implementation tools is not to freeze circumstances at a point in time, but rather to help ensure that as change occurs it can be reasonably orderly. Each citizen in their daily affairs affects the other members of the community. There are reciprocal responsibilities for mannerly behavior and mutual respect. Use of a public facility in compliance with the standards established by the City does not constitute an unreasonable burden on other citizens.

I.2 CITY OF BOZEMAN IMPLEMENTATION TOOLS

Capital Improvements Planning
The City periodically prepares facility plans for transportation, sewer, water and other services. These plans include inventories of the existing services and hardware and evaluate expected future needs. As part of this process, areas for future service are identified and routes for the extension of services are depicted. This rational evaluation of current and future needs supports the careful and fiscally responsible provision of services. Knowledge of future service needs and abilities also integrates with the growth policy by helping to identify areas where growth can be most efficiently served.

Capital Construction and Financing Tools
State law provides certain tools for cities to use in providing sewer, water, and street services to their citizens. Taxing ability, special improvement districts, reimbursements for excess capacity installed by private efforts, and other options are available to either directly fund the installation or repair of facilities, or to support private development actions. The use of these tools to place infrastructure directly affects the ability to develop specific parcels of land. By carefully matching the use of these tools to desired growth areas, the City can help to guide growth into locations that are beneficial to the City as a whole and support desired land use patterns. The use of this, and other infrastructure installation tools, may significantly increase the value of private land by expenditure of public funds.

Subdivision
Subdivision is the division of land into legally defined and transferable parcels. State law requires that all counties and cities have subdivision regulations. The purpose of these regulations is to ensure the protection of adjoining land owners, ensure the adequate provision of services for the protection of future land purchasers, provide for a review of the effects of the action on agriculture, local services, wildlife, and other issues defined by state law and local regulation, and provide a defined and predictable review process for the person who is seeking approval for a subdivision. Part of subdivision review is an evaluation of the proposed subdivision's compliance with an adopted growth policy. Only those subdivisions which are in compliance with the growth policy should be approved. Subdivision regulations themselves must be in conformance with the adopted growth policy.

Subdivision helps to establish the future land uses to occur on given parcels, provides for the dedication of public rights-of-way for streets, sidewalks, and trails; provides for the dedication of parks, and establishes land use patterns. As a result of these actions, subdivision activities may advance or impede the goals of the growth policy. It may also advance and protect the public health, safety, and welfare by facilitating adequate provision of water and sewer services, dedication of parkland, housing variety, and the location and width of streets. Decisions made at the time of subdivision also influence the sustainability of the community.

Zoning
Zoning divides the area of the City into areas where compatible uses are conducted. Zoning regulations cover a wide variety of issues from sustainability to historic preservation to flood control. The purposes of zoning include among other things, the provision of adequate light and air, security from fire, protection from natural hazards, and the protection of property values. Zoning addresses a fine level of detail with the establishment of standards for a variety of issues related to the use of land. Zoning has a strong influence on the character of buildings and land uses within a community. Zoning may advance the aims of the growth policy as it relates to community character, protection

of environmentally sensitive lands, sustainability, and a center based community pattern. The City of Bozeman utilizes the zoning process to evaluate individual developments. The zoning regulations must conform to an adopted growth policy. Zoning establishes appropriate densities, identifies need for and application of mitigation, ensures adequate provision of site development components, protects property values through historic preservation and other qualitative elements, ensures public participation in zoning decisions, etc. Care must be taken in preparing zoning regulations to avoid rigid segregation of uses or adoption of standards that are founded on the personal interests of a few rather than the well being of the whole.

Building and Fire Codes
These construction codes provide direction and guidance for the renovation, fire protection, and construction of buildings. They ensure that adequate means of escape from fire are provided, that foundations and walls are adequate to support the loads they carry, and that electrical and plumbing systems will function properly. They are safety tools for the owners and users of buildings. They will advance the purposes of the growth policy by helping to preserve the public health and safety in work, home, and recreational facilities.

Budgeting
The annual budget process is the means by which the City of Bozeman allocates limited financial, time, and other resources in daily operations. By selecting those areas receiving greatest attention and support the City Commission helps to influence the desirability of the community and areas within the community. This tool can advance the purposes of the growth policy by providing adequate resources for the upkeep of public facilities, staff research of implementation tools, direct services to the public, and other activities.

Economic Development
The City uses a variety of means to encourage the development of the local economy. Infrastructure investment, tax abatement, the Prospera Business Network, a public-private venture, the Economic Development Revolving Loan Fund, and the Housing Revolving Loan Fund are all resources the City may utilize to directly encourage the development of new and existing businesses and housing. By its choice of recipients for these activities and programs the City may encourage the creation and retention of jobs in a manner that furthers the community's goals. The utilization of other tools such as capital facilities planning and installation also influence the development of the economy by providing the necessary urban services and land use pattern to support cost efficient development.

Data Inventory and Information Management
As part of its responsibilities the City of Bozeman gathers large amounts of information on a wide variety of topics. This information is stored in different departments and in different types of records. In order to craft implementation policies, prepare ordinances, and provide efficient and adequate public services the gathered information must be utilized. Many private parties also utilize City information in the pursuit of development or other activities. One of the greatest challenges the City faces is ensuring that the most correct and up to date information is used as the basis for decision making. The City has developed a geographic information system. This computer system allows the connection of text, pictures, and other forms of information to maps. The system also enables rapid analysis of previously collected information. The further development of this system will enable reductions in collecting redundant information, enable more efficient analysis of existing situations and problems, and aid in factually based decision making.

The City is developing a greater electronic resource sharing capability through its web site. City ordinances, official maps, and other commonly used public information may be conveniently and inexpensively accessed through this means in the future. Both of these activities advance the goals of the growth policy by supporting public education regarding community priorities and public participation in review and crafting of ordinances and policies.

Inter-governmental cooperation
The City of Bozeman interacts with many other government entities in its daily operations. Gallatin County, School District Number 7, and Montana State University have an influence on activities and land uses within Bozeman. The City also shares many similar issues and concerns with these and other governmental bodies. Many problems, such as protection of wildlife and open spaces and provision of adequate transportation services, cannot be adequately addressed if only one party is trying to solve problems. The City of Bozeman wishes to cooperate with other entities to find solutions to common problems. Through cooperation the City and others can advance the goals of the growth policy by addressing large scale issues in a cohesive and effective manner.

In some circumstances a formal inter-local agreement is the best tool to document agreements and practices between jurisdictions. Such agreements have created the City-County Board of Health and the Transportation Coordinating Committee. Many smaller items may be most efficiently addressed with good communication and intent between the responsible officials.

Advisory bodies
The City of Bozeman is fortunate to have many citizens engaged in its governance. The City has many advisory bodies. Citizens serving on an advisory body help to collect information, make recommendations, and provide support in decision making to the City Staff and the City Commission. Some advisory bodies are required by state law and serve defined roles. Others have been created by the City Commission to serve on an ad hoc or on-going basis.

I.3 OTHER IMPLEMENTATION TOOLS

Other governmental actions
Many state and federal agencies have responsibilities which impact Bozeman. Federal policies, practices, and standards influence availability of resources for both public and private parties. Decisions on forest management, education funding, and banking/lending directly influence development and the quality of life in Bozeman. Citizens and leaders of Bozeman can influence many state and federal decisions by contacting their elected officials and participating in public reviews of proposed actions.

Community initiated
Individuals in Bozeman will make millions of decisions over the time horizon of the Bozeman Community Plan. Those decisions will greatly advance or inhibit the achievement of the community's goals. Choices of home location and character, means of transportation, recreational activities, commerce, and social interaction will influence decisions by others. Citizens and businesses may work individually or in groups to advocate for change, support on-going policies, or raise awareness of concerns.

Recently, public awareness of environmental change has increased dialogue regarding sustainability of the choices we make. The built environment represents a huge investment of energy, time, and

other resources. In turn, the built environment shapes how we interact with others, how we travel, and how we meet our daily needs.

Bozeman has chosen through this and other long range plans to pursue a more sustainable approach in developing the community. This choice influences many aspects of the community. Transportation networks, housing location and type, and many development requirements have been crafted to be supportive of a less resource consumptive community. In turn, this frees resources for use in other economically and socially beneficial ways. The overall quality of life and opportunities are thereby enhanced.

The true accomplishment of this plan will be achieved when individuals choose to be guided by its principles.

APPENDIX J

History of Planning in Bozeman

J.1 PAST MASTER PLANS

The efforts of local Planning Boards to prepare land use recommendations for the Bozeman area began in 1955, when the first municipal Planning Board was formed. The City adopted its first zoning ordinance in 1941. The new Planning Board encouraged the adoption of the first subdivision regulations in 1956. In April of 1958, S.R. DeBoer & Company (planning consultants from Denver, CO) prepared Bozeman's first Master Plan. It included studies on transportation, street planning, zoning districts, parks and recreation, schools, park roads, and sanitation and health.

The 1958 Master Plan predicted Bozeman would have a population of 18,000 by 1970. The 1970 Census showed 18,670 people living in Bozeman, thus proving its Master Plan projections to be quite accurate. The 1958 plan focused on the development of a transportation and street plan. Many present day streets were constructed based on that plan. The plan did not include a land use plan or a comprehensive plan for future land use. The major recommendations of the plan were to adopt a master street plan, adopt a subdivision control ordinance, and adopt a master zoning plan.

In 1960, the Planning Board updated and revised the major street plan. The update was somewhat unique because it included a detailed layout of proposed arterial and collector streets for the entire jurisdictional area. It included an inner loop road system comprised of Highland Boulevard, Kagy Boulevard, 19th Avenue, and Oak Street. It also included an outer loop system that encircled the City of Bozeman.

In 1960, the Planning Board also:

1. Prepared a draft ordinance to update the City subdivision regulations;
2. Recommended that county subdivision regulations be adopted, and as such, drafted a model;
3. Prepared a draft industrial ordinance;
4. Recommended the enactment of the transition overlay district; and
5. Recommended county zoning for the jurisdictional area.

The draft zoning regulations for the jurisdictional area excluded building and development within 75 feet of all streams, and prohibited building on any slope greater than 30 percent. The maximum density outside the central sewer and water district was proposed to be 10 acres per dwelling unit.

In September of 1967, the Bozeman City-County Planning Board hired the first City-County Planner. In 1972, a revised Master Plan for the City was completed. The 1972 plan was the first Master Plan for the

City to include a comprehensive land use plan and land use maps for both the City and jurisdictional area. The plan included an extended set of goals and objectives that were formulated by a planning advisory committee. These goals were presented in the plan, but were never officially adopted by the governing

The 1972 plan included sections on population, housing, physiographic constraints, economics, parks and recreation, transportation and an existing land use study. It concluded with a set of recommendations and strongly suggested that they be followed during the implementation procedure, including:

> Identify rural development nodes, corresponding closely to existing development and subdivided lands. In these areas, the plan recommended development at the highest densities permitted with individual wells and septic tanks. It also suggested the appropriate zoning designations to obtain desired densities.
>
> Identify undeveloped rural lands and recommend that development of these lands be discouraged. A density of 10 acres per dwelling unit was established for the purpose of discouraging development in these areas. The subdivision regulations and the A-S (Agricultural Suburban) zoning district were used to implement this plan policy. The A-S zone required 10 acres per dwelling unit, and subdivision plans were required to conform to the Master Plan and zoning regulations before approval.
>
> Identify an area for expansion of the City's central sewer and water services, and discourage development through the agricultural suburban zoning designation until those services are extended to the property. Rezone to a higher density when facilities became available.

The Bozeman City-County Planning Staff completed the Bozeman Area Growth Study in July of 1975. This study provided an overview of the reasons for growth in the Bozeman area and the effects this growth was having on the community. The major emphasis of this study was the effect urban growth was having on providing cost-effective public services and facilities. This documentation included a growth study cost analysis and a growth study revenue analysis of four possible growth situations the City and jurisdictional area could encounter. The findings of the study listed three growth alternatives:

1. Contained growth;
2. Peripheral growth; and
3. Selective growth.

The findings also included recommendations on which of these alternatives may be best suited for the Bozeman area.

In December of 1983, the local governing bodies adopted the Bozeman Area Master Plan, which was prepared by the Bozeman City-County Planning staff. The Master Plan contained summaries of special purpose plans for the Bozeman area. These summaries were used to project population growth, economic conditions, and land use trends.

The plan identified important land use issues and made several recommendations. It recommended that development be restricted until central sewer and water was constructed, and it encouraged development within the Bozeman sewer service area. The plan also recommended consideration of development density transfer (the transfer of allowable density from an area not well suited for development to another area better suited for development) to provide compensation to owners of land

for which development may not be possible. There were 25 goals and 47 policies in the 1983 Master Plan that provided a basis for planning decisions. The Land Use Plan organized the issues, goals, and policies into four major designations:

1. The area within the City limits of Bozeman was proposed to develop at urban densities with growth occurring as public facilities are expanded.
2. Development in the proposed sewer service area extended approximately one mile around City limits, and was restricted to 20 acres per dwelling unit to prevent the City from becoming surrounded by large lot development.
3. All other subdivided areas were designated as rural development nodes. The increased development in these areas would provide for cost-effective services and would provide incentives for infill development of vacant lots in existing subdivisions.
4. Undeveloped rural lands with no physical constraints were allowed to develop at a density of 20 acres per dwelling unit.

A numerical evaluation system was utilized in preparing the jurisdictional area land use map. The numerical system was also used to evaluate new proposals outside the sewer service area. Finally, the plan recognized the natural beauty of Bozeman and the surrounding area. It called for the protection of views and vistas, environmental resources, historic resource preservation, and prevention of unattractive strip development.

The 1990 Bozeman Area Master Plan was prepared by BRW, Inc. (consultants from Denver, CO). The 1990 document updated, but did not totally replace, the 1983 plan. The 1983 document contained a significant amount of background data and information, which was not repeated in the 1990 document. This included data on soils, geology, groundwater, and other inventory information.

The 1990 Bozeman Area Master Plan was prepared to accomplish the following:

1. Simplify Master Plan land use recommendations, allowing for more flexibility in decision making.
2. Give a stronger vision to land use concepts and projects which recognize and enhance the Bozeman area's unique environmental and cultural assets.
3. Encourage more development within the Urban Growth Area, and less scattered development in the unserviced rural area.
4. Identify long-term major capital improvement projects, beyond the scope of current annual funding, to further Master Plan goals.
5. Provide a basis for revision of the Bozeman zoning ordinance.

The 1990 Bozeman Area Master Plan led to several new programs. First, the Zoning Ordinance that is currently being used was prepared after the 1990 update. Second, the City's very successful overlay design review programs were created due to the 1990 update. The Entryway Overlay Corridor program requires design review of projects proposed in the major entryways into the City, including North 19th Avenue, North 7th Avenue, Rouse Avenue, East Main Street, West Main Street, and Interstate 90. Projects in these entryways are evaluated by standards outlined in the Bozeman Design Objectives Plan. The Neighborhood Conservation Overlay program requires design review of all new construction in the older and historic parts of the City. Finally, the 1990 update resulted in the preparation and adoption of the Bozeman Area Sign Code.

The City made significant progress in comprehensive planning with the October 2001 adoption of the Bozeman 2020 Community Plan (2020 Plan). New statutory requirements for comprehensive plans were established by the Legislature in 1999. The 2020 Plan wholly replaced all previous comprehensive plans and complied with the new planning standards. The document was the first Bozeman plan to take advantage of the development of geographic information systems to analyze and present information. During the preparation of the plan the cooperative City-County planning program was terminated. The plan then became a project of the City of Bozeman which was coordinated with an independent county planning function.

The 2020 Plan recognized the changing nature of the economy and expanding knowledge of community development standards and consequences. Many of the policies and ideas from past plans were carried forward but were expressed in new ways. The 2020 Plan also put a higher emphasis on coordinated land use and physical infrastructure planning. The 2020 Plan was focused around six primary themes:

- Neighborhoods
- Sense of Place
- Natural Amenities
- Centers
- Integration of Action
- Urban Density

New programs were not required to carry out the policies of the 2020 Plan. Many existing functions such as zoning and subdivision were revised to provide more effective implementation. The 2020 Plan provided guidance during some of Bozeman's fastest growth both in geographic area and in the intensity of development. As Bozeman became well known across the nation for quality of life and as a desirable place to do business the community faced significant challenges.

J.2 OTHER PAST PLANS

Bozeman has completed many special topic plans over the years. These plans have all helped shape the community we have today. Major plans are listed in roughly chronological order below. Some of the listed plans have been replaced by others. Two topic plans which are underway are also listed.

1972 Bozeman Central Business District Study. In February 1972, the Bozeman City-County Planning Board, in conjunction with a group of downtown businesspeople, solicited proposals to study Bozeman's Central Business District in four specific ways: marketability, circulation, parking, and design.

As a result of the 1972 study, ongoing efforts were made to preserve the Bozeman downtown area and address its problems. In 1980, the Bozeman Downtown Development Association hired the architectural firm of Kommers, McLaughlin and Leavengood to prepare a Phase I Downtown Bozeman Plan. Using the consensus-building technique called a "charrette," the firm compiled a priority list of objectives. The charrette noted the evolving nature of Downtown Bozeman towards a cultural center, in addition to its retail trade emphasis. Many of the 1980 objectives echoed recommendations from the 1972 Downtown Study, including:

1. Elimination of through truck traffic
2. Provision of more off-street parking
3. Development of a civic center.

In 1986, the Downtown Bozeman Association called for a review of viable alternatives regarding the following:

1. A sign ordinance
2. Paving of the alleys
3. Increasing the use of the alleys
4. Burying the power lines
5. Providing more greenery along the streets and in off-street parking areas
6. Providing a bus service from the airport
7. Street lighting improvements
8. Hiring a Main Street manager.

1973 Areawide Water Plan. This plan was prepared in 1973 and utilized information contained in the 1972 Bozeman Area Plan to determine water system improvements for (1) immediate needs, (2) a five- to ten-year plan, and (3) a long-range plan. The changing needs of the City and the imposition of Federal Drinking Water standards made it necessary for the City to construct a filter treatment facility sooner than indicated in the Water Plan. The treatment plant, located south of the City at the mouth of Sourdough Canyon, was completed in 1984. In addition to the filter plant, large distribution mains and additional storage facilities were completed in accordance with the plan.

1975 Bozeman Park and Recreation Inventory and Work Plan. The Bozeman City-County Planning Staff completed the Bozeman Area Work Plan in 1975. The plan is an analysis of inventories and surveys developed to determine community recreational needs, and the adequacy of the existing facilities to fulfill the present as well as future needs. It led to the formulation of development recommendations and plans for each park, or park area, within the Bozeman area. In 1980, the Community Recreation Board completed a study of the Bozeman Recreational Program. The study included an inventory of existing parks, their development status, a compilation of user groups and their needs, and recommendations. This study identified the following areas of concern:

1. A low level of public involvement and support for the City of Bozeman Recreation Department
2. Inadequate financial support and responsibility assignment to the Recreation Department by the City and County
3. Inadequate recreation opportunities for the school age population
4. Lack of a current recreation site acquisition and development schedule.

The study recommended the following:

1. Rural areas should be assisted in providing recreation for youths through participation in voluntary associations and park development planning
2. Joint funding by the City and the County should be provided for the Bozeman Recreation Department
3. The Bozeman Recreation Department and Gallatin County Subdivision Review Office should coordinate efforts on the disposition of parklands
4. Policy statements and an Interlocal Agreement should be developed that will better serve a renewed dedication to the concept of cooperative community recreation.

1976 Blue Ribbons of Big Sky Water Quality Management Plan. This comprehensive area wide study of water quality in the Madison and Gallatin River drainage began in February 1976. The study was sponsored by the Madison and Gallatin County governments, including their incorporated cities, and by the Madison and Gallatin Soil Conservation Districts.

The Blue Ribbon's study was intended to determine the water quality of the lakes, streams, and rivers in the Madison and Gallatin river drainages, and to identify what should be done to maintain good water quality. The Water Quality Management Plan recommended a wide variety of alternative actions including zoning to control development density, treatment to protect streams, and development of City- County planning jurisdictional areas plans. The plan also recommended the enactment of regulations to restrict development to the central sewer and water service areas.

1978 Wastewater Facility Plan. This plan was prepared in 1978 to analyze what was then the existing wastewater treatment system, and identify alternative system improvements to the secondary treatment of wastewater. Improvements were needed to eliminate Montana Pollutant Discharge Elimination System Permit violations.

The preferred improvements alternative was carried through the design and construction process, concluding in 1982. The design of the improvements was based on parameters identified in the facility plan, including a design population of 36,000 in the Bozeman area. Based on this population projection, the plan identified a sewer service area and a number of trunk line sewers located inside the service area boundary. This information was used to assure new development sewage contributions would be distributed according to the facility plan.

1978 Housing Element. This plan was completed in 1978 by the Bozeman City-County Planning staff. The purpose of the study was to present information documenting the present and future housing needs for the community. The plan was a comprehensive study of population growth as well as housing types and conditions. It also evaluated the cost of housing and the supply and demand of housing types. The study also included an estimate of land requirements to satisfy future housing needs in Bozeman. The City of Bozeman Housing Advisory Committee was established in December of 1982, and this group expanded on the Housing Element during the spring of 1985. The Advisory Committee prepared a series of reports describing local housing needs and recommended solutions to Bozeman's housing deficiencies. The reports established a list of priorities that should be addressed by the Bozeman community including the need to provide safe, affordable housing for low- and moderate-income people.

1981 Final Report for Bozeman Public Schools. The Bozeman Public Schools completed this study in 1981. A Blue Ribbon Commission that was comprised of 38 citizen advisory members appointed by the school board and a team of professional consultants prepared this study. These groups were assigned to seven subcommittees dealing with population, financing, facilities, administration, the elementary program, the secondary program, and auxiliary programs.

The study inventoried existing schools in School District 7, and offered current and projected student enrollments through the year 2000. Student enrollments were expected to increase. The study also outlined the numerous auxiliary services available through the school district, which include the Adult and Community Education program, the Pupil Transportation Service, the Learning Media Services, and the Special Education Program. It also included recommendations for acquiring and establishing future school and park sites.

In January of 1986, the Bureau of Educational Research and Field Services, Montana State University, completed an enrollment and facility study for Bozeman School District 7. The study analyzed community growth trends, population projections, and facilities. The school district endorsed the project and based decisions on the study. The report stressed the need for new public school facilities. The report also maintained that Emerson and Willson schools were unsafe, beyond cost-effective renovation, and would need replacement.

1982 Master Plan for Campus Development (Montana State University). The Office of Facilities Planning at MSU completed the campus plan in 1982. The intent of the document was to record and analyze projected trends and changes in the University's academic programs, to identify elements of potential impact for future study, and to begin establishing guidelines for development of the campus. The Campus Master Plan produced three goals concerning the use of campus land:

1. Campus development should be implemented with recognition of further growth potential of both the University and the City of Bozeman
2. Central campus development should continue to provide an academic core in which pedestrian travel between most points will require no more than seven or eight minutes
3. Open space within the central campus should be preserved, emphasized, and improved.

1982 Stormwater Master Plan. Thomas, Dean & Hoskins prepared this plan in 1982. It provides the technical criteria used by the Bozeman Engineering Department to review development proposals regarding storm drainage control. This control includes water quality treatment, maintenance of historic drainage patterns, and runoff rate attenuation. The plan envisioned that stormwater management be centralized and operated by the City as a utility, much like the water and sewer systems. A proposed ordinance to create and fund such a utility was included in the plan. However, the City continues to require stormwater control only upon development, in essence maintaining the status quo.

1982 Bozeman Transportation Plan. This plan was completed in 1982 by Clete Daily and Associates of Helena in cooperation with the Montana Department of Highways, the Federal Highways Administration, and the City of Bozeman. The plan evaluated the existing transportation system for the City of Bozeman, and reviewed current street and traffic conditions by using growth projections. The Bozeman Arterial environmental impact statement (EIS) was prepared in 1986, and it provided updated information on transportation issues.

1982 Energy Element. This document was completed in 1982 by a private energy consultant. The study dealt with all aspects of energy use in the community. It included studies relating to consumption patterns, future energy prices, energy conservation, land use planning, and the energy costs of transportation choices. The study concluded that low temperatures and long winters are the distinguishing characteristics of the Bozeman area climate. This makes Bozeman uniquely suited to building earth-sheltered and super-insulated structures. It also concluded that high-density residential development such as multistory apartments, condominiums, and townhouses are the most energy-efficient of all residential developments. Because of Bozeman's northern location and cloud patterns, a solar-heated structure is not as suitable.

The study also concluded that vehicle fuels represent over one half of all energy expenditures in the Bozeman area. If energy savings are to be made, the desire for greater decreases in personal transportation energy consumption will necessitate public involvement in three essential areas:

1. Land use controls and incentives will have to prevent scattered development and encourage higher density development with central urban facilities
2. Provisions will have to be made to provide for better bicycle and pedestrian transportation facilities
3. Arterial streets will have to be improved to permit the free flow of larger volumes of traffic.

1984 Historic Property/Architectural Survey. In 1984 an extensive architectural survey of the community was conducted. The survey identified over 4,000 historic buildings and rated based on their historic integrity. Nine historic districts, containing more than 800 buildings, were identified and subsequently listed in the National Register of Historic Places. In addition, 40 landmarks were individually listed in the National Register.

1989 Outdoor Recreation-Open Space Plan for Gallatin County. This plan was prepared by the Gallatin County Subdivision Review Office, and was adopted in 1989. The plan contained a detailed inventory and description of all public and private park, recreation and school lands in Gallatin County. There is also an analysis of past growth and development in Bozeman and the Bozeman area. The plan suggested the adoption of subdivision park location and development criteria, cash-in-lieu fund disbursement criteria, and linear park linkages. This plan also called for more City-County cooperation regarding recreation concerns.

1992 Design Objectives Plan for Entryway Corridors. This plan was prepared in 1992 by Mark L. Hinshaw of Bellevue, WA. The 1990 zoning ordinance included a chapter designating an "Entryway Overlay District." This chapter of the 1990 zoning ordinance elaborates on the intent and purpose of the overlay districts, specifies the location of entryway corridors and establishes a review process. The review process is conducted by the Design Review Board and the Administrative Design Review staff, and utilizes specified design criteria in evaluating projects. The Design Objectives Plan provides these design criteria, and is considered a supplement to the zoning ordinance.

1993 Bozeman Urban Transportation Plan Update. This plan was prepared in 1993 by Robert Peccia and Associates of Helena, MT. The plan is a comprehensive document intended to address both the short-term and long-term transportation needs of the Bozeman area. The plan contains the following major elements:

An examination of the overall transportation system

An analysis of future system needs based on transportation modeling

An extensive list of recommended transportation improvements

A financial analysis identifying potential funding sources for transportation improvements

A strategy for implementing recommended improvements.

1997 Critical Lands Study for the Bozeman Area. The Bozeman City-County Planning staff prepared this study with the direction of the Planning Board. The study describes the benefits natural features provide, and the development constraints natural features can represent. The natural features described in the study include: wetlands; floodplains; rivers, streams, and ditches; groundwater aquifer and recharge zones; geologic constraints; farmland and open space; and fish and wildlife habitat. In addition to background information and data, this study provides maps, goals and objectives, implementation options, and funding options.

1997 North 19th Avenue/Oak Street Corridor Master Plan. This document was prepared by Bozeman City-County Planning staff and was adopted in 1997 to address commercial growth and development in the corridor. The growth policy legislation allows for the development of neighborhood or subarea plans that are in accordance with growth policies. The North 19th Avenue/Oak Street Corridor Master Plan will be considered as one of these subarea plans. Development proposals in the corridor will still be subject to the policies and requirements of the plan.

1997 Water Facility Plan. This plan was prepared by MSE-HKM Engineering, and was adopted in 1997. The document describes the water system, evaluates current and future water supply and demand, addresses water storage and distribution, and evaluates the water treatment plant. The document provides water system improvement recommendations, and identifies additional investigations. Finally, operation and maintenance costs are discussed.

1997 Parks, Recreation, Trails and Open Space (POST Plan). This document was prepared by the Recreation and Parks Advisory Board, and was adopted in 1997. The document actually combines four previously separate planning documents into one plan, including the following:

1. Bozeman Area Parks, Open Space and Trails POST Master Plan, August 1992
2. Bozeman Parks, Open Space and Trails Plan Update, 1995
3. City of Bozeman Parks Master Plans, 1992
4. Bozeman Area Trails Classification, Design, Maintenance, and Construction Standards.

The 1997 compilation includes information and maps of existing parks; discusses the maintenance of existing parks; discusses future park, trail, and open space needs; provides park development and land acquisition recommendations; and provides a synopsis of responsible parties and a timeline.

1998 MSU Campus Design Guidelines. This document was prepared in 1998 by the MSU University Facilities Planning Board. As the MSU campus grows, there will be an associated demand for new facilities, adaption of existing facilities, and the development of campus land resources. This document sets forth guidelines to ensure that this growth and development occurs in a coherent, sensitive, and dynamic manner. The guidelines format allows and encourages the best and most innovative design response to each new project, while maintaining a foundation of order and responsibility to a whole campus vision. The document is not a "campus master plan" that locates future facilities and sets immutable design and development standards, but serves as a planning tool for the University to guide development until a new Master Plan can be funded.

1998 Wastewater Facility Plan. This plan was prepared by MSE-HKM Engineering, and was adopted in 1998. The document describes the wastewater system, provides analysis of wastewater flows and loads, describes the wastewater collection system, discusses infiltration and inflow, and provides a hydraulic analysis of the wastewater system. The plan also describes and evaluates the treatment system. The plan provides an analysis of future needs, and recommends system improvements.

1998 Downtown Improvement Plan. This plan was prepared in 1998 by MAKERS, urban design and architecture consultants. The primary goal of the plan is an economically thriving Downtown Bozeman that attracts investment, stabilizes and strengthens the tax base, and supports the vitality and diversity of the Gallatin Valley and its social and cultural center. The plan addresses issues such as sidewalks, snow and ice, street trees, street furniture, public restrooms, public art, and lighting. The plan also addresses traffic, vehicular circulation, and parking. A chapter on implementation includes costs of improvements

and possible funding sources. An update to this document was begun in 2008 and is expected to be completed in Summer 2009.

2001 Greater Bozeman Area Transportation Plan Update. Robert Peccia and Associates prepared this plan during 1999- 2001. The document contained information on the following: existing conditions, travel demand forecasting, problem identification, recommended major street network and street standards, transit analysis, pedestrian and bicycle analysis, traffic and transportation issues in Downtown Bozeman, traffic calming, and transportation demand management. The plan contained recommendations for transportation system management improvements and major street improvement projects. A financial analysis of recommended improvements is included, as well as an implementation strategy.

J.3 OTHER CURRENT PLANS

Design Objectives Plan for Entryway Corridors. The entryways into Bozeman play a significant role in shaping attitudes toward our community. Bozeman has adopted special standards which apply to these areas. Updated in 2005, the design guidelines provide illustrated standards which help implement the purposes adopted by ordinance.

Design Guidelines for Historic Preservation and the Neighborhood Conservation Overlay. The City of Bozeman has a rich historical fabric of buildings. An inventory effort in the early 1980's led to the creation of 8 National Register historic districts and the City of Bozeman Neighborhood Conservation Overlay District. These districts nurture historic resources and help make Bozeman unique. In 2006, the City commission illustrated guidelines to help property owners and the general public better understand the development standards.

Parks, Recreation, Open Space and Trails (PROST). Adopted in 2007 the Parks, Recreation, Open Space, and Trails plan looks comprehensively at recreation needs in Bozeman. This was prepared by the Bozeman Recreation and Parks Advisory Board with the assistance of City Staff. It provides an inventory of existing facilities, forecasts needed facilities to serve an expanding population, and proposes policies to carry out the plan. The PROST plan was coordinated with the surrounding county areas and functions so that trails and other facilities are provided. This document replaced the 1997 parks plan.

Water Facilities Plan. Allied Engineering Services, in conjunction with Robert Peccia and Associates and BETA Engineering prepared this plan which was most recently revised in 2008. The document contains information on the City's three water supplies, treatment and distribution system, and future construction needed to provide continued quality service to a growing community. The City will need to replace its water treatment plant to address both demand for additional capacity and more strict regulatory standards. Climate change and is associated impacts pose a challenge to Bozeman's water supply and the City is undertaking conservation and efficiency efforts based upon the recommendations of the plan. This plan replaces the 1997 water facility plan.

Wastewater Facilities Plan. Prepared by HDR and Morrison Maierle, Inc., this document replaced the previous wastewater facility plan from 1998. Significant new regulatory standards for water discharge as well as a rapidly growing community make this document a critical component of Bozeman's growth strategy. The document describes the wastewater system, provides analysis of wastewater flows and loads, describes the wastewater collection system, discusses infiltration and inflow, and provides a hydraulic analysis of the wastewater system. The plan also describes and evaluates the treatment system. The plan provides an analysis of future needs, and recommends system improvements. The service area

of this plan was coordinated with the PROST plan, Water Facility plan, and Bozeman Community Plan. This plan replaces the 1998 wastewater facilities plan.

Fire Protection Master Plan. Emergency Services Consulting, Inc. prepared this plan in 2006. It examined the City's current fire protection facilities and staffing, considered additional services needed to provide service to a growing city, and made recommendations for station locations and staffing. The Fire Protection Master Plan provides analysis to support delivery of life critical services within the adopted service standards. The fire station/911 center under construction in 2008 was sited using the data from the plan.

Storm Water Facilities Plan. Bozeman has recently become subject to federal and state storm water discharge permitting requirements. This facility plan, Prepared by HDR and Morrison Maierle, Inc., updates a previous storm water plan from 1972. Significant new regulatory standards for water discharge as well as a rapidly growing community make this document a critical component of Bozeman's growth strategy. Bozeman has a centralized storm water collection system in the older portions of the community. Newer areas are typically served by more distributed systems which serve individual sites or subdivisions. The document describes the centralized system, provides analysis of water flows and loads, describes the wastewater collection system, discusses infiltration and inflow, and provides a hydraulic analysis of the wastewater system. The plan also describes and evaluates policies and approaches for the non-centralized areas. The plan provides an analysis of future needs, and recommends system improvements. The plan is an essential part of the approval of Bozeman's storm water discharge permit.

Design and Connectivity Plan for North Seventh Avenue Corridor
The redevelopment and rehabilitation of the N. 7th Avenue corridor was the purpose of the formation of an urban renewal district. The corridor plan, prepared by Winter and Company and adopted in 2006, provides guidance on the design character, opportunities, and challenges for redeveloping the corridor. A group of land owners within the district boundaries advises the City Commission and suggests a work plan each year to advance the plan. An emphasis is placed within the plan on improving pedestrian and bicycle circulation as well as character of different sections of the street corridor.

Northeast Urban Renewal District Plan. This plan was prepared by local land owners to encourage rehabilitation and reinvestment in a historic area of town. Mixed uses have a long history in the area and recent redevelopment called attention to the need to address deficient infrastructure. The area overlaps the Northeast Historic Mixed Use zoning district. There was also a desire to balance residential and non-residential uses and preserve the unique character of the area. A group of land owners within the district boundaries advises the City Commission and suggests a work plan each year to advance the plan.

City of Bozeman Economic Development Plan. This plan was commissioned in fall of 2008. It is the first formal economic development plan undertaken by Bozeman. The plan will be prepared by Prospera Business Network. The document was still in development in spring of 2009. When the plan is completed it will provide basic background data on the local economic activities, identify challenges and opportunities, and recommend actions.

2009 Downtown Plan. This plan was initiated as a neighborhood plan for Downtown. It will replace the plan prepared by Makers in 1998. This project is a joint project between the City of Bozeman and the Downtown Bozeman Association. The plan will begin in January 2009 and is anticipated to be completed in the fall of 2009.

Greater Bozeman Area Transportation Plan 2007 Update. Robert Peccia and Associates prepared this plan during 2007-2008. The document contains information on existing conditions, travel demand forecasting, problem identification, recommended major street network and street standards, transit analysis, pedestrian and bicycle analysis, traffic calming, and transportation demand management. The plan contained recommendations for transportation system management improvements and major street improvement projects. Multi-modal transportation was a significant focus of the plan. Strong emphasis was given to include pedestrian, bicycle, and transit in the transportation system. A financial analysis of recommended improvements is included, as well as an implementation strategy. This document was updated as a joint project with Gallatin County and State of Montana and was adopted by the Bozeman City Commission in January 2009.

Hazard Mitigation Plan. The City participates in disaster and response planning on a cooperative basis with other local governments. In 2000 the Federal Emergency Management Agency (FEMA) began a pre-disaster program. This required every county in the nation to prepare an all-risk assessment and mitigation plan for any anticipated natural disaster (i.e. flooding, earthquake, winter storm, wildfires). The City Fire Department provides the staffing for the Gallatin County Disaster and Emergency Services function under an Interlocal agreement. The County and the five municipalities jointly prepared a Hazard Mitigation Plan which was completed in 2006. The plan examines a wide range of possible emergency circumstances or events. Each event is rated for likelihood of occurrence, breadth of impact, and resources needed to respond.

Community Wildfire Protection Plan. After the 2000 fire season in the United Stated, it was evident that something must be done to better prepare and protect communities and residents that live in or near forested lands. The National Fire Plan was developed in August 2000, following a landmark wildland fire season, with the intent of actively responding to severe wildland fires and their impacts to communities while ensuring sufficient firefighting capacity for the future.

In Montana, the Forest Service and Bureau of Land Management has worked with the Montana Department of Commerce to award grants to communities for the development of community fire plans. The Healthy Forests Initiative (HFI) was launched in August, 2002 with the intent to reduce the risks severe wildfires pose to people, communities, and the environment. By protecting forests, woodlands, shrub lands, and grasslands from unnaturally intensive and destructive fires, HFI helps improve the condition of our public lands, increases firefighter safety, and conserves landscape attributes valued by society. The Bozeman Fire Department, cooperation with Gallatin County and the other fire service providers prepared a local plan for wildfire which made recommendations to the local governments. Implementation occurs through other actions such as subdivision regulations.

This plan has multiple but basic objectives. These objectives are as follows:

1. Identify and prioritize current WUI areas within and around each of the 19 fire districts and departments to include adjacent public lands.
2. Identify potential areas that are currently under development or in planning stages within these fire districts and fire service areas.
3. Identify local fire protection resources.
4. Provide detailed mapping of Gallatin County, fire departments, and WUI areas
5. Inform and educate public and private land owners of hazardous or potentially hazardous WUI areas.
6. Provide ideas and recommendations for possible hazard mitigation in high risk areas.
7. Continue to bring local, state, federal and interested party decision makers to the table for future planning and education.

APPENDIX K

Glossary of Terms

Adequate Public Facilities. The circumstance of having the necessary roads, sewer, water, and other public or private facilities which may be defined by ordinance, to enable the provision of services to development which comply with locally established level of service standards. Also referred to as concurrency.

Affordable Housing. Housing is considered affordable when a household pays no more than 30 percent of its adjusted monthly (after tax) income for housing and utilities. Usually used in reference to housing for low and moderate income persons, defined as those who earn less than 50% or 80% respectively, of the area's annual median income.

Bozeman Planning Area. See Figure 3-1.

Brownfields. Abandoned, idled, or underused industrial, commercial, or other facility where expansion or redevelopment is complicated by real or perceived environmental contamination or other non-natural physical circumstance.

Compatible Development. The use of land and the construction and use of structures which is in harmony with adjoining development, existing neighborhoods, and the goals and objectives of this plan. Elements of compatible development include, but are not limited to: variety of architectural design; rhythm; scale; intensity; materials; building siting; lot and building size; hours of operation; and integration with existing community systems including water and sewer services, natural elements in the area, motorized and non-motorized transportation, and open spaces and parks. Compatible development does not require uniformity or monotony of architectural or site design.

Compatible Land Use. A land use which may by virtue of the characteristics of its discernible outward effects, exist in harmony with an adjoining land use of differing character. Effects often measured to determine compatibility include, but are not limited to, noise, odor, light, and the presence of physical hazards such as combustible or explosive materials.

Connectivity. The degree to which roads and paths are connected and allow for direct travel between destinations.

Critical Lands. Those areas typified by the natural characteristics and functions described in the Critical Lands Study.

Density. The number of dwellings per net acre of land.

Downtown. The area generally bounded by Broadway Avenue, Lamme Street, 5th Avenue, and Olive Street. An area of mixed uses, Downtown is generally characterized by historic architecture and is principally commercial in character. Downtown is an important component in making Bozeman a unique and desirable place.

Facility Plan. A formal plan prepared for a specific physical resource of the City which examines the resource's current state, future needs for the resource, and recommended means of meeting identified future needs. Examples of facility plans the City has caused to be prepared are the 2005 Wastewater Facility Plan and the Greater Bozeman Area Transportation Plan.

Form Based Zoning (Codes). A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city regulations. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. Form-based codes are drafted to achieve a community vision based on time-tested forms of urbanism.

Goal. A statement of general purpose or intent relating to a defined topic. A goal generally seeks an improvement in the status of some specified thing. An example is: "Promote, encourage and enhance the built environment to create an aesthetically pleasing community."

Growth. An increase in Bozeman's population and/or area. The increase may be the result of natural population growth through births exceeding deaths, in-migration, or annexation.

Growth rate. A measure over time of the increase or decrease in City population compared to the City's population at a specified date. Growth rates are usually expressed as a percentage and applied to time increments of one, five, or ten years.

Health. A state of physical, mental, and social well-being, and not merely the absence of disease or infirmity. Health is a resource for everyday life, not the objective of living. Health is a positive concept emphasizing social and personal resources, as well as physical capacities.

Historic Core. The area contained within the Neighborhood Conservation Overlay District as shown in Figure 5-1. The historic core is comprised of a variety of mutually supportive land uses including commercial, residential, public, and industrial activities.

Historic Resources. Any district, site, building, structure, or object that is significant in American history, architecture, archeology, or culture. Historic resources have economic, educational, scientific, social, recreational, cultural, historic, and/or practical value to living persons. Said properties have usually achieved significance prior to the last fifty years and possess integrity of location, design, setting, materials, workmanship, feeling and association. Typically, significant heritage properties:

1) are associated with events that have made a significant contribution to the broad patterns of Montana's or the nation's history (e.g. the agricultural development of the Gallatin Valley);
2) are associated with the lives of persons or groups of persons significant in our past (e.g. the Nelson Story family or Bozeman's early Chinese residents);
3) embody the distinctive characteristics of a type, period, or method of construction (e. g. local pattern book architecture), or that represent the work of a recognized master (e.g. architect Fred Willson), or that possess high artistic values (e.g. the T. Byron Story Mansion) , or that represent a

significant and distinguishable entity whose components may lack individual distinction (e.g. existing or potential local historic districts); or,

4) have yielded or are likely to yield information important in prehistory or history (e.g. tipi rings or a buffalo kill site).

The most significant heritage properties in the Bozeman area are those districts, sites, buildings, structures, or objects listed on the National Register of Historic Places or determined to be eligible for listing on the National Register, the official list of the nation's heritage properties worthy of preservation because of national, state, or local significance. However, properties not eligible for National Register listing may also possess local value and should thus be considered worthy of preservation.

Human Scale. The proportional relationship of a particular building, structure, or streetscape element to the human form and function. Human scale does not prohibit multistory structures.

Infill. The development or redevelopment of vacant, abandoned, or under utilized properties which are within developed areas of the City, and where water, sewer, streets, and fire protection have already been developed and are provided. Annexed areas located on the periphery of the City limits shall generally not be considered infill sites.

Mitigate/Mitigation. Measures taken or required to avoid, minimize, compensate for, or offset the definable impacts of development on the environment, public facilities and services, or other issues of community concern defined by ordinance.

Neighborhood. An area of Bozeman with characteristics that distinguish it from other areas and that may include distinct economic characteristics, housing types, schools, or boundaries defined by physical barriers, such as major highways and railroads or natural features, such as watercourses or ridges. A neighborhood is often characterized by residents sharing a common identity focused around a school, park, business center, or other feature. As a distinct and identifiable area, often with its own name, neighborhoods are recognized as fostering community spirit and a sense of place, factors recognized as important in community planning.

Net acres. The area of land measured in acres, minus any dedications to the public, such as public or private streets and parks.

Objective. A more specific statement than a goal which seeks to advance the intent of a goal. Objectives bridge the distance between goals which are general in nature and policies which call for a specified and distinct action to be accomplished. An example is: "Support and encourage creative site development design."

Open Space. Land and water areas retained for use as active or passive recreation areas, agriculture, or resource protection in an essentially undeveloped state.

Open Space, active. Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

Open Space, passive. Open space that is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use, including agriculture or resource protection.

Pedestrian Oriented Design. Development designed with an emphasis on pedestrian safety, convenience and accessibility that is equal to or greater than the emphasis given to automotive access and convenience.

Policy. A definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions. An example is: "Create a park and tree maintenance district to preserve and enhance the aesthetic qualities of publicly owned lands. "

Sprawl. A pattern of development generally characterized by a combination of:

1) low population density,
2) forced reliance on individual automotive transportation,
3) distribution of land uses which require driving in order to satisfy basic needs,
4) development which leaves large undeveloped areas surrounded by development.

Strategic Plan. A formal plan prepared for a specific service of the City which examines the current state of the service, future needs for the service, and recommended means of meeting identified future needs. An example of a strategic plan the City may cause to be prepared is Urban Forestry.

APPENDIX L

Public Outreach

L.1 PUBLIC OUTREACH EVENTS

Public participation in development of a community plan is important. Bozeman used many different forms of participation to encourage public input. Input opportunities will continue in the development of implementation tools.

I. Clarion Focus Groups

Description: The City retained Clarion Associates to review the effectiveness of the existing plan. Clarion conducted eight focus groups on May 30, 2007 to obtain public comments. Focus groups were held on Land Use, Transportation, Environmental Quality, Community Quality, Housing, and Economic Development. The focus groups were open to any member of the public. Representatives of stake holder groups and people known to be interested were invited.

II. Clarion Public Meeting

Description: The City retained Clarion Associates to review the effectiveness of the existing plan. Clarion conducted a public meeting open to any member of the public to discuss the status of the existing growth policy. The final Clarion report was received in September 2007.

III. Citizen Panels

Description: The City conducted three citizen panels regarding land use on October 25, 2007. A citizen panel is created to explore a single topic in more depth that is possible in a typical public meeting. A randomly selected group of residents of the planning area were invited to attend. This encourages a more diverse representation of citizens and viewpoints. Those who accepted the invitation were provided basic background material. Each panel met in a separate location. A neutral moderator was present to help the discussion flow and encourage participation by all. The moderator helped the participants to move through a discussion of 12 questions. The questions were provided to the participants in advance. A report of the discussion and comments was prepared. The report was made available through the City's website.

IV. Chip Activity

Description: A workshop was held on the morning of December 1, 2007. The workshop was held at the Bozeman Public Library from 9 a.m.-2 p.m. Participants divided into groups to prepare future land use maps. Each group was provided with a large aerial map of the planning area. They were also given paper chips of different colors representing different land uses. The chips were to scale with the map. Groups discussed among themselves and with other groups the benefits and problems with different

locations for future land uses. They explored options for mixing uses, increasing density, and how their ideas would use land. At the conclusion of the workshop each group presented their work to the other participants.

V. Sweet Pea 2008

Description. The Planning Board members set up a table in front of the Library on August 4, 2008. This was the first day of the Sweet Pea Festival of the Arts. The Planning Board solicited comments as thousands of people moved from the parade to Lindley Park. People could submitted written comments on prepared forms, provide verbal comment, and sign up to be included on the mailing list for the Plan.

VI. Channel 20 Broadcasts

Description. The City placed a short text and graphics description of the draft growth policy into the rotation of information which is displayed on Channel 20 of Bresnan Cable. This information included information on where to find copies of the draft document for review and the dates, times, and places of the public hearings.

VII. Planning Board Public Hearings

Description. The Planning Board held two public hearings on the draft document on January 21, and February 3, 2009. The public hearings were advertised multiple times in the Bozeman Daily Chronicle with additional publicity through public service announcements, press releases, e-mail notification, and web posting. Copies of the Bozeman Community Plan were made available through the City's website and through the local libraries and at the Department of Planning and Community Development. The public hearings could be attended in person and were also broadcast on the local cable service.

VIII. City Commission Public Hearing.

Description. The City Commission advertised and conducted public hearings on the draft document on April 13 and May 11, 2009. They also conducted public meetings to discuss the draft with the Planning Board and amongst themselves on April 27 and June 1, 2009. The public hearings were advertised multiple times in the Bozeman Daily Chronicle with additional publicity through public service announcements, e-mail notification, and web posting. Copies of the Planning Board recommended text and maps of the Bozeman Community Plan were available through the City's website and through the local libraries and at the Department of Planning and Community Development. The public hearings and meetings could be attended in person and were also broadcast on the local cable service. Many public comments were received in person and in writing.

L.2 PUBLIC OUTREACH – ON-GOING

I. Public Meetings

Description. In addition to the specific events held to solicit public opinion, the Planning Board conducted many public meetings during the preparation of the Bozeman Community Plan. Each meeting was open to public comment. Many of the meetings were televised on Channel 20. Televised meetings were repeated during the week so people that could not see the initial meeting could watch later. All meetings had agendas which were made available through the City's website, typically 5-7 days prior to the meeting. Most meetings focused on one or two specific topics, although comment could be

provided on any topic relevant to the Planning Board at any meeting. Numerous individuals and groups attended to offer comment and propose changes.

II. Website

Description. The City has maintained a growth policy website for nearly ten years. It was amended to include a component for the Update to the growth policy. Results of public outreach like the Clarion report and Citizen panels were posted. Schedules of upcoming events and meetings were regularly updated.

III. E-Mail

Description. A list of e-mail addresses was maintained. Routine updates were distributed to inform interested persons of upcoming events and meetings.

Place Holder Page Only

APPENDIX M

Interlocal Agreements

The City of Bozeman enters into formal interlocal agreements with other governmental entities to coordinate policies, provide more efficient services, and provide quality services to its citizens. The City also undertakes on-going informal cooperation and coordination for which specific agreements are not prepared. A summary of the date, subject and description of the formal interlocal agreements is given below. Agreements which have expired, been replaced or been terminated are not included in the information below.

Board of Health – The City of Bozeman and Gallatin County established an Interlocal agreement on June 12, 1905 to create a joint Board of Health. The Board addresses areas of public health such as record keeping of infectious diseases, immunizations, sanitary water and sewer provisions, inspection of food preparation such as restaurants, and epidemic planning as described in Appendix H.

Fire Service Agreement – In the mid 1980s Montana State University and the City of Bozeman made agreement for MSU to provide payments in exchange for provision of fire protection services. Payments are for operational costs.

Fire Mutual Aid – In July 1995, 26 fire and emergency service districts entered into an agreement to mutually aid one another. When resources for a district are expected to be insufficient to meet an emergency they may call upon other signatory districts for assistance.

Disaster and Emergency Services – Gallatin County contracts with the Bozeman Fire Department to provide hazardous materials response and to provide staffing for the Disaster and Emergency Services functions of the county.

Transportation Planning - A memorandum of understanding was prepared between the City of Bozeman, Gallatin County, City-County Planning Department, and Montana Department of Transportation to conduct continuing coordinated transportation planning. The memorandum began in February 1990 and was updated in April of 1996.

Pedestrian and Traffic Safety Committee – The Committee was formed in February 1999 between the City of Bozeman, School District #7, City-County Planning Board, Montana Department of Transportation, and Gallatin county. The Committee advises on issues of non-motorized safety and is a participating member of the Transportation Coordinating Committee.

Police mutual assistance – Montana State University operates a police department. The Memorandum of Understanding addresses mutual assistance between the departments and prosecution duties. The MOU was prepared in January 2005

Transportation planning funding – The City of Bozeman, Gallatin County, and Montana Department of Transportation agreed to jointly fund an update to the long range transportation plan for the Bozeman vicinity. The updated document was adopted by the City in January 2009.

Solid Waste – In May 2007, the City of Bozeman joined the Gallatin County Solid Waste District. The District operates the landfill site in Logan, as well as providing other services including household hazardous waste collection. Additional description of the solid waste function is in Appendix H.

Byrne Justice Assistance – The City of Bozeman and Gallatin County entered into an Interlocal agreement in July 2007 to pursue a joint grant application for equipment related to law enforcement.

School Resource Officer – School District 7 and the City of Bozeman created an interlocal agreement to establish agreed terms for providing police services as school resource officers to the District.

Traffic Signal Maintenance – The City agreed to assist Gallatin County by maintaining traffic signals located in the County on a cost recovery basis. The agreement was made in August 2007.

WaterSense – The City of Bozeman and US Environmental Protection Agency established a working relationship to encourage water conservation in January 2008. This has resulted in funding for local water conservation measures.

Gallatin Airport Mutual Aid – The Bozeman Police Department agreed in June 2008 with the Gallatin Airport Authority to exchange equipment, services and training space.

Library Services – Gallatin County contracted with the Bozeman Public Library to provide library services to residents of Gallatin County. This is one of several similar agreements with other municipalities. Most recently renewed in July 2008.

Victim/Witness – A memorandum of understanding was prepared between Gallatin County and the City of Bozeman to provide funding for a new full time position to provide Victim/Witness services. The MOU was prepared in September 2008.

BOZEMAN
Community Plan
Shaping Our Future Together

Legend

- Roads
- Community Plan Boundary
- Current City Limits

Community Plan Future Land Use

- Residential
- Residential Emphasis Mixed Use
- Suburban Residential
- Regional Commercial and Services
- Community Core
- Community Commercial Mixed Use
- Business Park Mixed Use
- Industrial
- Public Institutions
- Parks, Open Space, and Recreational Lands
- Other Public Lands
- Golf Course
- Present Rural

*Land Use Definitions can be found in Chapter 3 of the Bozeman Growth Policy. Available at www.bozeman.net

Acreage Scale

160 acres
40 acres
10 acres

Revised: 6/1/09

1 0.5 0 1 Mile

This map is for planning purposes only. For more detailed information please contact the City of Bozeman Department of Planning and Community Development.

Figure 3-1: Future Land Use Map