

This information is provided as a guide to assist you in the preparation of your application for a Growth Policy Amendment. It is also intended to explain the application process.

WHAT IS A GROWTH POLICY?

The City's growth policy, known as the "Bozeman Community Plan," is a long-range, comprehensive plan to guide the development decisions that shape the physical, environmental, economic, and social character of the community. The growth policy contains goals and objectives, maps and text and implementation policies that direct the arrangement of land uses to serve the City in the future. (See the Growth Policy and Long-Range Planning brochure for more information.)

WHAT IS A GROWTH POLICY AMENDMENT?

A Growth Policy Amendment (GPA) is a procedure whereby you may request a modification of the policies or land use designations contained in the growth policy.

WHAT IS THE DIFFERENCE BETWEEN A GROWTH POLICY AMENDMENT AND A UNIFIED DEVELOPMENT CODE (UDC) TEXT AMENDMENT OR ZONING MAP AMENDMENT?

- A **Growth Policy Amendment** changes the goals, objectives, policies or land use designations of the Bozeman Community Plan. A growth policy is not a regulatory tool.
- A **Zoning Map Amendment** changes the Bozeman Zoning Map, a legally binding map.
- A **UDC Text Amendment** changes the text of the Unified Development Code, a portion of local law.

For more information on Zoning Map or UDC Text Amendments, please refer to the informational brochures for "Zoning Text and Map Amendments".

WHEN MAY A GROWTH POLICY AMENDMENT BE GRANTED?

Any changes being proposed to either the text or the maps contained in the Bozeman Community Plan must meet all of the following criteria:

- The proposed amendment cures a deficiency in the growth policy or results in an improved growth policy that better responds to the needs of the general community.
- The proposed amendment does not create inconsistencies within the growth policy, either between the goals and the maps or between different goals; if inconsistencies are identified, then additional changes

must be provided to remove the inconsistencies.

- The proposed amendment must be consistent with the overall intent of the growth policy.
- The proposed amendment will not adversely affect the community as a whole or significant portion by:
 - Significantly altering acceptable existing and future land use patterns, as defined in the text and maps of this plan;
 - Requiring unmitigated larger and more expensive improvements to streets, water, sewer, or other public facilities or services and would therefore impact development of other lands;
 - Adversely impacting existing uses because of unmitigated greater than anticipated impacts on facilities and services; or
 - Negatively affecting the livability of the area or the health and safety of the residents.
- The proposed amendment must be approved by an affirmative vote of a majority of the City Commission. The burden of proof for the appropriateness of a proposed amendment and its compliance with the criteria listed above lies with the applicant. Unless all criteria are successfully met and compliance with the criteria above is supported by demonstrable facts, an amendment cannot be approved.

SCHEDULING OF GROWTH POLICY AMENDMENTS

Individuals may propose amendments if they believe that their interests and those of the community may be better served by a modification to the growth policy maps or text. A request to amend the Bozeman Community Plan may be submitted at any time to the City of Bozeman Department of Community Development.

Growth Policy Amendments do not have the same mandated review timelines as applications. Amendment applications by private parties may be grouped and processed cumulatively on an annual basis. This will allow for all proposed changes to be reviewed collectively. This reduces unexpected outcomes from incremental changes and aids in the prevention of inconsistencies.

WHAT INFORMATION IS REQUIRED?

Visit the Bozeman Department of Community Development's Planning Division to determine if your proposal would require a Growth Policy Amendment. A planning staff member will review your proposal and answer your questions. If a Growth

Growth Policy Amendments Permit Process



Timelines are approximate and subject to scheduling constraints.

Amendment is necessary, you will be given the appropriate forms, advised of the materials and application fee that are needed, and informed of the time period when the application will be processed.

WHAT IS THE APPLICATION PROCESS?

Staff Review

When your application is submitted to the Planning Division, it will be assigned to a staff planner for processing. Your application will also be routed to the Development Review Committee (DRC) and any other necessary agencies or advisory boards for their review.

Public Noticing

A public notice will be sent to property owners within 200 feet of your site, posted at the site (if a land use designation change is requested), and published in the newspaper. The notice will inform the public of the date, time and place of the public hearings before the Bozeman Planning Board and City Commission.

- The hearings give citizens a chance to comment on the proposed Growth Policy Amendment.

Once the DRC has reviewed your project for compliance with the criteria noted above, the project planner will prepare a report that incorporates the comments of each of the agencies involved in the review process. This report is presented to the Bozeman Planning Board who is responsible for recommending approval or denial of the Growth Policy Amendment after consideration of the information in the staff report and any testimony given at the public hearing. This recommendation is then forwarded to the City Commission.

City Commission

The City Commission is the final decision making authority for Growth Policy Amendment applications. The Commission will consider the recommendation of the Planning Board, the information presented in the Planning Board staff report and any testimony given at the public hearing(s).

Project Approval

If your Growth Policy Amendment application is approved, your approval becomes effective after the City Commission adopts the appropriate resolutions.

QUESTIONS? NEED MORE INFORMATION? CONTACT:

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