



Countywide Planning and Interim Zoning

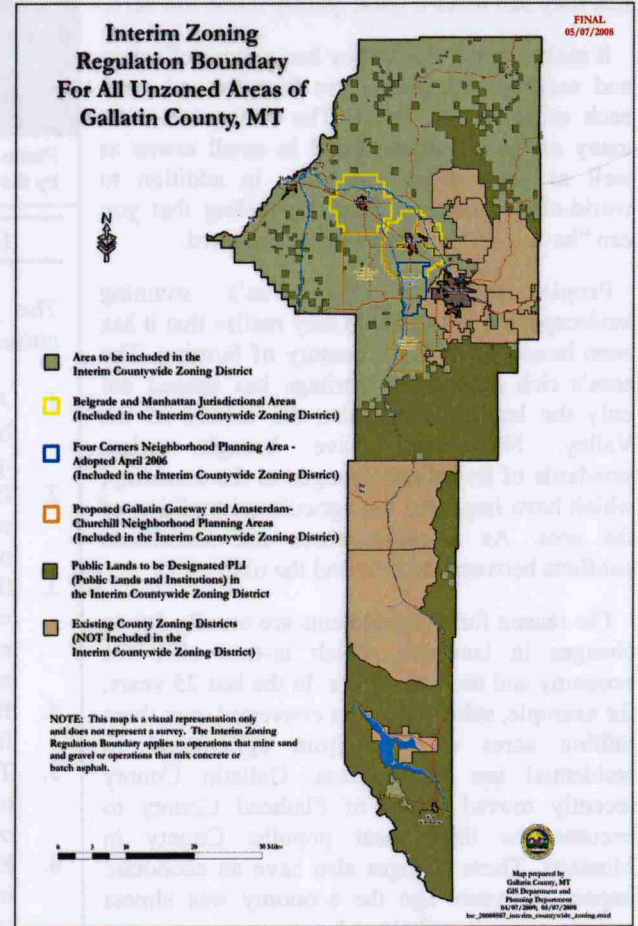
By Greg Sullivan, Gallatin County Planning Director

As Gallatin County and its communities continue to grow, conflicts within our communities over the compatibility of adjacent land uses are also growing. I believe we all are beginning to understand that comprehensive land use planning can help lessen the severity and frequency of these conflicts while at the same time protecting property rights for all landowners. Case in point: the imposition of interim zoning throughout all of Gallatin County by the Gallatin County Commission on May 7, 2008.

Over the course of the past nine months, residents throughout Gallatin County, from the Highline Road area west of the Gallatin River, to Gallatin Gateway and the East Cameron Bridge Road area, have requested the Gallatin County Commission adopt interim (i.e. emergency zoning) to protect their property rights, values, and quality of life; enhance safety on the roads; and protect important resources such as clean air and water. These residents felt that without local oversight the expansion of existing gravel pits and the permitting of new pits would harm them. Other landowners and operators of gravel pits, with input and support from others in the industry, countered, and rightly so, that the mining and processing of gravel resources is critical to our economic prosperity because it provides one of the most fundamental resources we need to improve our roads, build our homes, businesses and schools. In addition, it employs many of our neighbors.

In adopting interim zoning, the County Commission determined planning for compatibility of gravel pits with adjacent land uses is important to protect property rights and values and to ensure a continued supply of this critical resource. During the interim period, citizens, landowners, industry representatives, state legislators, and planners will get together and work to find a long term planning solution to these conflicts. If we can resolve where, when, and how our abundant and critical gravel resources will be mined and processed in a way that is compatible with the neighborhood I believe we will have another example that land use planning is vital to our quality of life and economic prosperity.

For more information on the interim zoning district for gravel pits or to participate in the interim planning process contact either the Gallatin County Planning Department at 582-3130, see the "What's New" page at gallatin.mt.gov/planning or contact the Belgrade City-County Planning Department at 388-4994.



For further questions contact the Gallatin County Planning Department at 582-3130 or visit gallatin.mt.gov/planning, "What's New".

Geographic area	Population estimates		
	7/1/07	Population Density	Area (Square Miles)
Gallatin County	87,359	33.6	2,602.6

2007 Gallatin County Census Data

Cumulative Estimates of Population Change for Counties of Montana and County Rankings: 4/1/00 - 7/1/07								
Geographic Area	Population Estimates		Change, 2000 to 2007		State Ranking of Counties			
	7/1/07	April 1, 2000 Estimates Base	Number	Percent	Population Estimates		Change, 2000 to 2007	
					7/1/07	4/1/00 Estimates Base	Number	Percent
Gallatin County	87,359	67,831	19,528	28.8	3	5	1	1

Code of the New West: Same as the Old

By Ada Montague and Linsey Lindgren, County Planning

Changes are visible all over the Gallatin Valley due to the vast amount of growth seen here over the last eight years. In 2007, the US Census Bureau estimated Gallatin County's population to be 87,359, compared to 67,831 in the year 2000. This is a gain of 19,528 citizens, or a 28.2 percent increase in only seven years. The area's growth rate, which is nearly double the national average, makes it clear that pretty much everybody feels like they can make a good quality home life here.

It makes sense; the Valley has a sense of safety and security, the people are friendly and greet each other on the street. The Valley also has many of the amenities found in small towns as well as great urban shopping, in addition to world-class recreation. But the feeling that you can "have it all" here may be shortsighted.

People appreciate the area's stunning landscape, but not often do they realize that it has been honed by nearly a century of farming. The area's rich agricultural heritage has shaped not only the landscape but also the culture of the Valley. Newcomers have brought urban standards of living and changes to the economy, which have impacted the agricultural tradition of the area. As a result, there are sometimes conflicts between the new and the old.

The reason for disagreements are usually due to changes in land-use, which in-turn alter the economy and the way of life. In the last 25 years, for example, subdivision has converted over three million acres of land from agricultural to residential use in Montana. Gallatin County recently moved ahead of Flathead County to become the third most populist County in Montana. These changes also have an economic impact; 50 years ago the economy was almost entirely agriculturally based.

In 2005, the County's wages and employment from agriculture made up only one percent Services, on the other hand, including transportation, information, health and hospitality, now account for 65% of County wages.

Zane Grey, a western writer, first spoke of an unwritten code of conduct respected by those living in the West. In Gallatin County, you will now find this unwritten code has been put into a small booklet called "the Code of the West". The booklet is useful not only for tips on how to handle land-use planning, but it is also an important building block for our ever-growing community.



Photo taken by Ada Montague of little red barn framed by the majestic blue and white Bridger Mountains.

Gallatin County's Code of the West

The following establishes what we, as good citizens of Montana, promise to do:

1. Appreciate the splendor of Montana's natural beauty; the opportunity to live here; the quality of life we enjoy.
2. Be a good steward of the land; take personal responsibility for keeping our land weed and trash free; promote recycling.
3. Show respect for our state and local laws, for wildlife, for the land and for the people... especially those engaged in farming and ranching.
4. Be goodwill ambassadors, showing friendliness to visitors and neighbors alike.
5. Take pride in how we maintain our property, our businesses, our communities, and ourselves.
6. Become informed about how things are done in our communities, so that we fully understand the realities of living in rural Montana.
7. Take political action: read, vote, become informed, participate when necessary, to preserve and improve the good things we have.
8. Get involved with our communities, to give back some measure of what we receive from being a part of the larger family.
9. Work together for the good of the whole, neighborhood, community, county, state, nation and world.

Hard copies and more details are available at:

**Gallatin County Planning Department
311 W. Main St. Rm. 208,
Bozeman, MT 59715.**

Land Use Permits Approved in March and April

Land Use Permits (LUP) are required prior to construction within most Zoning District. They are done in the order in which they are received. A Certificate of Occupancy (C of O) may be required prior to use, so be sure to check ahead of time and be on the safe side. Right now a good time estimate is two weeks to receive approval of a LUP, please plan accordingly.

- Cargill SFR with attached Garage - 6080 Walker Rd. - Middle Cottonwood Zoning District.
- Rager Commercial-Mixed Use - 32 Market Place Unit 3B - Big Sky Zoning District.
- Reed/Kent SFR - 155 Bangtail Dr. - Bridger Canyon Zoning District.
- Barton SFR - 64 Rodeo Ct. - Gallatin County/Bozeman Area Zoning District (Donut).
- Gantt SFR - 7055 Nash Rd. - Hyalite Zoning District.
- Hultman SFR - 33 Wally D Ln. - River Rock Zoning District.
- Dowling Shop - 675 Blue Roan Ln. - Middle Cottonwood Zor District.
- McKenna SFR - 448 Quinn David Rd. - Gallatin County/Bozeman Area Zoning District (Donut).
- Williams Garage & Addition - 4950 Hallelujah Ln. - Zoning District #6.
- North Pass SFR - 1221 Green Valley Way - Bridger Canyon Zoning District.
- Carey SFR and Garage - 825 w. Rocky Creek Rd. - Gallatin County/Bozeman Area Zoning District (Donut).
- Schoene/Marquis SFR - 3030 Brass lantern Ct. - Bridger Canyon Zoning District.
- Pritham/Foster Garage - 7915 Leverich Rd. - Hyalite Zoning District.
- Hogan Addition - 235 Autumn Trail - Big Sky Zoning District
- Cook SFR - 765 Stone Gate Dr. - Gallatin County/Bozeman Area Zoning District (Donut).
- McWalter Garage - 3311 Sundance Dr. - Gallatin County/Bozeman Area Zor District (Donut).

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By planning@gallatin.mt.gov or by phone at 582-3130