Northwest Bozeman Area Plan



PUBLIC DRAFT

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The Vision

The Northwest Bozeman Area Plan vision is to protect existing natural resources consistent with thoughtful planning for public infrastructure and private development to meet the needs of a growing community.

Planning Objectives

1. Protect natural resources and sensitive lands within the regulatory framework
2. Plan infrastructure to provide access for vehicles, bicyclists, and pedestrians and sufficient capacity for public utilities
3. Promote a mix of land uses to enhance economic health and community vitality
4. Engage the community to identify shared values to be reflected in the Area Plan
5. Collaborate with partners to ensure alignment with adopted community plans.

Recommendations

1. *Prioritize natural resource protection for water courses, wetlands, and riparian areas by minimizing the impacts of public and private development consistent with other requirements and community priorities.*
2. *Plan public infrastructure corridors for efficient delivery and long-term management of streets, water, sewer, stormwater, and active transportation facilities.*
3. *Implement an active transportation network that provides connectivity, efficiency, and safety for non-motorized commuting and recreation.*
4. *Apply future land uses and zoning that provide a variety of housing near employment, commercial services, and open spaces.*
5. *Continue to engage in cooperative planning and coordination with neighboring jurisdictions and governing agencies.*



1 Introduction

Introduction

Area Plan Overview

The Northwest Bozeman Area Plan serves as a long-range vision that helps protect public health, safety, and wellness, stewards natural resources, guides infrastructure improvements for cost efficiency and effectiveness, and facilitates land use decisions as growth occurs over time.

In short, the goal of the area plan is to proactively shape one of Bozeman's key growth areas before development occurs.

The area plan is the culmination of a long-range planning effort focused on approximately 3,000 acres in the northwest corner of the City's growth boundary.

The City of Bozeman initiated this planning effort in connection with municipal infrastructure to facilitate future development in this area. While the lift station is a separate engineering project, the Area Plan guides how this area develops after the lift station is operational. The Area Plan addresses potential land uses, transportation connections, parks and open space, public infrastructure coordination, and protection of natural resources.

The purpose of the Area Plan is to thoughtfull envision the area's transition over time as growth continues, not to maintain the status quo. The Area Plan aligns with the Bozeman Community Plan and other adopted City plans to ensure future development reflects community priorities and city wide goals. The planning area has long been designated for urban development in the City's land use plan, Gallatin County's Envision Gallatin Plan, and the Triangle Plan (a collaboration between Bozeman, Belgrade, and Gallatin County).

The Area Plan provides general guidance and does not establish regulations. The Northwest Bozeman Area Plan is not a development plan but rather a long-range vision plan. The Area Plan does not require property owners to develop their land. It does not dictate when development will occur. Property owners retain the right to decide whether, when, and how they pursue development, subject to applicable regulations.

Existing Conditions

The Northwest Bozeman Area Plan boundary includes approximately 3,000 acres south of Interstate 90 between Bozeman and Belgrade. Most of the planning area is outside of the current Bozeman city limits consisting of private property primarily used for agriculture. The planning area also includes numerous residences along the eastern boundary including the Valley Center and Northwest Crossing subdivision.

The planning area contains dozens of natural and man-made water courses. Most notably, Aajker and Baxter Creeks traverse this geography south to north with McDonald Creek crossing the southwest corner of the planning area. Numerous primary and secondary irrigation ditches crisscross this area. A significant amount of wetland and riparian habitat flank these water courses.

The topography is relatively flat, gently sloping from south to north with elevations ranging between 4,500 and 4,750 feet above sea level. There are several small areas with slopes greater than 25% along parts of Harper Pucket Road, Baxter Creek, and a few abandoned railroad spurs.

Very few paved roads bisect the planning area. The primary north-south roads include North Cottonwood Road, Harper Pucket Road and Hidden Valley Road. The primary east-west corridors include East Valley Center Road, Baxter Lane, West Oak Street, and Durston Road. Almost no City services for water and sewer exist within the planning area.

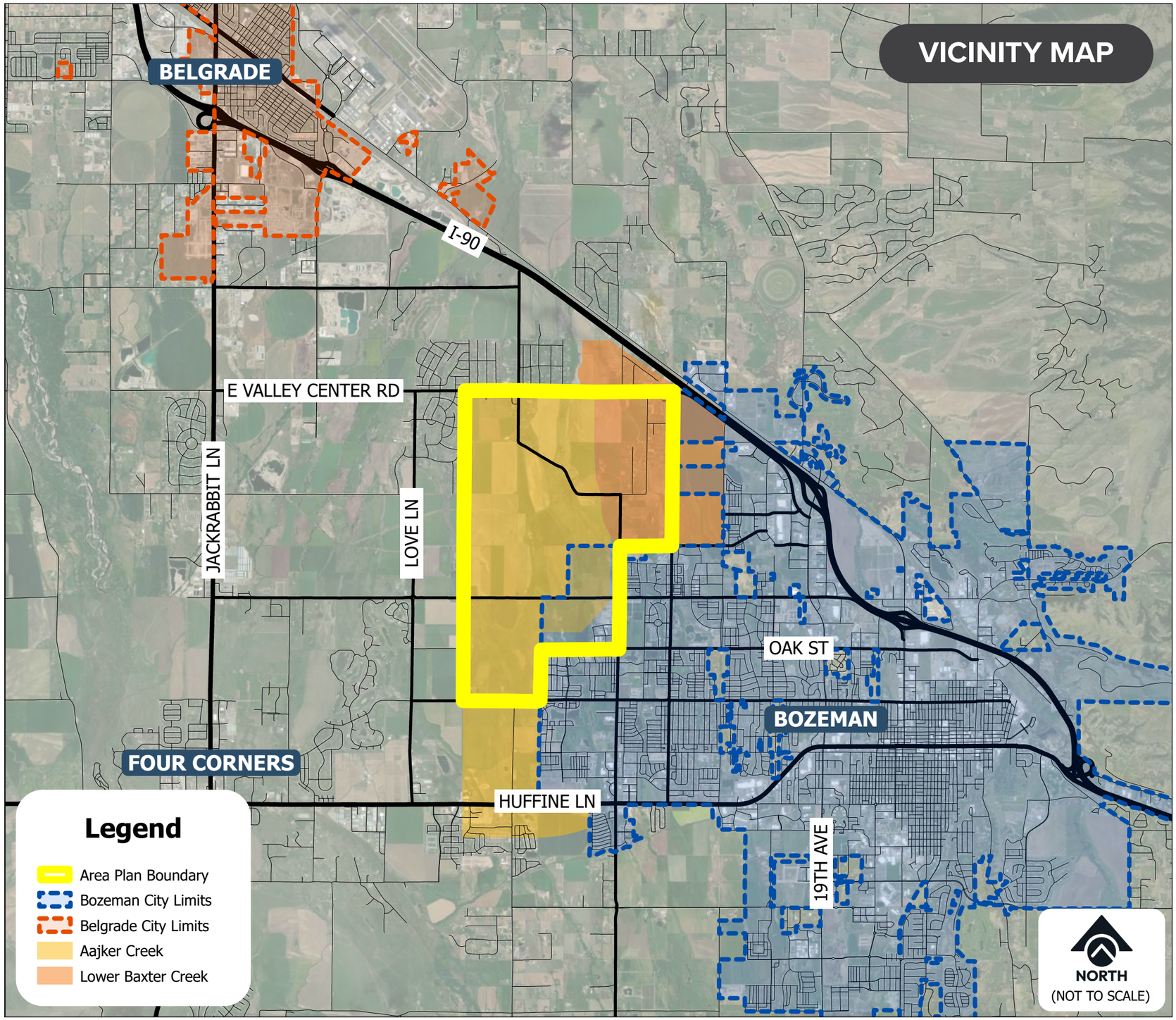
Area Plan Location and Jurisdiction

The Northwest Bozeman Area Plan boundary was determined by the portions of the two drainage basins to be partially serviced by the Gooch Hill Sewer Lift Station; more specifically, the northern portion of the Aajker Creek basin and the western half of the Lower Baxter Creek basin.

The planning area is defined by the existing and future road network. East Valley Center Road establishes the entire length of the northern plan boundary. The eastern and southern plan boundary align with Durston Road, Oak Street, Cottonwood Road, Cattail Street, and the potential future extension of Ferguson Avenue north back to East Valley Center. The western plan boundary runs north-south approximately one-half mile east of Love Lane.

Approximately 250 acres of the planning area is currently included in the Bozeman city limits located northwest of the Cottonwood and Oak intersection. The remaining 2,750 acres of planning area falls within the jurisdiction of Gallatin County. Areas within the Gallatin County jurisdiction are both zoned and unzoned. County zoning designations within the planning area include in order of prevalence: RR/A, AS, R-MH, and RS.

There are several other overlapping jurisdictions. Most of the planning area is within the Central Valley and Hyalite Fire Districts. Bozeman Elementary and Highs School District #7 covers much of the planning area with a small portion of the Belgrade Elementary and High School District #44 overlapping the northwest corner.



Planning Context

The Northwest Bozeman Area Plan geography is included within numerous planning boundaries including the City of Bozeman Community Plan, the Triangle Community Plan, and the newly formed Gallatin Valley Metropolitan Planning Organization.

The primary purpose of the Area Plan is to provide land use guidance when any of the private properties within the planning boundary are annexed into the City of Bozeman. Therefore, the Area Plan is primarily based upon the goals of the Bozeman Community Plan and is subordinate to the current edition of the Bozeman Community Plan. A complete list of related and referenced plans is provided in Appendix A.

Community and land use planning in Montana is defined and governed by the 2023 Montana Land Use Planning Act. A land use plan, commonly called a community plan, establishes community goals related to land use, housing, natural resources, economic development, public facilities, and local services. State law allows for the adoption of area plans that are consistent with the overall land use plan. The Bozeman Community Plan 2025 establishes the fundamental vision for guiding the continued growth of the community and articulates the resident's priority to maintain Bozeman as "a flourishing, safe, healthy, and a vibrant place to live, work, and raise a family."

The Northwest Bozeman Area Plan directly supports and advances the seven themes established in the Bozeman Community Plan.

1. A Resilient City

2. A City of Unique Neighborhoods

3. A City Bolstered by Downtown and Complimentary Districts

4. A City Influenced by Our Natural Environment, Parks, and Open Lands

5. A City that Prioritizes Accessibility and Mobility Choices

6. A City Powered by its Creative, Innovative, and Entrepreneurial Economy

7. A City Engaged in Regional Coordination.

The Area Plan incorporates by reference the content of the Community Plan for detailed information and projections relating to socio-cultural demographics, economic development, and infrastructure planning, in addition to the adoption and amendment processes. Additional comunity data is provided in Appendix D. The Northwest Bozeman Area Plan will become a supplement to the Bozeman Community Plan. As such, the process to formulate and adopt the Area Plan meets the land use plan requirements established by state law.

The 2020 census was an important milestone for the Bozeman area. It marked our population exceeding the 50,000-person threshold, which meant that we were no longer categorized as micropolitan. This entrance into metropolitan status also meant that we are federally required to create a Metropolitan Planning Organization, commonly known by its acronym, MPO.

A large group of partners has come together to form the MPO. These organizations include: City of Bozeman, City of Belgrade, Gallatin County, Montana Department of Transportation, and Streamline Transit.

MPOs are federally mandated transportation planning organizations comprised of local government organizations that work together in transportation planning for the area. While MPO status may not provide additional transportation funding, they can provide more direct access to federal funds and improve planning coordination.

- Gallatin Valley Metropolitan Planning Organization

The community plan is a policy document guiding further growth and community development in Bozeman. It sets forth Bozeman's policy for land-use and development. It reflects the community's shared values and priorities. The Plan helps guide residents, City staff, and elected officials' decisions. It brings land use policy into larger community discussions on many issues addressed by the City. Its measure of success is continuation of the Bozeman tradition— a flourishing, safe, healthy, and a vibrant place to live, work, and raise a family.

- Bozeman 2025 Community Plan

With population growth and fast-paced land development, the Triangle area of Gallatin County, which is loosely described as the area between Bozeman, Four Corners, and Belgrade, is experiencing change. The Planning Coordination Committee (PCC) has developed the Triangle Community Plan to coordinate land use development patterns, deliver community services and infrastructure, and protect important environmental resources, all in a manner that supports community values and vision while responding to rapid growth pressures.

- 2020 Triangle Community Plan



Community Engagement

A comprehensive community engagement effort was implemented throughout the planning process. The goals of this effort were to keep the public informed, generate new ideas, and gather feedback from the local community to ensure that the plan reflects the values of the area land owners, residents, and Bozeman community at large.

The planning team employed a variety of engagement strategies to reach as many individuals as possible. A project website kept the public updated through the project's entirety and provided opportunities for online feedback. Seven stakeholder meetings were held with representatives from city and county government departments, non-profit organizations, large and small property owners, and private utility companies in June 2026 with 62 total participants. Public open house events were held June 30 and July 8, 2026, with 120 total attendees. A pop-up event was held at the Bozeman Farmer's Market on July 14, 2026, with 47 participants engaged.

Much of the engagement feedback confirmed the priorities that the planning team had already identified for the Area Plan. One overarching sentiment was that proactively creating a vision is better than having no plan at all. More specifically, the following common issues emerged from the engagement process.

1. Wetlands & natural resource protection is widely supported
2. Transportation network opinions diverge between maximizing connectivity or protection of natural resources
3. Trail system includes strong east-west connections but lacks good north-south routes
4. Rural vs. urban character and density are sources of stark disagreement
5. Water & sewer capacity and infrastructure were identified as critical path issues

A compilation of the community engagement efforts and outcomes are included in Appendix C.

Website Statistics

3,300 *TOTAL PAGE VISITS*

2,900 *UNIQUE VISITORS*

450 *DOCUMENT DOWNLOADS*

**as of 8/31/26*



Community Engagement Activities

FOCUS GROUP MEETINGS

6/5/26	**Transportation Representatives**
6/5/26	**Government Representatives**
6/5/26	**Natural Resources Representatives**
6/10/26	**Large Property Owners**
6/12/26	**Large Property Owners**
6/12/26	**Private Utility Providers**
8/25/26	**Gallatin Water Collaborative**

PUBLIC EVENTS

6/30/26	**Public Open House**
7/8/26	**Public Open House**
7/14/26	**Pop-Up at Farmer's Market**

WORK SESSIONS

9/8/26	**Planning Coordinating Committee**
9/23	**City Transportation Board**
10/13	**Gallatin County Planning Board**
10/14	**City Sustainability Board**
10/19	**City Community Development Board**
10/20	**City Commission**

PUBLIC DRAFT COMMENT PERIODS

10/06	**FIRST DRAFT 30-day public comment period**
11/04	**FINAL DRAFT 30-day public comment**

FORMAL ADOPTION PUBLIC HEARINGS

11/16	**Community Development Board**
12/15	**City Commission**

*future dates subject to change



2

The Vision

The Vision

Vision Overview

The Northwest Bozeman Area Plan vision is to protect existing natural resources consistent with thoughtful planning for the public infrastructure and private development to meet the needs of a growing community.

The 2025 Bozeman Community Plan and the 2020 Triangle Community Plan provide the foundation upon which the Northwest Bozeman Area Plan was built. These guiding documents capture the diverse perspectives of Gallatin Valley residents and articulate the common values around community resilience, vibrancy, and sense of place.

More specifically, the Area Plan vision is informed by identifying the planning objectives, reflecting on the Community Plan themes, determining applicable future land use designations, and applying the framework elements. These components are described below and considered in more detail throughout the plan.

Planning Objectives

The Northwest Bozeman Area plan is structured around five planning objectives. These objectives reflect community values and guide future growth in ways that create safe, resilient, and inclusive neighborhoods. The following objectives were informed by the initial community engagement.

1. Collaborate with partners to ensure alignment with adopted community plans

- Considering the numerous overlapping jurisdictions and planning boundaries, it is imperative that the Area Plan build upon the preceding planning processes. The goal is to apply the lessons learned from other plans to this particular geography.

2. Engage the community to identify shared values to be reflected in the Area Plan

- Community engagement helped guide and inform the Area Plan vision, planning objectives, and recommendations. The planning area has unique characteristics that resonate with the community and create a strong sense of place.

3. Protect natural resources and sensitive lands within the regulatory framework

- The quantity and quality of water courses, wetlands, and riparian habitat add ecological, social, and cultural value to the Gallatin Valley. Impacts to these natural resources should be minimized to the greatest extent possible.

4. Plan infrastructure to provide access for vehicles, bicyclists, and pedestrians and sufficient capacity for public utilities

- Future growth and annexation will require constructing a cohesive multimodal transportation network that accommodates vehicles, bicyclists, and pedestrians. Public and private utilities will align with the trans portation network.

5. Promote a mix of land uses to enhance economic health and community vitality

- The vision is to facilitate a diversity of services and amenities within or near new residential areas. Having convenient and proximate access to everyday needs reduces traffic and environmental impacts.

Community Desires

People who have participated in this Plan have consistently stated a desire for safe and accessible streets that support and encourage a variety of transportation preferences including walking, bicycling, transit, and driving. They want to live in walkable neighborhoods where they have easy access to everyday services, employment opportunities, healthy and affordable food, recreation, and social gathering places. Housing affordability is a concern; residents of all ages, abilities, and income levels require a diversity of housing types to meet their specific needs. Open space, parks, trails, and the preservation of local agricultural lands and view sheds were also priorities.

- 2025 Bozeman Community Plan

Plan Themes

The themes of the Northwest Bozeman Area Plan directly reflect and support the seven major components of the Bozeman Community Plan which "describe community-derived desired outcomes." The Community Plan explains that the themes "contain objectives and actions to guide the City towards its vision and evolve as the City grows." Each Community Plan theme has been adapted to apply specifically the attributes of the Area Plan geography.

Regional coordination creates and maintains a coherent land use pattern that supports the needs of existing and future citizens and the desire to protect community character and amenities. Belgrade, Bozeman and Gallatin County will coordinate land use in the Triangle to achieve:

- *Compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources;*
- *Well-planned transportation systems, consistent with the overall growth management vision, support the development of multi-modal and public transportation networks;*
- *Community core that have adequate transportation, utility, health, educational and recreational facilities. Residential areas that provide healthy surroundings; and*
- *Opportunities for agriculture, industry and business, while minimizing conflict between adjacent land uses.*

-2020 Triangle Community Plan

A Resilient City

"Our City desires to be forward thinking, collaborative, and deliberate in planning and execution of plans and policies to enable our community to successfully ride the waves of change."

- Bozeman Community Plan

The Area Plan is a continuation of the long history of proactive planning by Bozeman, Belgrade, and Gallatin County. As growth expands to the northwest, it is incumbent that the community prioritize natural resource protection, wildfire preparedness, water conservation, and socio-cultural well-being. This is a chance to improve upon the community's already high quality built environment in a way that celebrates the area's exceptional natural environment.

A City of Unique Neighborhoods

"Our City desires to be diverse, healthy, and inclusive, defined by our vibrant neighborhoods, quality housing, walkability, excellent schools, numerous parks and trails, and thriving areas of commerce."

- Bozeman Community Plan

As Bozeman continues to grow to the northwest, there is an opportunity to learn from how the community has changed in the past and apply best practices and precedents to this new geography. The Area Plan envisions multiple development areas with a variety of housing sizes, styles, and price points to create interesting and diverse residential fabric. Equally important will be to strategically incorporate a host of commercial and civic services along primary transportation corridors.

A City Bolstered by Downtown and Complimentary Districts

"Our City is bolstered by our Downtown, Midtown, University and other commercial districts and neighborhood centers that are characterized by higher densities and intensities of use."

- Bozeman Community Plan

The Area Plan does not envision a new district that would resemble or rival Downtown, Midtown or other existing commercial destinations like North 7th or North 19th. But with the densities and mix of uses outlined in the Community Plan, this area will complement other parts of town as it expands northwest.



A City Influenced by our Natural Environment, Parks, and Open Lands

"Our City is home to an outdoor-conscious population that honors and protects our natural environment and our well-managed open space and parks system."

- Bozeman Community Plan

With the anticipated expansion of the city limits and urban development, public and private development should carefully evaluate this area's natural resources and compliment them with protected open spaces. Intentionally planning for a series of interconnected corridors of water courses, wetlands, and riparian habitat will not only preserve these critical natural resources but also significantly enhance the quality of life and sense of place for nearby residences and mixed-use centers.

A City that Prioritizes Accessibility and Mobility

"Our City fosters the close proximity of housing, services, and jobs, and desires to provide safe, efficient mobility for pedestrians, cyclists, transit users, and drivers."

- Bozeman Community Plan

This area presents an opportunity to connect every aspect of the community with dedicated active transportation facilities in conjunction with the traditional street network. A system of shared use paths, natural trails, and sidewalks will provide options to travel for work, services, and recreation. The Area Plan geography is central to building out the active transportation network envisioned by the 2021 Triangle Trails Plan and 2024 Parks, Recreation and Active Transportation Plan.

A City Powered by its Creative, Innovative, and Entrepreneurial Economy

"Our City benefits from and desires to further an expanding economy that is powered by the talents of its residents, a dedicated and engaged business community, and strong regional partnerships."

- Bozeman Community Plan

While most of the future growth will be residential development, expansion of the community to the northwest is conducive to a mix of uses that will bolster the local economy. Commercial uses could include restaurants and retail stores, professional services and offices, and health care services. Civic and institutional uses could include K-12 schools, recreation and fitness centers, and social services. Not only do these types of uses provide essential services to nearby residents, but they would also bring a significant number of jobs to this part of the community.

A City Engaged in Regional Coordination

"Our City, in partnership with Gallatin County, Montana State University, and other regional authorities, desires to address the needs of a rapidly growing and changing regional population through strategic infrastructure choices and coordinated decision-making."

- Bozeman Community Plan

This area is unique as it represents a transition between the traditional city limits of Bozeman and Belgrade. It is no coincidence that so many collaborative planning efforts have focused on this geography including the Triangle Community Plan, Triangle Trails Plan, and Greater Triangle Transportation Plan. The Area Plan aims to build upon the legacy of coordination between adjacent and overlapping jurisdictions and strategic infrastructure improvement for the benefit of the entire Gallatin Valley community.

Existing Future Land Use Map

The 2025 Bozeman Community Plan includes a Future Land Use Map that prescribes general categories of desired development types and densities for every area of the city. Each future land use is compatible with numerous zoning designations that implement the intended land uses.

Future Land Use designations are important because they aim to further the vision and goals of the City through promoting sustainability, citizen and visitor safety, and a high quality of life that will shape Bozeman's future development. The Community Plan utilizes nine future land use categories to illustrate and guide the intent, type of use, density, and intensity of future development. The Bozeman Community Plan 2025 proposes ways to meet the communities' needs for housing, economic activity, recreational needs, transportation, utilization of natural resources and efficient use of limited resources.

The current Future Land Use Map has established that the land within the Area Plan boundary is a mix of three different land use designations: Urban Neighborhood, Residential Mixed Use, and Community Commercial Mixed Use. The majority of the Area Plan land is currently designated as Urban Neighborhood, which allows residential development of various densities and some low-density commercial uses. The small nodes of Residential Mixed Use allow integrated development that is residential focused with some complementary commercial uses. Community Commercial Mixed Use emphasizes commercial uses supplemented with some residential development.

The Northwest Bozeman Area Plan recommends retaining Urban Neighborhood as the predominant future land use while moving the Residential Mixed Use and Community Commercial Mixed Use areas to more appropriate locations coordinated with other elements of the Area Plan. The Area Plan also considers the appropriateness of additional future land use designations.

Urban Neighborhood

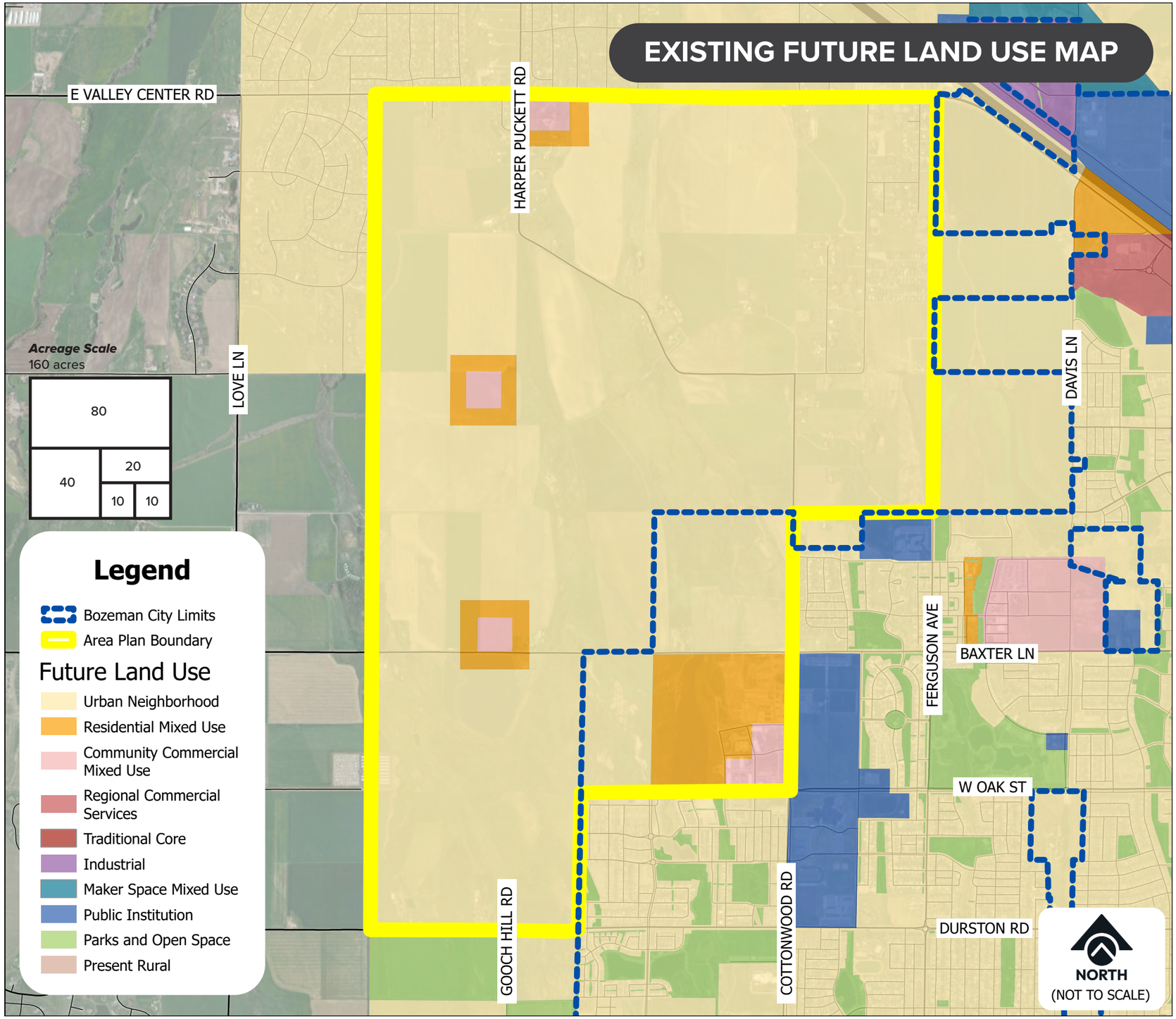
Allowed zoning districts: R-A, R-B, R-C, R-D, REMU, B-1, PLI

Residential Mixed Use

Allowed zoning districts: R-B, R-C, R-D, REMU, B-1, PLI

Community Commercial Mixed Use

Allowed zoning districts: REMU, B-1, B-2, B-2M, PLI



Framework Elements

The Northwest Bozeman Area Plan is structured around four framework elements that inform the alignment of natural resources, public infrastructure, active transportation, and future land uses. The purpose of the framework is to ensure that any future development on this land will create desirable neighborhoods that will thrive through a mix of uses, active transportation, unique identity, and natural resource protection.

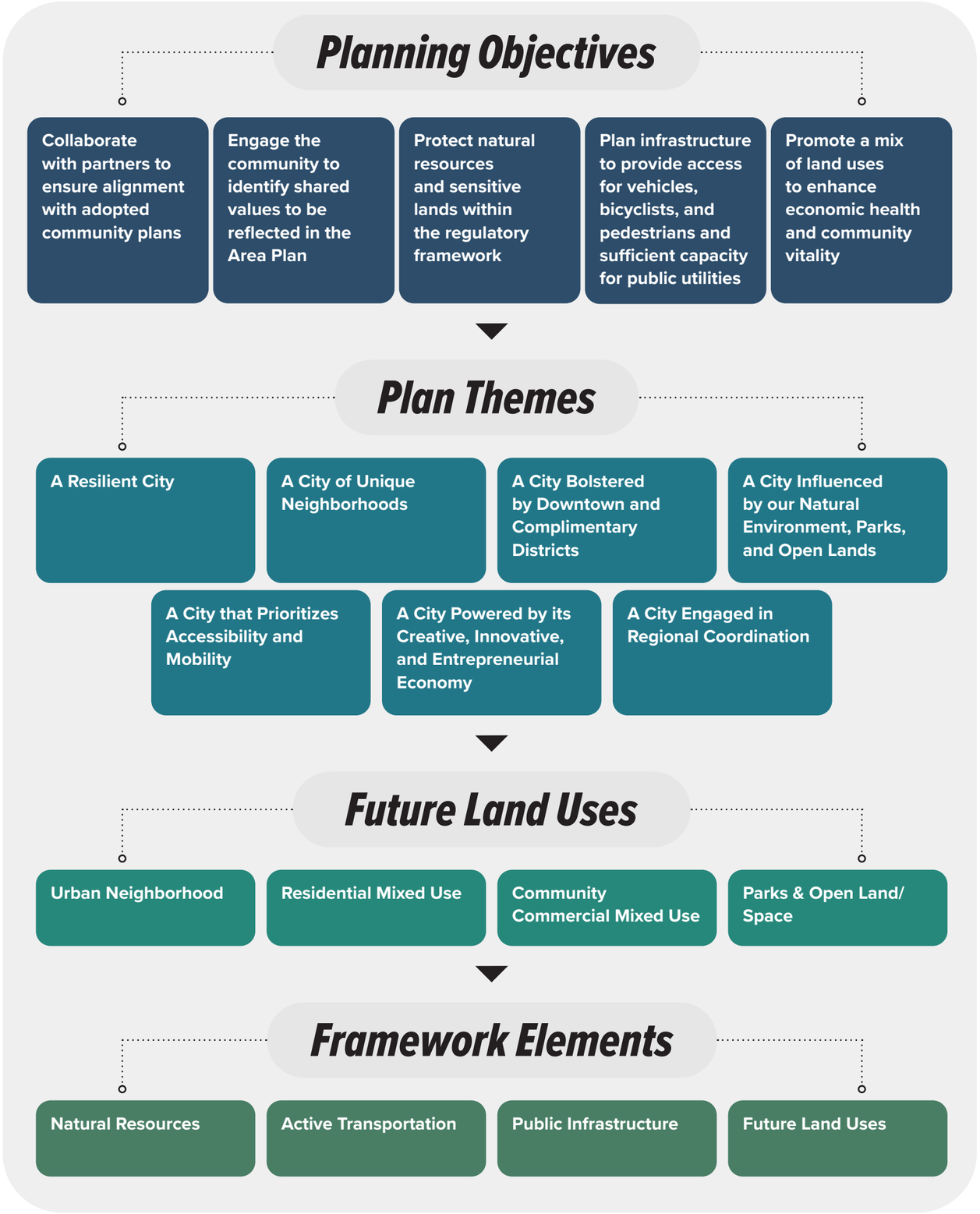
The Natural Resources framework element identifies streams, ditches, wetlands, associated setback areas, and slopes exceeding 25 percent. These natural resources and environmental features represent important community assets within the planning area. Mapping these resources helps inform where future infrastructure and development should be directed to minimize impacts and preserve sensitive landscapes.

The Active Transportation framework element incorporates a network of shared use paths and natural trails to provide opportunities for non-motorized recreation and commuting. Paved shared use paths will typically follow the collector and arterial street network. Natural surface trails will align with watercourses and natural areas when possible.

The Public Infrastructure framework element proposes a system of primary streets, water mains, sewer mains, and stormwater facilities. These infrastructure corridors are aligned to provide connectivity and distribution of services while minimizing natural resource impacts.

The Future Land Uses framework element revises the Future Land Use Map to appropriately locate the various land uses. The locations were determined using a suitability analysis in ArcGIS to collocate the more intense and commercial oriented land uses along primary transportation corridors and at major street intersections.

All four element layers are combined and create a comprehensive framework to guide future development. Natural resources establish important context. Public infrastructure creates corridors for travel and utilities while minimizing impacts. The active transportation system provides dedicated space and efficient connectivity for bicyclists and pedestrians. And, finally, future land uses are designated in the most suitable areas to meet the goals and objectives of the Bozeman Community Plan 2025.



3

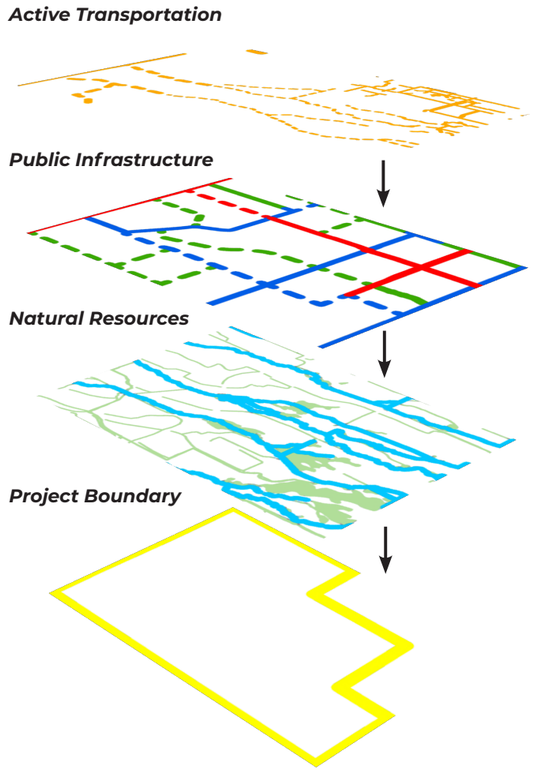
The Framework

The Framework

Framework Elements

The foundation of the Northwest Bozeman Area Plan is a framework map made up of various existing and future layers or elements. The framework elements identify current conditions including existing development, natural resources, and existing public infrastructure like roads, shared use paths, natural trails, water facilities, and sewer facilities. Additional framework elements map potential locations for future public infrastructure. These elements are then combined to 'net out' protected natural resources and the land needed for essential public infrastructure. The remaining land was then studied using a GIS-based suitability analysis to define the location, type, and intensity of potential future development.

Layering the Framework



Natural Resources

The adjacent map illustrates the significant number of natural resources found within the Northwest Bozeman Area Plan boundary. Wetlands, creeks, irrigation ditches, and a few large stands of mature trees are prominent across the area. The Gallatin Valley Sensitive Lands Study was the primary source of this data. The Area Plan incorporates the required natural resource supporting data by reference to the 2025 Bozeman Community Plan Appendix B.

Despite considerable impacts from agricultural activities over the last century, these natural resources are important for a myriad of reasons. Riparian buffers, including wetlands and stands of trees, stabilize the banks of adjacent water courses. Dense vegetation also filters surface water of pollutants and sediment in addition to retaining important nutrients. These areas serve as important habitats for a diverse array of aquatic species, wildlife, and birds. The water courses, both natural and artificial, convey legal water rights for irrigation within the planning area and beyond.

To protect natural resources, the other framework elements have been planned to minimize the impacts of the proposed public infrastructure corridors, active transportation network, and future land uses. Impacts cannot be entirely avoided but with thoughtful planning, intentional design, and responsible construction most of the natural resources can be preserved.

There is the opportunity to go beyond protection and potentially enhance, and even expand, the natural resources within the planning area. The prominent watercourses, such as Aajker and Baxter Creeks, could be candidates for restoration projects. The Gallatin Valley needs additional wetland mitigation banking capacity to help offset wetland impacts elsewhere in the Gallatin watershed. A regional stormwater facility could treat runoff water from the built environment across several hundred acres and incorporate natural areas, open space, and parks.

Further analysis is needed to determine whether these restoration or enhancement projects would be viable in the northwest Bozeman planning area. These projects would require establishing strong public private partnerships to engage in planning, funding, construction, and maintenance.

Mandeville Creek Restoration Project

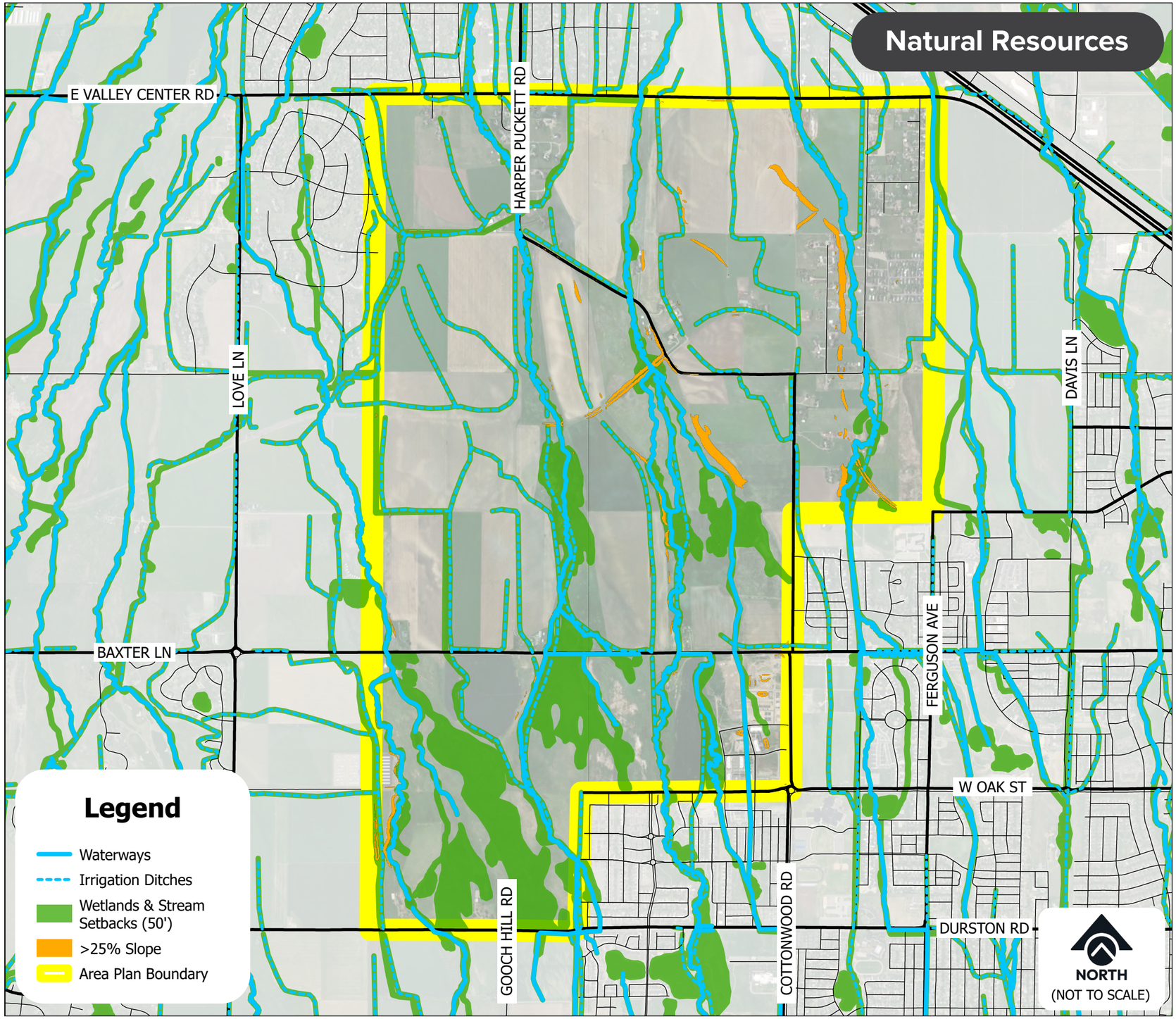
“The Mandeville Creek restoration project used low-tech, process-based structures, to increase stream function, water quality, and water quantity. The project has reconnected the stream to its floodplain, developed healthier riparian and wetland habitats and increased groundwater retention.”

Sacajawea Wetland Mitigation Bank

“The Sacajawea Audubon Society (SAS) is moving forward to establish a Wetland Mitigation Bank at the Indreland Audubon Wetland Preserve. Our intent is to provide a local wetland mitigation option to help offset wetland impacts.”

Shiloh Conservation Area Regional Stormwater Facility

“Stormwater runoff is a significant source of water pollution on Billings west end as it transitions from agriculture to residential and commercial development. The 66-acre facility provides stormwater treatment and flood control for approximately 35 square miles.”



Public Infrastructure

The adjacent map proposes public infrastructure corridors consisting of the City of Bozeman rights-of-way that would include future streets, water mains, sewer mains, and stormwater facilities. The following adopted plans informed the proposed alignments: the 2017 Bozeman Transportation Master Plan, the 2015 Bozeman Water Facility Plan, the 2025 Wastewater Facility Plan, and the 2008 Stormwater Facilities Plan. These recommended corridors are consistent with the recommendations of the 2022 Greater Triangle Area Transportation Plan.

The Area Plan and the public infrastructure framework element focus on the three major street classifications: principal arterials, minor arterials, and collectors. These streets require between 90 and 120 feet of dedicated right-of-way. Water, sewer, and stormwater facilities are typically collocated within the same right-of-way as the streets. This approach reduces the amount of land required for providing these essential public services. Local streets are typically planned during the annexation or subdivision processes.

Street and utility networks are typically aligned in a grid providing regularly spaced east-west and north-south streets perpendicularly intersecting one another. Due to the prevalence of high-value natural resources, a uniform street grid may not be possible or preferable. The City's policy of a fully connected street grid will be influenced by the existence of natural resources and constraints. Harper Pucket Road bisects the planning area but does not have the typical east-west or north-due south alignment. Instead, it was built with an irregular alignment to minimize impacts where it parallels and crosses Baxter Creek.

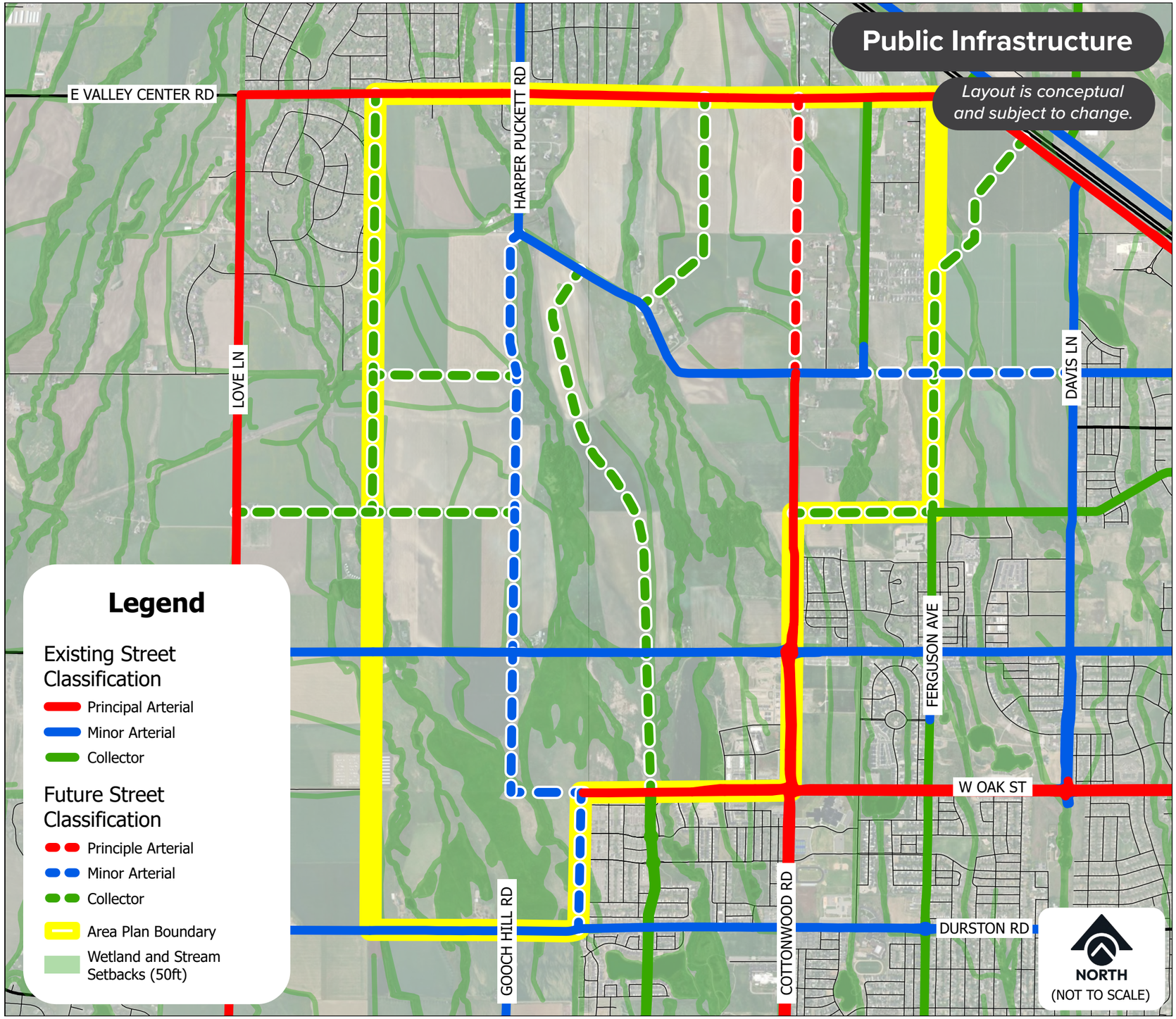
The goal of the proposed public infrastructure network is to minimize natural resource impacts. For instance, certain routes deviate from the typical perpendicular grid alignment to cross a watercourse or wetland at the narrowest point. In other cases, street and utility corridors are interrupted and do not connect across significant wetland areas. These proposed alignments will help guide additional analysis as part of the update to the Bozeman Transportation Master Plan in 2027. The street layout shown is conceptual and may change based on unforeseen conditions, economic considerations, and community needs.

2017 Bozeman Transportation Master Plan

GOAL 6: Protect and Enhance Environmental Sustainability, Provide Opportunities for Active Lifestyles, and Conserve Natural and Cultural Resources.

Not only are impacts to the environment taken more seriously, but increasingly citizens are demanding a more holistic approach to transportation. The preservation of natural, historic and cultural resources, as well as promoting a healthy, active lifestyle, are priorities of this TMP and current Federal transportation planning guidance.

Objective 6.2. Coordinate transportation planning activities with appropriate federal, state, and local agencies responsible for land use management, natural resources, environmental protection, conservation, and historic preservation.



Active Transportation

The adjacent map proposes an active transportation system of shared use paths and natural trails for the Northwest Bozeman Area Plan as previously proposed in the Bozeman Parks, Recreation, and Active Transportation Plan adopted in 2023. This network is also consistent with the recommendations of the 2021 Triangle Trails Plan.

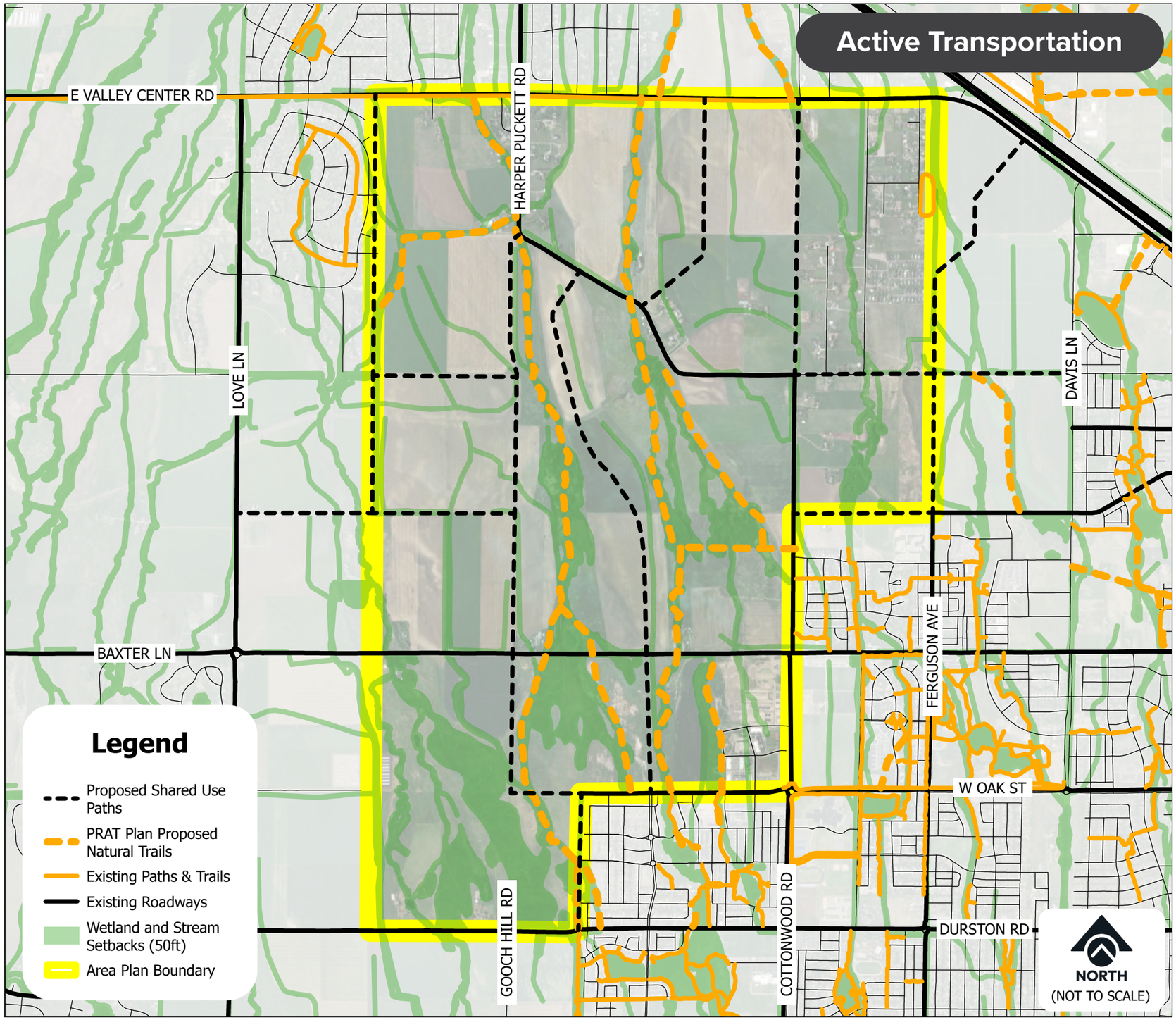
Since shared use paths are intended to provide a variety of transportation alternatives to single-occupancy motor vehicles. As such, shared use paths are paved, ranging between 10 to 16 feet wide, and typically parallel collector and arterial streets within the dedicated right-of-way. Natural surfaced trails ideally are located within greenways adjacent to watercourses to provide a better user experience focused more on recreational activities. Where a street alignment is interrupted by a natural area there may be an opportunity to connect a share use path or trail especially in conjunction with other underground utilities. With the advent of micromobility devices and e-assist technology best practices are rapid evolving and City policies will adapt to meet the mobility needs of its residents.

Natural surfaced trails ideally are located within greenways adjacent to watercourses to provide a better user experience focused more on recreational activities. Consideration should be given to the relationship between natural trails, watercourses, wetlands, and the corresponding regulatory setbacks. Natural surface trails are currently allowed by the City's Unified Development Code within the outer portion of a water course or wetland setback. When feasible, trails should be located adjacent but just outside such setbacks which would further reduce impacts and create wider greenway corridors.

As properties within the Area Plan boundary are annexed and developed, the expectation is that developments will incorporate shared use paths and natural trails as proposed by adopted plans. But careful design consideration should be given not only to the location and alignment of new active transportation routes, but also to incorporating safe path and trial crossings of major streets.

The 2023 PRAT Plan notes that "demand for new facilities to expand the current network of pathways, trails and bicycle facilities is strong and the network will need to keep up with the growing community". Most of the recent plans adopted by the City of Bozeman, City of Belgrade, and Gallatin County have prioritized building a more complete, better connected active transportation network. A more extensive system of shared use paths and natural trails will provide residents with the opportunity of walk and bicycle more thus reducing vehicle use.

> "Communities that prioritize active transportation tend to be healthier [because they enable] residents to be more physically active in their daily routines and [because they have] cleaner air to breathe. Active transportation systems also foster economic health by creating dynamic, connected communities with a high quality of life that catalyzes small business development, increases property values, sparks tourism, and encourages corporate investment that attracts a talented, highly educated workforce."
>
> **-2023 Parks, Recreation, and Active Transportation Plan**

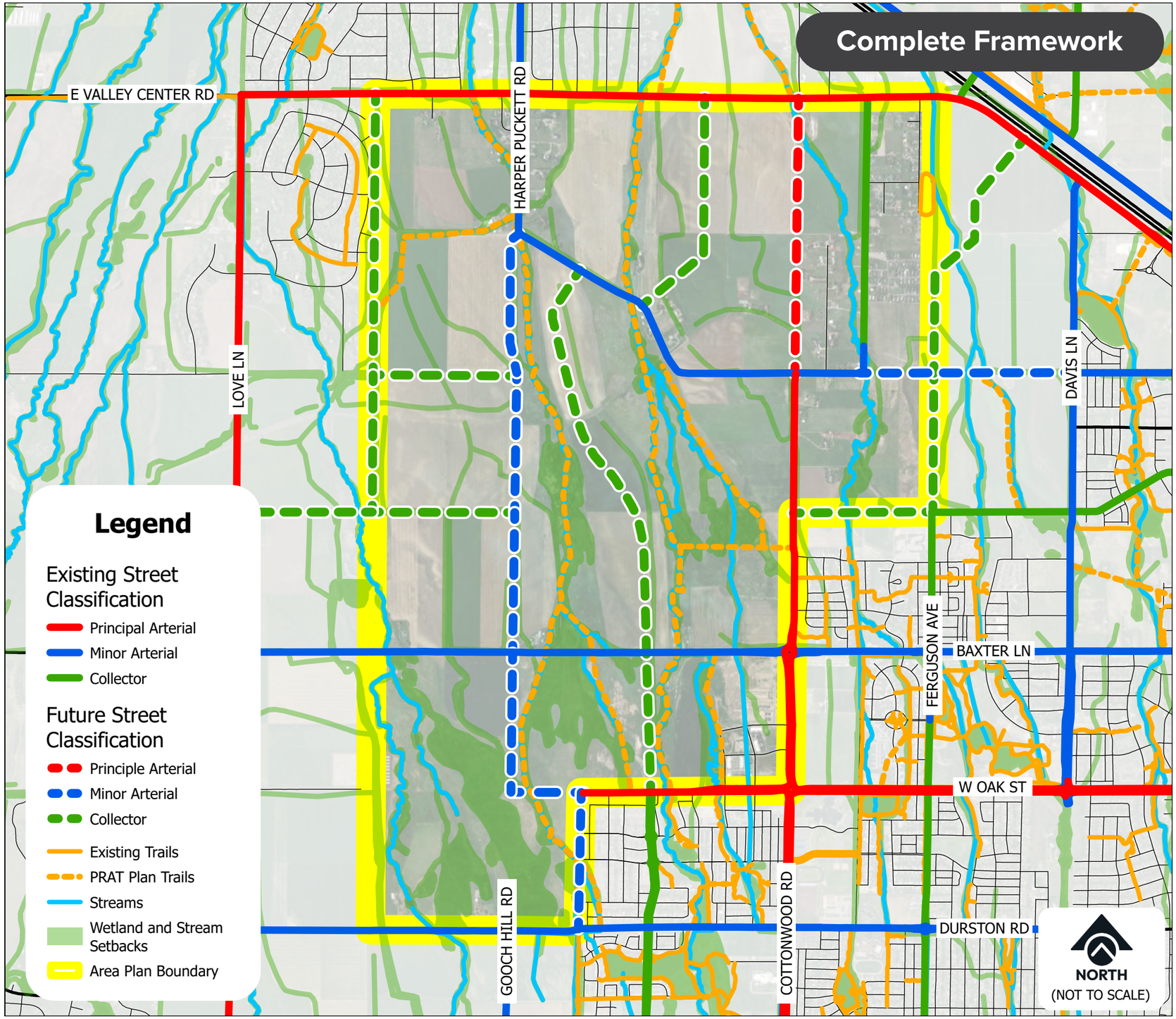


Complete Framework

The framework elements are layered upon one another to create an intentional, well-planned context guiding growth. The complete framework essentially establishes the ‘good bones’ of the future community. The Northwest Bozeman Area Plan envisions places where people can live, work, recreate, and socialize. Places where not only the ecological functions of natural resources are conserved but also celebrated as community assets adding value as park lands and open spaces for people to enjoy. Future residents will benefit from a thoughtful system of public infrastructure that provides efficient delivery of transportation, water, and sewer services while minimizing impacts to wetlands and watercourses. Residents and employees will have mobility choices thanks to a well-connected and safe active transportation network of shared use paths and natural surface trails for commuting and recreation.

The proposed future land uses will complement this framework of natural resources and public infrastructure. A variety of housing types and densities will provide options for residents based on their needs. Mixed use and commercial areas will be placed at the intersections of major streets to concentrate traffic and density appropriately. Other land uses will be incorporated within these areas including parks, open space, schools, and civic services.





Proposed Future Land Use

The adjacent map shows the proposed future land uses as Urban Neighborhood, Residential Mixed Use, and Community Commercial Mixed Use relocated to more appropriate locations. The Area Plan also proposes that Parks & Open Space is an appropriate future land use designation but does not include any specific locations.

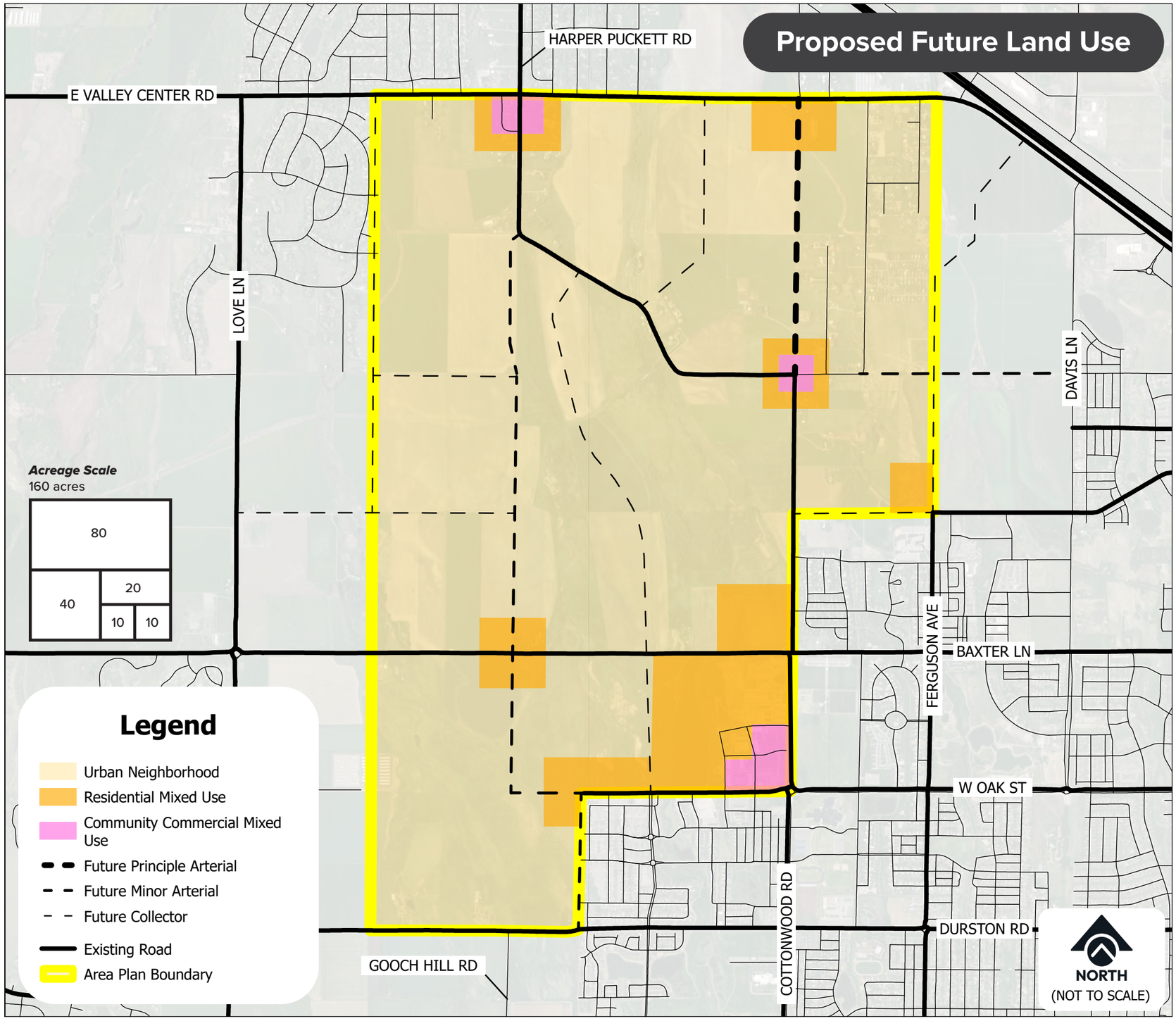
With the natural resources and public infrastructure framework established, residential, mixed use, and commercial land use scenarios were mapped using a GIS analysis model to determine the most suitable locations and intensities for future development. More information about the suitability analysis is presented in Appendix B.

The predominant future land uses of Urban Neighborhood provide opportunities to create residential communities with a diversity of housing types and price points. The development encouraged by the Residential Mixed Use future land use will create vibrant live-work-play neighborhoods. The more intense commercial development allowed by the Community Commercial Mixed Use designation will concentrate services and amenities like restaurants, coffee shops, retail stores, and professional services near the intersections of major streets.

One potential land use particularly suited for the Area Plan geography would be community agriculture. The proposed future land uses and corresponding enabling zoning designations allow for community gardens and urban farms to be integrated into future neighborhoods.

> Community Garden—An area of land managed and maintained by a group of community members used to grow and harvest food crops and/or nonfood, ornamental crops such as flowers, for personal or group use, consumption, donation or sale, or for educational purposes.
>
> Urban Farm—A facility where food crops or nonfood, ornamental crops such as flowers are cultivated, processed, and distributed. Urban farming is generally practiced for profit or food producing activities.
>
> **- Bozeman Municipal Code**

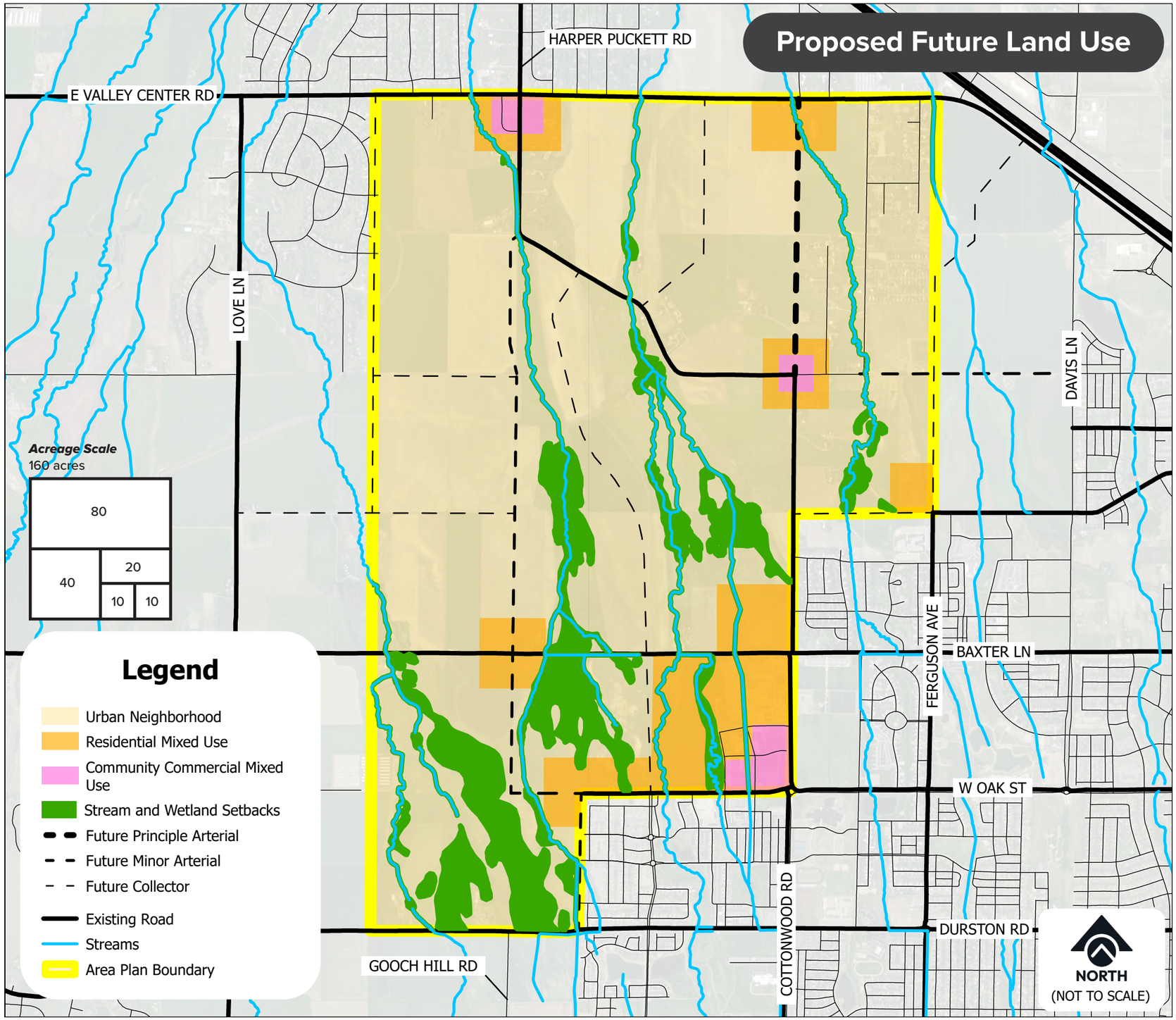
The Area Plan's proposed City of Bozeman future land uses align with the 2024 update to Gallatin County's growth policy, Envision Gallatin. Acknowledging that there is a concentration of natural resources and significant infrastructure deficiencies, the County plan identifies the land within the Northwest Bozeman Area Plan as likely to be developed. The corresponding County future land use map categorizes the Area Plan geography as either Annexation Holding Areas "having a high potential to be annexed into a municipality" or as Managed Growth Areas "suitable for moderate intensities of development".



Proposed Future Land Use with Natural Resources

The adjacent map shows the proposed future land uses overlaid with the existing creeks, wetlands, and associated setbacks. The purpose is to show the geographical relationship between the proposed future land uses and the natural resources. If the Bozeman Community Plan Future Land Use Map is formally revised it will not show the natural resources but rather look like the map found on the previous page.





4

The Plan

The Plan

Recommendations, Themes, Goals, & Objectives

The Northwest Bozeman Area Plan recommendations represent the vision and planning objectives established in Chapter 2. These recommendations are intended to guide more specific planning efforts in the future. Implementing these recommendations will require further consideration as properties are annexed into the City, public infrastructure is designed, and private developments are reviewed for compliance with adopted regulations.

Future development requires a series of design, review, and entitlement process to ensure federal, state, and local regulations are met. These development steps can include annexation, subdivision, master site planning, and site planning.

Each recommendation aligns with one or more themes, goals and objectives of the 2025 Bozeman Community Plan as noted, which demonstrates compliance with the Montana Land Use and Planning Act.

Bozeman's high rate of growth and changing economics, the rapid development in surrounding Gallatin County, and state law mandating that community plans be kept up to date, all make it necessary for Bozeman to update its community plan. Without guided growth and development, the community's identity and overall quality of life could be diminished by lack of housing and jobs, congestion, reduced services, and pollution. The City has had seven community plans dating back to 1958, the most recent being its 2020 plan. Each plan builds upon the others, reflecting the community's characteristics, vision and needs over time.

-Bozeman 2025 Community Plan

Recommendation No. 1

Prioritize natural resource protection for water courses, wetlands, and riparian areas by minimizing the impacts of public and private development consistent with other requirements and community priorities.

- **COMMUNITY PLAN THEME 4 | A CITY INFLUENCED BY OUR NATURAL ENVIRONMENT, PARKS, AND OPEN LANDS**
  - **Goal EPO-1:** Prioritize strategic acquisition of parks to provide a variety of recreational opportunities throughout the City.
    - ***EPO-1.5*** Work with partner organizations to identify and reduce impacts on at-risk, environmentally sensitive areas that contribute to water quality, wildlife corridors, or wildlife habitat, specifically wildlife habitat as we continue outward growth.
  - **Goal EPO-2:** Work to ensure that development is responsive to natural features.
    - ***EPO-2.1*** Where appropriate, activate connections to waterways by creating locations, adjacent trails, and amenities encouraging people to access them.
    - ***EPO-2.3*** Identify, prioritize, and preserve key wildlife habitat and corridors.

- **COMMUNITY PLAN THEME 7 | A CITY ENGAGED IN REGIONAL COORDINATION**
  - **Goal RC-3:** Collaborate with Gallatin County regarding annexation and development patterns adjacent to the City to provide certainty for landowners and taxpayers.
    - ***RC-3.1*** Work with Gallatin County to create compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources.

Recommendation No. 2

Plan public infrastructure corridors for efficient delivery and long-term management of streets, water, sewer, stormwater, and active transportation facilities.

- **COMMUNITY PLAN THEME 3 | A CITY BOLSTERED BY DOWNTOWN AND COMPLEMENTARY DISTRICTS**
  - **Goal DCD-2:** Encourage growth throughout the City, while enhancing the pattern of community development oriented on centers of employment and activity. Support an increase in development intensity within developed areas.
    - ***DCD-2.1*** Coordinate infrastructure development, land use development, and other City actions and priorities through community planning.
    - ***DCD-2.6*** Evaluate and pursue joint mitigation of development impacts across multiple developments.
- **COMMUNITY PLAN THEME 5 | A CITY THAT PRIORITIZES ACCESSIBILITY AND MOBILITY CHOICES**
  - **Goal M-1:** Ensure multimodal accessibility.
    - ***M-1.1*** Prioritize mixed-use land use patterns. Encourage and enable the development of housing, jobs, and services in close proximity to one another.
- **COMMUNITY PLAN THEME 7 | A CITY ENGAGED IN REGIONAL COORDINATION**
  - **Goal RC-3:** Collaborate with Gallatin County regarding annexation and development patterns adjacent to the City to provide certainty for landowners and taxpayers.
    - ***RC-3.1*** Work with Gallatin County to create compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources.

Recommendation No. 3

Implement an active transportation network that provides connectivity, efficiency, and safety for non-motorized commuting and recreation.

- **COMMUNITY PLAN THEME 3 | A CITY BOLSTERED BY DOWNTOWN AND COMPLEMENTARY DISTRICTS**
  - Goal DCD-3: Ensure multimodal connectivity within the City.
    - DCD-3.1 Expand multimodal accessibility between districts and throughout the City as a means of promoting personal and environmental health, as well as reducing automobile dependency.
- **COMMUNITY PLAN THEME 5 | A CITY THAT PRIORITIZES ACCESSIBILITY AND MOBILITY CHOICES**
  - Goal M-1: Ensure multimodal accessibility.
    - M-1.1 Prioritize mixed-use land use patterns. Encourage and enable the development of housing, jobs, and services in close proximity to one another.
    - M-1.2 Make transportation investment decisions that recognize active transportation modes and transit as a priority.
    - M-1.4 Develop safe, connected, and complementary transportation networks for pedestrians, bicyclists, and users of other personal mobility devices (e-bikes, electric scooters, powered wheelchairs, etc.).
- **COMMUNITY PLAN THEME 7 | A CITY ENGAGED IN REGIONAL COORDINATION**
  - Goal RC-3: Collaborate with Gallatin County regarding annexation and development patterns adjacent to the City to provide certainty for landowners and taxpayers.
    - RC-3.1 Work with Gallatin County to create compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources.

Recommendation No. 4

Apply future land uses and zoning that provide a variety of housing near employment, commercial services, and open spaces.

- **COMMUNITY PLAN THEME 3 | A CITY BOLSTERED BY DOWNTOWN AND COMPLEMENTARY DISTRICTS**
  - **Goal DCD-1:** Support urban development within the City.
    - ***DCD-1.9*** Promote mixed-use developments with access to parks, open space, and transit options.
    - ***DCD-1.11*** Pursue annexations consistent with the future land use map and adopted facility plans for development at urban intensity.
  - **Goal DCD-2:** Encourage growth throughout the City, while enhancing the pattern of community development oriented on centers of employment and activity.
    - ***DCD-2.5*** Identify and zone appropriate locations for neighborhood-scale commercial development.
- **COMMUNITY PLAN THEME 5 | A CITY THAT PRIORITIZES ACCESSIBILITY AND MOBILITY CHOICES**
  - **Goal M-1:** Ensure multimodal accessibility.
    - ***M-1.1*** Prioritize mixed-use land use patterns. Encourage and enable the development of housing, jobs, and services in close proximity to one another.
- **COMMUNITY PLAN THEME 6 | A CITY POWERED BY ITS CREATIVE, INNOVATIVE, AND ENTREPRENEURIAL ECONOMY**
  - **Goal EE-1:** Promote the continued development of Bozeman as an innovative and thriving economic center.
    - ***EE-1.3*** Continue to facilitate live/work opportunities as a way to support small, local businesses in all zoning districts.
  - **Goal EE-2:** Survey and revise land use planning and regulations to promote and support economic diversification efforts.
    - ***EE-2.1*** Ensure the future land use map contains adequate areas of land for anticipated diverse users.

Recommendation No. 5

Continue to engage in cooperative planning and coordination with neighboring jurisdictions and governing agencies.

- **COMMUNITY PLAN THEME 7 | A CITY ENGAGED IN REGIONAL COORDINATION**
  - **Goal RC-1:** Improve communication and coordination with Gallatin County, the City of Belgrade, public schools, and other regional public entities regarding community planning and associated matters.
    - ***RC-1.2*** Coordinate planning activities to promote consistency throughout the region for parks, transportation, bus service, and other community infrastructure.
  - **Goal RC-3:** Collaborate with Gallatin County regarding annexation and development patterns adjacent to the City to provide certainty for landowners and taxpayers.
    - ***RC-3.1*** Work with Gallatin County to create compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources.

5

Implementation

Implementation

Numerous factors will guide and impact when and how the Northwest Bozeman Area Plan vision may be realized. Formal adoption of the Area Plan does not obligate the City of Bozeman to implement the public improvements referenced or recommended in the plan. Likewise, the Area Plan does not stipulate when or if private property owners develop their land. Every property owner within the Area Plan boundary (and beyond) retains the right to decide whether, when, and how they pursue annexation into the City and subsequent development.

Beyond recognizing the intended future land uses, the Area Plan does not project more detailed development patterns, specific development types, or estimated potential densities. Specific development scenarios will be determined in the future and as allowed by the City's land planning processes and development regulations. The applicable regulations and standards are primarily established in the Bozeman Unified Development Code (UDC). The UDC prescribes minimum dwelling units per acre for each residential zoning designation. Both the residential and commercial zoning designations regulate building scale and mass with specific standards for property line setbacks, lot area coverage, and maximum building heights. The UDC also mandates minimum amounts of open space and parkland for residential developments in addition to required amounts of pedestrian-oriented open space for commercial developments. The City has invested considerable time and resources updating these land use and development policies to accomplish the vision and goals of the Community Plan, and thus the UDC is a regulatory reflection of the community's shared values.

> Regulations can do many things to ensure adequate physical facilities and a visually appealing and functional development of sites. They provide a framework within which people may pursue dreams of their own homes and businesses. For all they can accomplish, there are some things they cannot do. They do not prevent change or guarantee that change will happen in the way any particular person prefers.
>
> **-Bozeman Community Plan**

Implementation of the Area Plan will take years if not decades to materialize. The evolution of the area northwest of Bozeman will be dependent on continued community participation, building upon existing partnerships, and establishing new collaborative relationships to address the challenges and realize the opportunities outlined below.

Challenges & Constraints

City planning documents, land use policies, and development regulations govern how growth can occur, but other challenges and constraints also influence property development. As Gallatin County's growth policy, Envision Gallatin, notes that the area northwest of Bozeman has development constraints including natural resource value, some steep slopes, and a lack of public services. The ability to accommodate growth with public and community services will play a pivotal role in the future of the Northwest Bozeman Area Plan geography.

Natural Resources

As clearly documented, the Area Plan geography contains a significant number and acreage of natural resources. Watercourses, wetlands, and riparian areas present numerous challenges to the alignment of public infrastructure corridors and private development. Climate change is impacting historic patterns of precipitation and warming seasonal temperatures that are impacting hydrology. Another set of challenges are regulatory as local, state, and federal rules govern if, how, and to what extent wetlands and creeks can be impacted by development. Considering the shared common values that communities place on natural resources, they also present numerous opportunities.

Transportation Network

The biggest mobility challenge associated with the Area Plan is the lack of a connected transportation network across this part of Gallatin Valley. Growth northwest of Bozeman will require a tremendous investment in designing and constructing a multi-modal system of streets, shared use paths, and natural trails. These improvements and costs will be shared between the City's Capital Improvements Plan (CIP) process and private development. The CIP identifies high-priority public infrastructure projects to be funded with municipal dollars over a rolling five-year period. Private development projects are required to design and construct public infrastructure immediately adjacent to the associated property which accounts for the majority of new public improvements.

Public Utilities

Currently most of the plan area is not served by municipal water, sewer, or stormwater facilities which typically are collocated under or adjacent to City streets. Like streets, public utility improvements are constructed either as part of City CIP projects or private development projects. An example of a City public utility CIP project is the proposed Gooch Hill sanitary sewer lift station which was a key factor in initiating the Area Plan. The lift station was identified as an essential public infrastructure improvement and was included in the City CIP which allocated funding for design and construction over several years.

Community Services

Another important element that does not currently exist within the plan area is essential public and private community services. Public services typically include those provided by fire and police departments. Currently Gallatin Sherrif's Department provides law enforcement for the plan area outside the City limits. Likewise, fire protection services are provided by Hyalite and Central Valley Fire Districts. But as property is annexed into Bozeman the City Police and Fire Departments will need to extend their services to the northwest. Bozeman School District engages in long-term planning for future schools that may be needed as the community grows to the northwest. Typically parks and open spaces area required to be provided as part of private development projects, but the City Parks and Recreation Department services will subsequently need to be provided. A host of private community assets like health care and social services usually are introduced after a significant amount of development occurs in a new area.

Opportunities

The Northwest Bozeman Area Plan poses important opportunities that, if acted upon, would benefit the entire Gallatin Valley. The fact that the plan area is mostly undeveloped creates the opportunity to proactively craft a thoughtful plan and intentionally implement a purposeful vision. The very purpose of planning is to learn from and build upon the past to enable a better future. As suggested above, the plan area's inherent challenges pose exciting opportunities.

Natural Resources

The Area Plan focuses on the importance, and therefore the opportunity, to preserve and enhance the diversity of natural resources. Perhaps most significant are opportunities to enhance the intrinsic ecological function of the creeks, wetlands, and riparian areas within the planning boundary. There are few places that have the concentration and volume of these natural resources to utilize them on a scale to benefit the environment and the adjacent communities.

As highlighted in Chapter 3, the unique opportunities include stream restoration projects, establishing a wetland mitigation bank, and creating a regional stormwater management park. These visionary projects will require leveraging partnerships at every level from ideation to design to implementation. Fortunately, there are amazing potential community partners including Gallatin County, City of Belgrade, City of Bozeman, Montana State University, Gallatin Watershed Collaborative, Sacagawea Audubon Society, property owners, private developers, and philanthropists.

Transportation Network

The Area Plan provides an opportunity to align future street corridors, and corresponding utilities, in a way that not only provides efficient delivery of public services but also minimized negative impacts to wetlands, riparian areas, and watercourses. This approach has become more prevalent over the last decade, and the plan area offers a chance to further prioritize low-impact public infrastructure design and construction. It is important to recognize that minimizing natural resource impacts necessitates some tradeoffs in terms of efficiency and convenience. For instance, not fully connecting Oak Street, Gooch Hill Road, or Cattail Streets will disrupt the traditional transportation grid, but the protection of the corresponding natural resources justifies the compromise. There may be an opportunity to span these street grid gaps with shared use paths or trails, especially if it is necessary to connect public utilities across sensitive areas. Active transportation facilities could be co-located with utility corridors which would provide bike and pedestrian connectivity with considerably less impact than a street.

There is a tremendous opportunity to implement a safe and well-connected active transportation network across the plan area. Dedicated bike and pedestrian facilities have become an integral part of the multimodal transportation system over the last fifteen years. Now more than ever shared use paths and natural trails are highly valued by the community and required essential infrastructure as the Gallatin Valley continues to grow. The Area Plan reinforces the active transportation network envisioned in the adopted 2023 Bozeman PRAT Plan. With the continued partnerships between the City of Bozeman, Gallatin County, Montana Department of Transportation, and the Gallatin Valley Land Trust this vision can become a reality.

Future Land Use

Building upon the future land uses established in the Bozeman Community Plan, the Area Plan has taken the opportunity to refine the locations of the mixed-use designations northwest of the city limits. The intent is to thoughtfully identify places suitable for gentle increases in density and mixed commercial and residential uses. The Area Plan proposes higher densities of mixed use and commercial development to be concentrated along major roadways and intersections. This allows higher intensities of use to be facilitated by higher-capacity public infrastructure. Correspondingly, the Area Plan recommends a variety of housing to be thoughtfully developed adjacent to and within walking distance of natural resource areas.

There are multiple benefits of this future land use approach including proximity between residential areas and everyday commercial services; diverse and vibrant mixed-use districts that offer live-work-play opportunities; safe multimodal connectivity between various areas and services; and reasonable concentration of development to reduce natural resource impacts.

Planning Process

The City of Bozeman has a variety of planning documents that work in conjunction to guide the growth of the community. The 2018 Bozeman Strategic Plan envisioned a “well planned city” that engages in “high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods”. Several local and regional plans influence and relate to one another while guidelines, policies, and regulations govern future growth.

Land Use Planning

Private land development involves a series of sequential planning processes. Each step described below has a finer scope and more detailed design requirements than the previous one. Several of the development entitlement processes provide additional opportunities for public engagement.

1. Area Plans apply the goals and objectives of the Community Plan to a more specific geography.
2. Annexation formally incorporates private property into the City limits subjecting it to Bozeman’s regulations and providing access to municipal services.
3. Master Site Plans are often required for large developments. A Master Site Plan outlines the phased development of a particular property.
4. Subdivision allows for private property to be divided into smaller parcels which can be individually sold or developed.
5. Site Plans are required for each development project and for each phase of an approved Master Site Plan.
6. Public Infrastructure Plan is required to design, improve, and construct new public streets, water mains, sewer mains, and stormwater management systems.
7. Building Permit is required to construct each building or component of an approved Site Plan.

Related Plans

A wide variety of local and regional planning documents are germane to the Northwest Bozeman Area Plan. They most notably include the 2025 Bozeman Community Plan, 2023 Parks, Recreation, and Active Transportation Plan, and 2017 Bozeman Transportation Master Plan. Likewise, some Gallatin County and regional plans have influenced this Area Plan including the 2020 Triangle Community Plan, 2021 Triangle Trails Plan, and 2023 Gallatin Valley Sensitive Lands Plan. A complete list of related and referenced plans is in Appendix A

Next Steps

The Northwest Bozeman Area Plan was created to conform with the Montana Land Use and Planning Act per Montana Code Annotated Title 76 Chapter 25 Part 2 which stipulates that it may be adopted as an amendment to the Bozeman Community Plan. If adopted, the Area Plan will conform to the implementation requirements stipulated by the Montana Land Use and Planning Act as set forth in Chapter 4 of the Bozeman Community Plan. Subsequently the Community Plan and any area plans must be reviewed every five years to determine whether an update should be completed. Future updates can modify any aspect of the Area Plan including but not limited to the plan boundary, planning objectives, framework elements, and recommendations. Appendix E outlines the Community Plan amendment process. Compliance with the Montana Land Use Planning Act is documented in Appendix F.

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A

Bozeman Planning Context

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B

Future Land Use Suitability Analysis

TO BE ADDED TO NEXT PUBLIC DRAFT

C

Community Engagement Materials

TO BE ADDED TO NEXT PUBLIC DRAFT

TO BE ADDED TO NEXT PUBLIC DRAFT

D

Community Plan Supporting Data

TO BE ADDED TO NEXT PUBLIC DRAFT

E

Community Plan Amendment Compliance

TO BE ADDED TO NEXT PUBLIC DRAFT

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Montana Land Use Planning Act Compliance

TO BE ADDED TO NEXT PUBLIC DRAFT