

# Video

## ULI Advisory Services Panel Presentation: Bozeman/Gallatin Valley, MT

Date: October 20, 2023

00:00:08 --> 00:00:09: Good morning, everybody.

00:00:10 --> 00:00:11: Thank you all for joining us.

00:00:11 --> 00:00:13: My name is Lauren Callahan.

00:00:13 --> 00:00:16: I'm the Senior Director with the Advisory Services Program for

00:00:16 --> 00:00:17: the Urban Land Institute.

00:00:18 --> 00:00:21: And we're so happy that you're here today to hear

00:00:21 --> 00:00:25: the final presentation of the Gallatin Valley Advisory Services Panel.

00:00:25 --> 00:00:28: We're not only joined today by those of you I

00:00:28 --> 00:00:30: see here in front of us in person, we also

00:00:31 --> 00:00:33: have a number of people joining us virtually.

00:00:34 --> 00:00:37: If you are virtual, please feel free to enter any

00:00:38 --> 00:00:43: questions you have throughout the presentation into the chat and

00:00:43 --> 00:00:46: as we will have a facilitated Q&A at the end

00:00:46 --> 00:00:50: of the presentation and those of you here will have

00:00:50 --> 00:00:54: an opportunity we'll facilitate in person.

00:00:54 --> 00:00:56: With that, I'm going to turn it over to Alan

00:00:56 --> 00:00:57: Razak, our panel chair.

00:00:59 --> 00:01:00: There's a little.

00:01:00 --> 00:01:03: Box down here feels very weird.

00:01:03 --> 00:01:04: Good morning, everybody.

00:01:07 --> 00:01:08: We're very happy to see you here.

00:01:08 --> 00:01:10: I see a lot of familiar faces and we really

00:01:10 --> 00:01:13: appreciate your coming to hear what we have to say

00:01:13 --> 00:01:14: this morning.

00:01:15 --> 00:01:17: As Lauren said, my name is Alan Razak.

00:01:17 --> 00:01:19: I'm not from here.

00:01:19 --> 00:01:26: I'm from Philadelphia and I am an architect by training

00:01:26 --> 00:01:29: and an urbanist by practice.

00:01:30 --> 00:01:33: My work in Philadelphia entails work in the land use

00:01:33 --> 00:01:38: industry, principally in what we call fee development and real

00:01:38 --> 00:01:40: estate consulting and property management.

00:01:41 --> 00:01:44: We say at my company we do everything but brokerage.

00:01:46 --> 00:01:48: And like all real estate developers, no offense to the

00:01:48 --> 00:01:50: brokers, but we don't like brokers.

00:01:50 --> 00:01:54: So that's a real estate joke and I'm not going

00:01:54 --> 00:01:57: to make any more real estate jokes in this entire

00:01:58 --> 00:01:59: presentation, so.

00:02:01 --> 00:02:02: I want to tell you a little bit just to

00:02:02 --> 00:02:04: start off about the organization that we represent.

00:02:04 --> 00:02:09: The Urban Land Institute utilize worldwide land use and real

00:02:10 --> 00:02:13: estate research and education organization.

00:02:14 --> 00:02:17: And I want to emphasize that I said research and

00:02:17 --> 00:02:19: education utilize not an advocacy organization.

00:02:19 --> 00:02:21: We are not a political organization.

00:02:22 --> 00:02:24: The sole purpose of Utilize to shape the future of

00:02:24 --> 00:02:25: the built environment.

00:02:26 --> 00:02:30: For transformative impact in communities worldwide and I will

add

00:02:30 --> 00:02:34: parenthetically to create thriving communities and we do that

through

00:02:34 --> 00:02:35: three strategies.

00:02:35 --> 00:02:38: We connect people together both inside and outside of the

00:02:39 --> 00:02:40: broad real estate industry.

00:02:41 --> 00:02:44: We inspire those members and non members to do best

00:02:45 --> 00:02:49: practices in land use, fueled largely by our research and

00:02:49 --> 00:02:53: education and the knowledge base that is embedded in our

00:02:53 --> 00:02:54: membership.

00:02:55 --> 00:02:59: And we lead true example, we have 45 to 50,000

00:02:59 --> 00:03:00: members worldwide.

00:03:00 --> 00:03:04: About 35 to 37 thousand of those are in North

00:03:04 --> 00:03:07: America and we have dozens of local chapters.

00:03:08 --> 00:03:13: The local chapter that is is serving Bozeman is actually

00:03:13 --> 00:03:18: headquartered in in Boise and a lot of help came

00:03:18 --> 00:03:19: from Uli.

00:03:20 --> 00:03:22: I'm going to introduce them in a second, but a

00:03:22 --> 00:03:25: lot of help came from ULI Idaho Slash, Montana.

00:03:25 --> 00:03:30: In putting this presentation together, one of the many things

00:03:30 --> 00:03:34: Uli does is this program, the advisory services program.

00:03:34 --> 00:03:38: Utili has been staging advisory services panels for over 70

00:03:38 --> 00:03:41: years and it's done, over 700 of them, all around

00:03:41 --> 00:03:41: the world.

00:03:42 --> 00:03:43: I myself have done.

00:03:43 --> 00:03:44: This is my 11th panel.

00:03:44 --> 00:03:45: I've shared six of them.

00:03:47 --> 00:03:49: It's a grueling exercise.

00:03:49 --> 00:03:51: I'm going to describe that process to you in a

00:03:51 --> 00:03:51: minute.

00:03:51 --> 00:03:54: So if we look a little bleary eyed, that is

00:03:54 --> 00:03:56: normal for an advisory services panel.

00:04:01 --> 00:04:06: Our panelists today represent experts chosen specifically for their expertise,

00:04:06 --> 00:04:09: which is pertinent to this study.

00:04:09 --> 00:04:11: I want to point out that we have 8 panelists

00:04:11 --> 00:04:14: and unfortunately, one of our panelists, Scott Shaner, which you

00:04:14 --> 00:04:16: see down on the lower right, is unable to join

00:04:16 --> 00:04:17: us this morning.

00:04:19 --> 00:04:21: You're going to hear from each one of the panelists

00:04:21 --> 00:04:22: they're going to introduce themselves.

00:04:22 --> 00:04:24: So I'm not going to take time to do that

00:04:24 --> 00:04:26: now, but I I do want you to know some

00:04:26 --> 00:04:28: very important things about our panelists.

00:04:28 --> 00:04:30: They are not from here.

00:04:31 --> 00:04:34: We do not have a horse in this race, OK?

00:04:35 --> 00:04:36: We are by design.

00:04:36 --> 00:04:39: The panel is comprised so that we can provide you

00:04:39 --> 00:04:42: with the best impartial advice that we can based on

00:04:42 --> 00:04:46: the information that we're able to gather both before and

00:04:46 --> 00:04:48: during the time we are here and.

00:04:49 --> 00:04:51: I'm going to make this sound a little callous, but

00:04:51 --> 00:04:53: we don't care about the outcome.

00:04:53 --> 00:04:56: We care deeply about the outcome, but we don't care

00:04:56 --> 00:04:57: about the outcome.

00:04:58 --> 00:05:00: And to be frank, we don't care if what we

00:05:00 --> 00:05:03: say to you is a little bit unpalatable to you.

00:05:04 --> 00:05:08: We're here to help you stage conversations that might be

00:05:08 --> 00:05:10: difficult when we leave here.

00:05:11 --> 00:05:14: We want you to be provoked a bit because otherwise

00:05:14 --> 00:05:17: you wouldn't have asked us to come, OK?

00:05:19 --> 00:05:23: Finally, there are two other things about the panelists that

00:05:23 --> 00:05:24: I want to say.

00:05:24 --> 00:05:26: We're volunteers.

00:05:26 --> 00:05:27: We're not being paid to do this.

00:05:28 --> 00:05:31: We do this because it's part of utilized ethos to

00:05:31 --> 00:05:33: give back to the community, and this is one of

00:05:34 --> 00:05:36: the best ways we can do it in ULI.

00:05:36 --> 00:05:39: Giving back to communities like Bozeman, even though we don't

00:05:39 --> 00:05:41: live here, gives us a great deal of personal satisfaction.

00:05:42 --> 00:05:44: Plus we get to meet people and work with them

00:05:44 --> 00:05:45: who are brilliant.

00:05:46 --> 00:05:48: Who we would otherwise never have an opportunity to work

00:05:48 --> 00:05:49: with.

00:05:52 --> 00:05:53: OK, I'm going to move on.

00:05:55 --> 00:05:58: Before we get started on the meat of the presentation,

00:05:58 --> 00:06:01: I want to thank our sponsors, which are the three

00:06:01 --> 00:06:04: communities of the City of Bozeman, the City of Belgrade

00:06:04 --> 00:06:05: and Gallatin County.

00:06:06 --> 00:06:10: Additional funding was provided by the ULI Foundation to make

00:06:10 --> 00:06:11: the panel possible.

00:06:12 --> 00:06:15: I also want to thank the dozens of stakeholders that

00:06:15 --> 00:06:18: we were able to meet and talk to in various

00:06:18 --> 00:06:23: times and places, mostly on Tuesday when we interviewed over

00:06:23 --> 00:06:26: 75 people, which is a normal event for a ULI

00:06:26 --> 00:06:26: panel.

00:06:26 --> 00:06:30: We interviewed a broad what we hope is a broad,

00:06:30 --> 00:06:34: diverse cross section of stakeholders and they all impressed us

00:06:34 --> 00:06:37: to a person with the depth of their caring about

00:06:38 --> 00:06:39: this community.

00:06:39 --> 00:06:42: And we were very impressed with the level of knowledge

00:06:42 --> 00:06:45: that was displayed by everyone, regardless of where they were

00:06:45 --> 00:06:47: in this process or who they were.

00:06:48 --> 00:06:51: Their level of knowledge about what was going on in

00:06:51 --> 00:06:55: their community and their level of what the implication knowledge

00:06:55 --> 00:06:57: of what the implications of those were.

00:06:57 --> 00:07:00: We want to give a special shout out to local

00:07:00 --> 00:07:02: vendors, some of whom we were able to visit and

00:07:02 --> 00:07:04: some of whom brought things to us.

00:07:04 --> 00:07:07: Food, beverage and other services.

00:07:07 --> 00:07:08: I want to give a special.

00:07:09 --> 00:07:13: Shout out to Jimmy Tallarico from Cushing Terrell, the

architecture

00:07:13 --> 00:07:17: firm Cushing Terrell, who very generously volunteered his time and

00:07:17 --> 00:07:20: that of his staff to produce a lot of the

00:07:20 --> 00:07:23: graphics that you're going to see in this presentation.

00:07:23 --> 00:07:27: We drove him crazy and he rolled with every punch

00:07:27 --> 00:07:28: we gave him.

00:07:31 --> 00:07:35: So the process of an advisory services panel is the

00:07:35 --> 00:07:36: same process as followed.

00:07:37 --> 00:07:38: For every one of those hundreds.

00:07:38 --> 00:07:39: That I described earlier.

00:07:39 --> 00:07:41: It lasts for five days.

00:07:41 --> 00:07:43: We get here on a Sunday night, we meet the

00:07:43 --> 00:07:45: sponsor, we have dinner with them.

00:07:45 --> 00:07:47: We get to know each other a little bit.

00:07:47 --> 00:07:52: The sponsor has provided us working with ULI staff with

00:07:52 --> 00:07:55: a briefing book with as much data as we can

00:07:55 --> 00:07:59: force them to gather and working cooperatively.

00:07:59 --> 00:08:01: We provide that to the panel.

00:08:01 --> 00:08:05: The panel reviews that material before they arrive on location.

00:08:06 --> 00:08:09: On Monday morning we get a brief tour of the

00:08:09 --> 00:08:12: study area which was provided to us by the sponsors

00:08:12 --> 00:08:14: who were incredibly informative.

00:08:14 --> 00:08:19: They answered every question we asked and after that tour

00:08:19 --> 00:08:23: we then got a further briefing from the sponsor on

00:08:23 --> 00:08:27: in our hotel to just get further down and be

00:08:27 --> 00:08:30: able to ask more detailed questions.

00:08:32 --> 00:08:36: On Tuesday, we did the stakeholder interviews I referred to.

00:08:36 --> 00:08:39: We started at 8:00 in the morning, and we went

00:08:39 --> 00:08:41: until 4:00 in the afternoon.

00:08:41 --> 00:08:44: The panel then went back and started their deliberations.

00:08:44 --> 00:08:46: That's when we really start thinking the first two days

00:08:46 --> 00:08:48: we are just absorbing information.

00:08:49 --> 00:08:53: The last two days, Wednesday and Thursday, are deliberations.

00:08:53 --> 00:08:54: We lock ourselves in a conference room.

00:08:54 --> 00:08:57: We try not to look out the window and see

00:08:57 --> 00:09:00: that the weather is so beautiful, which was really hard

00:09:00 --> 00:09:01: here, and we.

00:09:02 --> 00:09:06: Argue, We discuss, we trade information, we talk about what

00:09:06 --> 00:09:08: we've heard and we come to conclusions.

00:09:09 --> 00:09:12: It's a grueling process, but it's the best part of

00:09:12 --> 00:09:14: the process because we get to examine everything, put it

00:09:14 --> 00:09:17: out on the table, talk about it, and come to

00:09:17 --> 00:09:20: a unanimous conclusion about what we're going to do by

00:09:20 --> 00:09:21: the end of the day.

00:09:21 --> 00:09:24: Thursday, we've done two things, created the raw material for

00:09:24 --> 00:09:26: the report that's going to follow this presentation and we

00:09:26 --> 00:09:29: created the presentation that you're seeing now.

00:09:29 --> 00:09:32: And we've synthesized everything we've heard into a series of

00:09:32 --> 00:09:34: recommendations that we're going to make to you that you're

00:09:34 --> 00:09:35: going to hear from the panels.

00:09:38 --> 00:09:43: After today, what's going to happen is the presentations itself

00:09:43 --> 00:09:46: is going to be made available through the sponsor.

00:09:46 --> 00:09:49: Some weeks later, the staff will.

00:09:50 --> 00:09:53: Post a written report, detailed written report, which will contain

00:09:53 --> 00:09:56: a lot of information we're not going to be able

00:09:56 --> 00:09:57: to give to you here today.

00:09:57 --> 00:10:00: And that information also will be available through the sponsor.

00:10:01 --> 00:10:04: I will tell you that ULI posts all of its

00:10:04 --> 00:10:08: reports for every advisory services panel on its own website

00:10:08 --> 00:10:08: as well.

00:10:11 --> 00:10:12: So this is the study area.

00:10:13 --> 00:10:18: It is basically W It clearly includes some parts of

00:10:18 --> 00:10:20: of of Bozeman itself.

00:10:20 --> 00:10:23: But it's, for the most part, West of Bozeman and

00:10:23 --> 00:10:24: South of Belgrade.

00:10:24 --> 00:10:28: It spans from I-90 on the north, the Gallatin River

00:10:28 --> 00:10:31: on the West, basically 19th St.

00:10:31 --> 00:10:35: although it zigzags around a little bit on the east

00:10:35 --> 00:10:39: and Blackwood, although Blackwood doesn't extend all the way through

00:10:39 --> 00:10:43: the the alignment of Blackwood on the South, it's popularly

00:10:43 --> 00:10:45: known as the Triangle.

00:10:46 --> 00:10:48: It's not a triangle, but it's popularly known as that

00:10:48 --> 00:10:49: and.

00:10:49 --> 00:10:50: And we get it.

00:10:50 --> 00:10:53: It's almost a triangle and it's that that's good enough

00:10:53 --> 00:10:54: for us too.

00:10:55 --> 00:10:58: So as often happens in panels, we focused on this

00:10:58 --> 00:11:02: area, but panelists are panelists and so they're looking at

00:11:02 --> 00:11:04: all kinds of stuff.

00:11:04 --> 00:11:09: So you're going to hear recommendations here that aren't specifically

00:11:09 --> 00:11:14: about the study area, but all of the recommendations you're

00:11:14 --> 00:11:17: going to hear impact the study area in one way

00:11:17 --> 00:11:18: or another, so.

00:11:20 --> 00:11:21: City mouse and country mouse.

00:11:21 --> 00:11:24: I'm sure if you have kids you recognize this.

00:11:24 --> 00:11:27: I have a one year old grandson who started walking

00:11:27 --> 00:11:29: two days ago by the way, and I am really

00:11:29 --> 00:11:32: looking forward to reading this book to him like we

00:11:32 --> 00:11:33: read it to our kids.

00:11:35 --> 00:11:38: Gallatin Valley's got this going on right.

00:11:39 --> 00:11:43: Your planning process is trying to deal with how much

00:11:43 --> 00:11:46: city you are and how much country.

00:11:47 --> 00:11:50: And that's where a lot of the conflict and tension

00:11:50 --> 00:11:52: comes from and also the fear that we've detected.

00:11:55 --> 00:11:57: You should note it also describes our panel.

00:11:59 --> 00:12:02: We have two Montanans on this panel, which is somewhat

00:12:02 --> 00:12:02: unusual.

00:12:02 --> 00:12:05: When I said they're not from here, they're not from

00:12:05 --> 00:12:07: the Gallatin Valley, but they are Montanans.

00:12:08 --> 00:12:10: We wanted the Montana perspective on this panel.

00:12:10 --> 00:12:12: And you're going to hear that loud and clear from

00:12:12 --> 00:12:13: those panelists.

00:12:13 --> 00:12:15: What you're going to hear from the other panelists is

00:12:15 --> 00:12:16: that we get it.

00:12:17 --> 00:12:20: Look, I'm standing up here in a suit, and I'm

00:12:20 --> 00:12:21: from Philadelphia.

00:12:21 --> 00:12:22: I've lived in Philadelphia 40 years.

00:12:22 --> 00:12:24: I love Philadelphia.

00:12:24 --> 00:12:25: I love cities.

00:12:25 --> 00:12:26: I'm a city guy.

00:12:27 --> 00:12:29: But I was born in Kansas.

00:12:29 --> 00:12:31: I was raised in Kansas.

00:12:31 --> 00:12:33: All of my relatives are farmers.

00:12:34 --> 00:12:36: I worked on the farm when I was a kid.

00:12:36 --> 00:12:37: When I was too old to get a job in

00:12:38 --> 00:12:40: Wichita, but old enough to get in trouble in the

00:12:40 --> 00:12:43: summers, my parents shipped me off to the farm.

00:12:43 --> 00:12:44: And I tossed bales.

00:12:44 --> 00:12:45: I fixed fence.

00:12:45 --> 00:12:46: I herded cattle.

00:12:47 --> 00:12:49: And I know what it's like to live in the

00:12:49 --> 00:12:50: country.

00:12:50 --> 00:12:52: I loved living in the country.

00:12:52 --> 00:12:54: And I still go back a lot because my relatives

00:12:54 --> 00:12:55: are all still there.

00:12:55 --> 00:12:58: So, you know, those things that you treasure about this

00:12:58 --> 00:13:00: place, they're the same.

00:13:00 --> 00:13:04: We don't have the mountains, but we had everything else

00:13:04 --> 00:13:07: right and including the culture, right?

00:13:07 --> 00:13:09: In Kansas, people do what they say they're going to

00:13:09 --> 00:13:09: do.

00:13:10 --> 00:13:10: Right.

00:13:10 --> 00:13:13: They're people of their word, and they have a simple

00:13:13 --> 00:13:15: pragmatism about them that we saw here too.

00:13:16 --> 00:13:19: So even though on the outside I'm a city guy

00:13:19 --> 00:13:22: and I am a city guy, inside is still that

00:13:22 --> 00:13:23: Kansas kid.

00:13:23 --> 00:13:26: So when you talk to us about you don't want

00:13:26 --> 00:13:28: to lose, what makes this place special?

00:13:29 --> 00:13:31: All of us hear this because in one way or

00:13:31 --> 00:13:34: another, we've all experienced what you're talking to us

00:13:35 --> 00:13:38: So I hope by saying that maybe I can relieve

00:13:38 --> 00:13:40: a little bit of the suspicion that, you know, we're

00:13:41 --> 00:13:43: a bunch of greedy, rich developers coming up here and

00:13:44 --> 00:13:46: telling you guys what to do, We are going to

00:13:46 --> 00:13:47: tell you what to do.

00:13:47 --> 00:13:48: Don't misunderstand.

00:13:48 --> 00:13:49: Right.

00:13:49 --> 00:13:52: But we're doing it from a framework of having listened

00:13:52 --> 00:13:55: and funneled that through the things that we think will

00:13:55 --> 00:13:58: accomplish, answer the questions you've asked us and

00:13:58 --> 00:14:01: accomplish the

00:14:02 --> 00:14:04: goals that you've said you want to accomplish.

00:14:05 --> 00:14:07: So I want to take you now.

00:14:07 --> 00:14:09: A little far afield, in fact.

00:14:09 --> 00:14:12: I'm going to take you halfway around the world.

00:14:12 --> 00:14:14: This is a town I lived in in Italy called

00:14:15 --> 00:14:18: Chivita di Bender de Angeo.

00:14:18 --> 00:14:20: It's about 100 kilometers north of Rome and it doesn't

00:14:20 --> 00:14:20: look like it belongs to this presentation.



00:14:20 --> 00:14:21: Why is it here?

00:14:22 --> 00:14:26: It's here because it tells US1 important thing about great cities.

00:14:26 --> 00:14:27: This is not a city, it's a town.

00:14:27 --> 00:14:29: Of course, it used to be three times the size

00:14:29 --> 00:14:31: and then it just cabbled.

00:14:31 --> 00:14:32: Off in earthquakes?

00:14:32 --> 00:14:33: But this illustrates for me better, and it illustrated for me in terms of teaching me a lesson.

00:14:34 --> 00:14:37: This place turned me into an urbanist, and it taught me that great cities, no matter their size, understand that cities are cities, and when they're not, they're not.

00:14:37 --> 00:14:39: And I'm when I'm showing you this because the plan that you have shown us in study after study gets that.

00:14:39 --> 00:14:43: It gets that.

00:14:43 --> 00:14:47: And we heard that loud and clear.

00:14:47 --> 00:14:51: Not necessarily if this gets it, because I'm not sure you conveyed that completely to your constituency.

00:14:51 --> 00:14:52: But we get it that you understand that one of your principal goals is when you ask us we want to preserve.

00:14:52 --> 00:14:57: What's special about this place we want to preserve?

00:14:57 --> 00:15:03: What is the Gallatin Valley, which is its city here, just like Bozeman city here?

00:15:03 --> 00:15:04: And then when it's not, we want it to be open.

00:15:04 --> 00:15:05: And feel like the rest of Montana.

00:15:05 --> 00:15:07: You know, you showed us lots of diagrams.

00:15:07 --> 00:15:08: The folks at Cushing Terrell did this diagram for us.

00:15:08 --> 00:15:10: And we love it because it's like a bunch of galaxies interconnect with each other, each one of them unique.

00:15:10 --> 00:15:13: That's your study area.

00:15:13 --> 00:15:16: So now I'm going to get down into the deep.

00:15:16 --> 00:15:19: That's the setup.

00:15:19 --> 00:15:20: You asked us a series of specific questions.

00:15:20 --> 00:15:23: I'm not going to read these questions, but I am going to categorize them.

00:15:23 --> 00:15:27: You asked us questions about we understand we're going to grow if we do that.

00:15:27 --> 00:15:29: How do we do that without ruining ourselves?

00:16:14 --> 00:16:16: And most of your questions had that.

00:16:16 --> 00:16:20: At the core, We, we and the sponsor collectively turned

00:16:20 --> 00:16:25: this into these categories, community amenities and character, housing and

00:16:26 --> 00:16:29: workforce, infrastructure and implementation.

00:16:33 --> 00:16:35: I'm going to the panel's going to talk to you

00:16:35 --> 00:16:36: about specific things they heard.

00:16:36 --> 00:16:39: I'm going to tell you about general things we heard.

00:16:41 --> 00:16:41: We heard.

00:16:42 --> 00:16:43: We know we're going to grow.

00:16:43 --> 00:16:45: Most people said this.

00:16:45 --> 00:16:48: We know we're going to grow and that means change.

00:16:48 --> 00:16:49: And that's scary.

00:16:50 --> 00:16:52: But since we're going to have to do it.

00:16:52 --> 00:16:53: Let's do it.

00:16:53 --> 00:16:53: Right.

00:16:53 --> 00:16:54: Let's not mess this up.

00:16:54 --> 00:16:56: We heard this from bunches of people.

00:16:58 --> 00:16:59: We heard we don't like sprawl.

00:17:01 --> 00:17:05: From everybody we heard we're OK with density as long

00:17:05 --> 00:17:07: as it's not next door.

00:17:09 --> 00:17:11: By the way, you are not alone in that, right?

00:17:11 --> 00:17:12: That's everywhere.

00:17:13 --> 00:17:16: We think the plan's OK if we understand what it

00:17:16 --> 00:17:16: is.

00:17:17 --> 00:17:19: We're not sure if we do.

00:17:20 --> 00:17:24: We're here, however, and whenever we arrived for the outdoors

00:17:24 --> 00:17:26: to a person, we heard that.

00:17:28 --> 00:17:29: And mostly we heard this.

00:17:30 --> 00:17:32: We don't want to lose the things that make Gallatin

00:17:32 --> 00:17:35: Valley special, and that means access to the outdoors and

00:17:35 --> 00:17:39: all the things it offers recreationally, visually and psychically.

00:17:40 --> 00:17:42: We want to preserve the code of the West, the

00:17:42 --> 00:17:45: Montana code, the thing I just talked about, that's the

00:17:45 --> 00:17:46: same thing in Kansas.

00:17:46 --> 00:17:48: We won't want to lose that.

00:17:48 --> 00:17:50: We don't want to lose the thing that goes along

00:17:50 --> 00:17:51: with that, which is the sense of community.

00:17:52 --> 00:17:57: And finally, we don't want to lose our open space

00:17:57 --> 00:17:58: and.

00:17:58 --> 00:18:01: Everyone recognizes that some choices have to be made.

00:18:01 --> 00:18:03: Here we're going to talk with you about what those

00:18:03 --> 00:18:04: choices are and the directions you can go.

00:18:05 --> 00:18:08: So I'm going to finish with a preview of the

00:18:08 --> 00:18:09: big guy.

00:18:09 --> 00:18:11: These are not all of our recommendations, but they are

00:18:11 --> 00:18:11: the big ones.

00:18:12 --> 00:18:13: We are going to recommend this.

00:18:13 --> 00:18:16: First of all, stop planning.

00:18:16 --> 00:18:19: Start doing the time is right to do this.

00:18:19 --> 00:18:22: The stars have aligned just like those galaxies.

00:18:22 --> 00:18:23: It's time to start.

00:18:25 --> 00:18:26: Implement the triangle plan.

00:18:26 --> 00:18:31: You've already developed that I showed you a depiction of

00:18:31 --> 00:18:33: earlier county opt in to SB382.

00:18:34 --> 00:18:39: That is a nuanced recommendation, but ideally we would

00:18:39 --> 00:18:42: have

00:18:39 --> 00:18:42: you opt in to 382 zone.

00:18:42 --> 00:18:45: The county right now that process we understand is already

00:18:45 --> 00:18:48: in place, already kind of underway and there's some plans

00:18:48 --> 00:18:49: for that.

00:18:49 --> 00:18:51: But we're underscoring that you need to do that because

00:18:52 --> 00:18:54: to enable some of the things we're recommending to you,

00:18:54 --> 00:18:54: you have to.

00:18:55 --> 00:19:02: Transform the Planning Coordination Committee into the

00:19:03 --> 00:19:04: Gallatin Valley Planning

00:19:03 --> 00:19:04: Board with authority.

00:19:07 --> 00:19:11: Take your new entitled city status, the fact that you're

00:19:11 --> 00:19:14: now larger than 50,000 population and exploit it.

00:19:16 --> 00:19:19: And finally, cities annex the triangle.

00:19:20 --> 00:19:21: It's going to make this easier.

00:19:22 --> 00:19:24: We know and we're going to tell you, we know

00:19:24 --> 00:19:27: that's a heavy lift, but just because it's heavy doesn't

00:19:27 --> 00:19:28: mean you shouldn't do it.

00:19:31 --> 00:19:33: And those are our major recommendations.

00:19:34 --> 00:19:38: What's going to follow now is presentation from our panelists

00:19:38 --> 00:19:41: who are going to talk to us about regional issues,

00:19:41 --> 00:19:45: infrastructure, housing, preserving your character and then I'll

00:19:45 --> 00:19:45: come back

00:19:45 --> 00:19:45: to a wrap.

00:19:45 --> 00:19:47: Up and we'll have Q&A.

00:19:55 --> 00:19:57: So with that, I'm going to turn the.

00:19:57 --> 00:20:01: Mic over to Kim and to Gretchen and to talk

00:20:01 --> 00:20:04: with you about those issues.

00:20:06 --> 00:20:07: Thank you, Alan.

00:20:07 --> 00:20:08: Hello, everyone.

00:20:08 --> 00:20:10: It's a pleasure to be here today.

00:20:11 --> 00:20:13: My name is Gretchen Milliken.

00:20:14 --> 00:20:16: Like Alan, I'm not from here.

00:20:16 --> 00:20:18: I'm from the Boston area.

00:20:19 --> 00:20:22: I spent most of my adult life overseas and Sweden

00:20:22 --> 00:20:25: and then returned to the States via Louisville, KY and

00:20:25 --> 00:20:27: now Park City, UT.

00:20:28 --> 00:20:33: Also like Alan, I am an architect by training and

00:20:33 --> 00:20:37: by practice and what I now consider myself as a

00:20:37 --> 00:20:39: recovering architect.

00:20:40 --> 00:20:43: About 10 years ago, I segwayed into urban planning and

00:20:43 --> 00:20:47: served as the Director of Advanced Planning in Louisville, KY,

00:20:47 --> 00:20:50: and more recently the Planning Director in Park City, UT.

00:20:59 --> 00:21:01: You're going to hear more from me in a minute,

00:21:01 --> 00:21:03: what I'm going to do right now.

00:21:03 --> 00:21:05: Is turn it over to my colleague Kim and she's

00:21:05 --> 00:21:07: going to run through and I'll be back in just

00:21:07 --> 00:21:07: a minute.

00:21:09 --> 00:21:11: I guess we're all standing on the box today.

00:21:13 --> 00:21:15: Hi, I'm Kim Morisaki.

00:21:15 --> 00:21:16: I'm from Kalispell, Mt.

00:21:17 --> 00:21:21: I'm a fifth generation Flathead Valley resident and my family

00:21:21 --> 00:21:25: tree is full of Montana homesteaders, farmers, carpenters.

00:21:25 --> 00:21:27: And a couple of rascals.

00:21:28 --> 00:21:32: I did economic development in Kalispell for 13 years, helping

00:21:32 --> 00:21:36: entrepreneurs start businesses and helping to turn blighted

00:21:36 --> 00:21:39: blocks of

00:21:40 --> 00:21:44: downtown into trails, new houses and businesses.

00:21:44 --> 00:21:48: Three years ago, I pivoted to affordable housing and now

00:21:49 --> 00:21:52: work for Northwest Montana Community Land Trust,

00:21:52 --> 00:21:53: managing 52 homes

00:21:54 --> 00:21:55: that are owned by families and members of our.

00:21:55 --> 00:21:59: Workforce.

00:22:00 --> 00:22:04: Those homes were.

00:22:04 --> 00:22:05: Bought and placed in the land in the Land Trust

00:22:05 --> 00:22:08: in 2012 to 2016 and currently sell for 140 to

00:22:09 --> 00:22:14: \$200,000.

00:22:09 --> 00:22:14: I guess it pays to plant head.

00:22:09 --> 00:22:14: Currently we are buying properties, building townhouses,

00:22:09 --> 00:22:14: moving donated houses,

00:22:14 --> 00:22:15: working with private developers.

00:22:16 --> 00:22:19: Foundations, private donors and building supply companies.

00:22:19 --> 00:22:23: Partnering with city government's Habitat for Humanity and other nonprofits.

00:22:23 --> 00:22:26: All this activity will add 13 houses.

00:22:26 --> 00:22:27: To our inventory.

00:22:27 --> 00:22:31: In the next 18 months, Alan suggested earlier that the

00:22:31 --> 00:22:35: panelists might not be invested in the outcome in Gallatin

00:22:35 --> 00:22:36: Valley, but I think we.

00:22:36 --> 00:22:37: Are.

00:22:37 --> 00:22:38: All a little invested.

00:22:39 --> 00:22:41: Personally, I'm very invested.

00:22:41 --> 00:22:44: I consider myself a Montanan first and foremost, and I

00:22:44 --> 00:22:47: want Gallatin Valley to find the path to a great

00:22:47 --> 00:22:49: future for all of its residents.

00:22:50 --> 00:22:52: I also want to see how you manage all this

00:22:52 --> 00:22:55: turmoil so that I can take some of the lessons

00:22:55 --> 00:22:56: back home with me.

00:22:58 --> 00:23:00: I just wanted to say that I feel your pain.

00:23:00 --> 00:23:01: I see the.

00:23:01 --> 00:23:04: Pressure of population growth on my favorite State Park on

00:23:05 --> 00:23:08: Flathead Lake, causing ridiculous traffic on reserve.

00:23:08 --> 00:23:11: And making my friends struggle when they are trying to

00:23:11 --> 00:23:12: rent a house in Bigfork.

00:23:13 --> 00:23:15: I'm sure you know what I mean.

00:23:15 --> 00:23:19: The flatheads Population growth and rapid change is

00:23:19 --> 00:23:24: impacting all

00:23:19 --> 00:23:24: citizens, causing disorientation, a strain on resources,

00:23:24 --> 00:23:27: uncertainty and the

00:23:24 --> 00:23:27: very human reaction of fear of change.

00:23:27 --> 00:23:31: It is impacting residents of every age and financial

00:23:31 --> 00:23:35: circumstance.

00:23:31 --> 00:23:35: People worry and react in many ways, sometimes the

00:23:35 --> 00:23:38: negative

00:23:35 --> 00:23:38: reactions of people who have been here for three years

00:23:38 --> 00:23:39: or three generations.

00:23:40 --> 00:23:41: Really concern me.

00:23:42 --> 00:23:47: I love Montana completely, but I don't always completely

00:23:47 --> 00:23:49: understand

00:23:47 --> 00:23:49: the choices that we make.

00:23:51 --> 00:23:54: It is human nature to not like change and in

00:23:54 --> 00:23:55: this situation.

00:23:55 --> 00:23:56: I might be.

00:23:57 --> 00:23:58: The exception.

00:23:58 --> 00:23:59: To the rule.

00:23:59 --> 00:24:02: I can't say that I always love change, but I

00:24:02 --> 00:24:06: occasionally find it exciting and enjoy thinking about the possibilities

00:24:06 --> 00:24:07: that it creates.

00:24:08 --> 00:24:11: And that is why I am here with you today.

00:24:12 --> 00:24:15: There are positive possibilities to be embraced.

00:24:15 --> 00:24:17: Not all change is bad.

00:24:17 --> 00:24:21: Today we are going to hit you with some ideas

00:24:21 --> 00:24:24: that might strike you as pretty Unmontanan.

00:24:26 --> 00:24:30: Some might seem daunting and you might be tempted to

00:24:30 --> 00:24:32: laugh or roll your.

00:24:32 --> 00:24:35: Eyes or even throw up your hands.

00:24:35 --> 00:24:36: But I ask.

00:24:36 --> 00:24:39: You to hear us out, We have already done so

00:24:39 --> 00:24:40: much.

00:24:40 --> 00:24:41: No, Excuse me, You.

00:24:41 --> 00:24:44: Have already done so much good work, you agree on

00:24:45 --> 00:24:48: much of what is valuable about this beautiful place, and

00:24:48 --> 00:24:51: now a few stars have aligned in your sky.

00:24:52 --> 00:24:56: And that just might allow you to collaborate and achieve

00:24:56 --> 00:25:00: great things so that 10 years from now you will

00:25:00 --> 00:25:03: look back and be proud of what you did and

00:25:03 --> 00:25:08: happy with the character and growth of Gallatin Valley so.

00:25:08 --> 00:25:09: Some.

00:25:09 --> 00:25:13: Very interesting and sometimes downright startling things came out of

00:25:13 --> 00:25:14: Helena this spring.

00:25:15 --> 00:25:18: One piece of legislation that I was sure would never

00:25:18 --> 00:25:19: pass with Senate.

00:25:19 --> 00:25:21: Bill 382.

00:25:23 --> 00:25:26: We Montanans are famous for our rugged individualism and belief

00:25:26 --> 00:25:29: in our inalienable private property rights.

00:25:30 --> 00:25:32: And darn it, we believe in local control.

00:25:33 --> 00:25:34: But.

00:25:34 --> 00:25:37: Senate Bill 382 caused local control to shrink at the

00:25:37 --> 00:25:41: city level by requiring all cities over 5000 people to

00:25:41 --> 00:25:45: gather more data and community input at the beginning of

00:25:45 --> 00:25:47: the creation of the city land.

00:25:47 --> 00:25:49: Use plan and also.

00:25:51 --> 00:25:55: Is requiring every project that is in alignment with that

00:25:56 --> 00:25:59: land use plan to be approved by right removing the

00:25:59 --> 00:26:03: public input in the later part of the process.

00:26:03 --> 00:26:06: It's kind of drastic.

00:26:07 --> 00:26:10: The upside of that is that it also allows cities

00:26:10 --> 00:26:15: to make their zoning and development approval process more predictable

00:26:15 --> 00:26:18: and efficient, often saving time and money.

00:26:19 --> 00:26:20: We we will.

00:26:20 --> 00:26:23: Talk more about Senate Bill 382 and the benefits it

00:26:23 --> 00:26:25: might provide later this morning.

00:26:26 --> 00:26:28: For now, I would like to ask Gretchen to talk

00:26:28 --> 00:26:29: a little bit about planning.

00:26:33 --> 00:26:34: Thank you.

00:26:34 --> 00:26:34: Kim.

00:26:36 --> 00:26:38: I think we're on the wrong slide.

00:26:38 --> 00:26:41: Am I?

00:26:41 --> 00:26:41: Oh, it's me.

00:26:44 --> 00:26:44: OK.

00:26:46 --> 00:26:46: Great.

00:26:48 --> 00:26:50: So Gallatin Valley knows how to plan.

00:26:54 --> 00:26:59: This is an impressive array of planning documents, both quantitatively

00:26:59 --> 00:27:00: but also qualitatively.

00:27:00 --> 00:27:03: There is some really good stuff in here.

00:27:03 --> 00:27:06: I can't say that I have read through all of

00:27:06 --> 00:27:10: the plans, but I have definitely previewed them and there's

00:27:11 --> 00:27:14: some really great ideas in here and also some fabulous

00:27:14 --> 00:27:19: strategies and and implementations as a long range planner.

00:27:19 --> 00:27:22: Like I said, this warms my heart to see this

00:27:22 --> 00:27:26: and knowing that planning is a very critical step in

00:27:26 --> 00:27:28: achieving our goals and vision.

00:27:30 --> 00:27:32: But I want you to also realize that the public

00:27:32 --> 00:27:36: perception or the public at large is probably not reading

00:27:36 --> 00:27:39: through all of these documents cover to cover and that

00:27:39 --> 00:27:42: it looks like a lot of plans and potentially no

00:27:42 --> 00:27:43: action.

00:27:44 --> 00:27:46: So I want you to kind of keep that in

00:27:46 --> 00:27:46: mind.

00:27:47 --> 00:27:49: And as we all know, a plan on the shelf

00:27:49 --> 00:27:51: does not get you where you need to be.

00:27:55 --> 00:27:57: And looking at all these plans, we tried to visualize

00:27:58 --> 00:28:00: what they encumbered so that you had a picture in

00:28:00 --> 00:28:01: front of you.

00:28:02 --> 00:28:04: That's to say, there are lots of great pictures and

00:28:04 --> 00:28:07: all those plans if you do decide to dive into

00:28:07 --> 00:28:07: those.

00:28:08 --> 00:28:12: But what we're looking at here is your triangle, your

00:28:12 --> 00:28:15: density areas, the two cities and the four corners.

00:28:17 --> 00:28:22: The black dots indicate more density, city centers, neighbourhood centers,

00:28:22 --> 00:28:25: with the Browns being more residential and not as many

00:28:26 --> 00:28:29: amenities and the greens being sort of green space and

00:28:29 --> 00:28:30: and open space.

00:28:31 --> 00:28:34: This is the vision, the vision that's been laid out

00:28:35 --> 00:28:38: in all of these plans, that we condense the density

00:28:38 --> 00:28:39: and we keep it controlled.

00:28:44 --> 00:28:47: And like I said, this map is an interpretation of

00:28:47 --> 00:28:48: this vision.

00:28:48 --> 00:28:52: This is not necessarily what it is today, but it's

00:28:52 --> 00:28:53: what you are hoping it to be.

00:28:55 --> 00:28:58: It's very clear where the city is and where the

00:28:58 --> 00:28:58: city is not.

00:28:59 --> 00:29:02: And that is very important what we keep hearing over

00:29:02 --> 00:29:05: and over again that importance to keep to maintain the

00:29:05 --> 00:29:06: open space.

00:29:11 --> 00:29:13: So we are actually not here to patch you on

00:29:13 --> 00:29:15: your back and tell you how great you've done for

00:29:15 --> 00:29:17: all this planning activities.

00:29:18 --> 00:29:21: You asked us here to look at your challenges and

00:29:21 --> 00:29:26: your opportunities and to provide you our collective expert advice

00:29:26 --> 00:29:29: and our own strategies and share those with you along

00:29:29 --> 00:29:31: with our big ideas.

00:29:32 --> 00:29:33: So here's the big idea.

00:29:34 --> 00:29:35: Trust the vision.

00:29:36 --> 00:29:37: You've done all the work.

00:29:38 --> 00:29:38: It's there.

00:29:39 --> 00:29:42: You've put it out there, this wonderful community of unique neighborhoods.

00:29:42 --> 00:29:43: What you need to do is take the action steps

00:29:44 --> 00:29:46: to make that happen, to continue the good work that

00:29:46 --> 00:29:49: you're doing.

00:29:49 --> 00:29:50: What we saw was this harmony in the in the

00:29:52 --> 00:29:54: growth plans of the two cities of Belgrade and Bozeman,

00:29:54 --> 00:29:57:



00:29:57 --> 00:30:00: as well as the Triangle area and the county.

00:30:01 --> 00:30:05: And that that harmony or that collective idea is around

00:30:05 --> 00:30:08: that idea of unique neighborhoods.

00:30:08 --> 00:30:11: What this is really saying is that we don't all

00:30:11 --> 00:30:12: have to be Bozeman.

00:30:12 --> 00:30:15: We don't have to go down a path that's not

00:30:15 --> 00:30:16: our path.

00:30:16 --> 00:30:18: Belgrade can be Belgrade.

00:30:18 --> 00:30:21: Belgrade can be Belgrade and the county can be the

00:30:21 --> 00:30:25: county and the four corners can decide what it wants

00:30:25 --> 00:30:27: to be and and go down that path.

00:30:29 --> 00:30:32: What you have envisioned is a diversity of different housing

00:30:32 --> 00:30:33: types.

00:30:33 --> 00:30:34: These are housing options.

00:30:34 --> 00:30:38: So it's not just single family sprawl into the great

00:30:38 --> 00:30:43: Wild West here, but single family and duplexes and townhomes

00:30:43 --> 00:30:46: and multi family and possibly even tiny homes.

00:30:46 --> 00:30:47: Who knows?

00:30:47 --> 00:30:48: But there should be a diversity.

00:30:48 --> 00:30:50: People should have options.

00:30:51 --> 00:30:54: There should be density in areas that can support local

00:30:55 --> 00:30:57: retail and also community amenities.

00:30:57 --> 00:31:00: These are your coffee shops and your bakeries and your

00:31:00 --> 00:31:03: daycares and your potentially a swimming pool.

00:31:04 --> 00:31:07: Things that which the community can access and not have

00:31:07 --> 00:31:09: to get in the car and drive 30 minutes.

00:31:11 --> 00:31:15: And these what's very important in in creating this vision

00:31:15 --> 00:31:16: is connecting it all.

00:31:17 --> 00:31:19: And this is connected through a fabric of not just

00:31:19 --> 00:31:20: roadways.

00:31:20 --> 00:31:23: It's not about the car, it's a fabric of trails,

00:31:23 --> 00:31:27: of pathways and most importantly, open space.

00:31:27 --> 00:31:30: The preservation of open space here is key.

00:31:30 --> 00:31:31: It is a connector.

00:31:35 --> 00:31:38: The UL, the ULI panel agrees with this vision and

00:31:38 --> 00:31:41: if you had not already laid it out, we would

00:31:41 --> 00:31:44: be telling you this is the vision you need to

00:31:44 --> 00:31:45: work with.

00:31:45 --> 00:31:50: So you guys are on the right path and that

00:31:50 --> 00:31:57: is why this presents a fabulous opportunity for action.

00:31:58 --> 00:32:01: The time is now and I'll tell you why the

00:32:01 --> 00:32:02: time is now.

00:32:02 --> 00:32:05: We've only been here for a very short time, but

00:32:05 --> 00:32:09: what we've heard is that you are unified and aligned

00:32:09 --> 00:32:12: more than you have been historically.

00:32:13 --> 00:32:16: You're unified and aligned on on what you want to

00:32:16 --> 00:32:18: accomplish and that is really key.

00:32:18 --> 00:32:22: You have local elected officials who are supportive of the

00:32:22 --> 00:32:22: effort.

00:32:24 --> 00:32:28: And as Kim mentioned, there's also Senate Bill 382.

00:32:29 --> 00:32:31: This not might not seem like a gift.

00:32:31 --> 00:32:33: It might seem like a big hurdle.

00:32:33 --> 00:32:37: It might seem like an obstacle, inconvenience, whatever.

00:32:38 --> 00:32:43: But the Senate Bill 3-D2 does help facilitate and potentially

00:32:43 --> 00:32:47: accelerate the development approval process.

00:32:48 --> 00:32:51: It gives you some certainty and parameters.

00:32:53 --> 00:32:58: The front end public participation, it makes it more

00:32:58 --> 00:33:03: predictable

00:33:03 --> 00:33:07: for everyone and potentially can help the planning process

00:33:07 --> 00:33:10: go

00:33:12 --> 00:33:17: more smoothly and it could also make it easier to

00:33:17 --> 00:33:21: do what the triangle plan is contemplating.

00:33:21 --> 00:33:25: And this is as Alan mentioned before, our recommendation

00:33:25 --> 00:33:29: here

00:33:30 --> 00:33:34: is that the the county participates in the OR OPS

00:33:34 --> 00:33:35: into the Senate Bill 382 and to complete the triangle

00:33:37 --> 00:33:40: without that you've got two cities and a county.

00:33:41 --> 00:33:45: With that you've got one regional community along with your

00:33:46 --> 00:33:49: two cities and the county.

00:33:52 --> 00:33:53: We completely understand that this is a huge lift.

00:33:55 --> 00:33:59: It's a significant cost and staff time and resources.

00:34:00 --> 00:34:04: But we believe as as Alan mentioned you've you've got

00:34:05 --> 00:34:05: it, it's going to hurt more in the long run

00:34:09 --> 00:34:09: if you don't do it.

00:34:11 --> 00:34:16: Ideally a full opt in would be the our recommendation.

00:34:16 --> 00:34:20: However, we understand that there could be a partial place

00:34:20 --> 00:34:26: as well.

00:34:26 --> 00:34:27: What's important is the piece of the triangle becomes OPS

00:34:27 --> 00:34:27: in with the Senate Bill 382.

00:34:27 --> 00:34:27: This is going to give the county additional regulatory tools

00:34:27 --> 00:34:27: in the toolbox, and it's going to help to reduce

00:34:27 --> 00:34:27: those disparities between city and county land use

00:34:27 --> 00:34:27: regulation, which

00:34:27 --> 00:34:27: is now what?

00:34:27 --> 00:34:29: Is allowing for all the sprawl to happen.

00:34:31 --> 00:34:34: This also sets the stage for the.

00:34:34 --> 00:34:38: Zoning of the triangle and future annexation.

00:34:44 --> 00:34:47: So another thing that we heard loud and clear was

00:34:47 --> 00:34:50: the need for conservation strategies.

00:34:51 --> 00:34:54: I'm going to talk about one right here, but I

00:34:54 --> 00:34:58: just want to point out that the previous conference slide

00:34:58 --> 00:35:03: that I showed you were also conversation strategies, realizing your

00:35:03 --> 00:35:08: plan moving forward, opting into 382, unifying that triangle area

00:35:08 --> 00:35:11: that is also a conservation strategy.

00:35:18 --> 00:35:20: What what I'm we're talking about here with the is

00:35:20 --> 00:35:23: is going to be the transfer of development rights.

00:35:23 --> 00:35:27: This is a low hanging fruit, the annexation, the opting

00:35:27 --> 00:35:32: in, those are more long term strategies that will see

00:35:32 --> 00:35:36: benefits further on transfer development rights is more of a

00:35:36 --> 00:35:40: low hanging fruit that can happen tomorrow.

00:35:42 --> 00:35:45: This is a powerful tool that we believe is worth

00:35:45 --> 00:35:49: exploring because it also gives you control of sprawl and

00:35:49 --> 00:35:53: it can help to safeguard rivers, stream, wildlife, corridors, that

00:35:53 --> 00:35:56: natural environment that everyone holds so dear.

00:35:57 --> 00:36:01: It it incentivizes permit protection of valuable open space and

00:36:01 --> 00:36:03: keeps it protected in perpetuity.

00:36:05 --> 00:36:08: The big picture here is that this is a zoning

00:36:08 --> 00:36:13: technique that protects the land by taking the development rights

00:36:13 --> 00:36:17: of that land and transferring it to an area that's

00:36:17 --> 00:36:20: more appropriate for that kind of development.

00:36:21 --> 00:36:24: So instead of being a a large farm AG farm

00:36:24 --> 00:36:27: out in the middle of nowhere with big AG farms

00:36:27 --> 00:36:31: on all sides and plopping in a subdivision right smack

00:36:31 --> 00:36:35: in the middle, it would take that density that that

00:36:35 --> 00:36:38: farm allows and bring it closer to one of the

00:36:38 --> 00:36:40: city's or density nodes.

00:36:40 --> 00:36:41: That's already in your triangle.

00:36:43 --> 00:36:46: The ultimate purpose of this is to create efficient and

00:36:46 --> 00:36:47: sustainable growth patterns.

00:36:48 --> 00:36:50: And this is what you've learned outlined in all your

00:36:50 --> 00:36:53: growth policy plans and in the triangle plan.

00:36:53 --> 00:36:54: This is how you want to grow.

00:36:54 --> 00:36:56: This is going to help you.

00:36:57 --> 00:37:00: This is actually not a new concept here in Gallatin

00:37:00 --> 00:37:01: County.

00:37:02 --> 00:37:05: It already exists in in three different areas.

00:37:05 --> 00:37:11: Most notably, you've got it in Spring Hill ranching community.

00:37:12 --> 00:37:15: It's looks a little different than your traditional TDR, but

00:37:15 --> 00:37:18: what it does is it protects that rural community in

00:37:18 --> 00:37:19: perpetuity.

00:37:19 --> 00:37:25: It that rural ranch feel will be there in length.

00:37:27 --> 00:37:30: However, what we feel here is that it could even

00:37:30 --> 00:37:33: be broadened greater and so there are additional examples to

00:37:33 --> 00:37:36: look at not just in the United States but abroad.

00:37:37 --> 00:37:41: This is a mechanism that's used globally, but closer to

00:37:41 --> 00:37:42: home.

00:37:42 --> 00:37:45: We've got Summit County, Colorado that has an excellent TDR

00:37:45 --> 00:37:45: program.

00:37:46 --> 00:37:51: And also the Pinelands development in New Jersey has really

00:37:51 --> 00:37:55: taken this and put it on a large, large scale

00:37:55 --> 00:37:59: to protect large spots, acres and acres of land.

00:38:00 --> 00:38:03: The key here, however, is this does not work without

00:38:03 --> 00:38:04: zoning.

00:38:05 --> 00:38:05: And again.

00:38:12 --> 00:38:15: It's so critical that you zone the triangle that that

00:38:15 --> 00:38:18: is one of our recommendations for you all.

00:38:20 --> 00:38:21: So with that I am.

00:38:21 --> 00:38:23: Going to pass this back over to Kim and she's

00:38:23 --> 00:38:26: going to talk to you a little bit about some

00:38:26 --> 00:38:27: funding opportunities.

00:38:29 --> 00:38:30: So thank you for that.

00:38:32 --> 00:38:35: Gretchen's discussion of TDRS highlights how they can be combined

00:38:36 --> 00:38:39: with conservation easements to monetize development rights.

00:38:39 --> 00:38:43: While conserving open and agricultural land, stakeholders told us that

00:38:43 --> 00:38:46: Gallatin Valley Land Trust and the Montana Land Reliance do

00:38:46 --> 00:38:49: a great job with conservation easements.

00:38:49 --> 00:38:53: This is one of several partnership structures we believe can

00:38:53 --> 00:38:57: leverage the wealth of the community to benefit all residents.

00:38:58 --> 00:39:03: Another partnership structure is the Public Private Partnership.

00:39:03 --> 00:39:07: PPPs as they are often called, are often the most.

00:39:07 --> 00:39:10: Effective means to intervene in an uncertain market or for  
00:39:10 --> 00:39:13: projects that have community benefit.  
00:39:13 --> 00:39:17: Partnerships share the financial risk between public and  
private entities.  
00:39:17 --> 00:39:22: Such partnerships require clear understanding of the market  
conditions in  
00:39:22 --> 00:39:26: the development area and a realistic assessment of the costs  
00:39:26 --> 00:39:30: of infrastructure and amenities, while the use of public funds  
00:39:30 --> 00:39:32: in private development can be controversial.  
00:39:34 --> 00:39:37: Communities that invest in these strategic projects receive  
returns in  
00:39:37 --> 00:39:41: housing, water and sewer infrastructure, recurring tax  
revenues, and jobs.  
00:39:42 --> 00:39:45: These partnerships are means to leverage the best of private  
00:39:45 --> 00:39:47: capital and public funds.  
00:39:48 --> 00:39:52: You can also leverage your Community Foundation more  
heavily.  
00:39:52 --> 00:39:56: Another type of partnership that can bring incredible benefits  
to  
00:39:56 --> 00:39:59: a community is a private non profit partnership.  
00:40:00 --> 00:40:03: There is an extraordinary amount of untapped wealth within  
the  
00:40:03 --> 00:40:07: community, both businesses and individual, that can be  
leveraged through  
00:40:07 --> 00:40:09: your Community Foundation.  
00:40:09 --> 00:40:14: Direct grants, matched fund grants and investments of donor  
advised  
00:40:15 --> 00:40:18: funds can be used to invest in mission in mission  
00:40:18 --> 00:40:19: aligned impact.  
00:40:19 --> 00:40:20: Projects.  
00:40:20 --> 00:40:24: Resorts and resort adjacent communities similar to the  
Bozeman to  
00:40:24 --> 00:40:29: Bozeman have effectively leveraged their community  
foundations.  
00:40:29 --> 00:40:33: To accelerate and expand local giving where donors are  
eager  
00:40:33 --> 00:40:36: to support community development.  
00:40:37 --> 00:40:40: Some examples include Whitefish and Jackson Hole.  
00:40:43 --> 00:40:50: As an example, Whitefish Community Foundation has  
granted 69,000,000 since  
00:40:51 --> 00:40:55: 2000 and the has done 33 million in donor advised  
00:40:55 --> 00:40:58: funds just this last month.  
00:40:59 --> 00:41:04: The Great Fish Community Challenge brought over  
\$5,000,000 to 74  
00:41:04 --> 00:41:06: nonprofits in the community.

00:41:07 --> 00:41:10: The Holy Grail of community foundations is Jackson.

00:41:10 --> 00:41:11: Hole they have a.

00:41:11 --> 00:41:19: \$114 million, a \$114 million endowment and \$56,000,000 in gifts

00:41:19 --> 00:41:20: in 2022.

00:41:20 --> 00:41:27: There's no reason that Gallatin County cannot do similar.

00:41:28 --> 00:41:29: Projects with county foundations.

00:41:30 --> 00:41:33: We believe that the One Valley Community Foundation or similar

00:41:34 --> 00:41:38: organization could bring significant additional funds to a number of

00:41:38 --> 00:41:41: nonprofits supporting affordable housing, libraries, youth.

00:41:41 --> 00:41:46: Programs, pools, parks, trails and many other nonprofit organizations with

00:41:46 --> 00:41:49: a focus on bringing community amenities to the entire triangle.

00:41:52 --> 00:41:55: Gallatin Valley will see some new state and federal funding

00:41:56 --> 00:41:58: in the next few years for several reasons.

00:41:58 --> 00:42:01: New state funding that is likely to come as a

00:42:01 --> 00:42:05: result of House Bill 819, which passed the spring, will

00:42:05 --> 00:42:08: place 200 million in four buckets of funding designed to

00:42:08 --> 00:42:10: catalyze workforce housing.

00:42:11 --> 00:42:14: Potentially, 12 million will be set aside for Gallatin to

00:42:14 --> 00:42:17: be matched by another 12 million locally.

00:42:17 --> 00:42:21: These funds would go into a revolving loan fund where

00:42:21 --> 00:42:25: people between 60 and 140% Area Median income can have

00:42:25 --> 00:42:28: up to 30% of their home costs bought down in

00:42:28 --> 00:42:30: return for a deed restriction.

00:42:30 --> 00:42:33: The full process of how this will be managed is

00:42:33 --> 00:42:36: still to be determined by the Governor's Office of Economic

00:42:36 --> 00:42:37: Development.

00:42:37 --> 00:42:43: Additionally, 107 million was designated for the Montana housing infrastructure

00:42:43 --> 00:42:47: for communities and 56 million was designated for loans for

00:42:48 --> 00:42:52: Multi Family Coal Trust home programs for apartment construction.

00:42:55 --> 00:42:58: Federal funding has come, or could come to Bozeman, the

00:42:58 --> 00:43:00: Bozeman area, due to population growth.

00:43:01 --> 00:43:04: As a result of crossing the 50,000 population mark, the

00:43:04 --> 00:43:07: Bozeman area was designated a metropolitan area and was.

00:43:07 --> 00:43:08: Required to create.

00:43:09 --> 00:43:13: Create a Metropolitan Planning organization, which includes the three sponsors

00:43:13 --> 00:43:18: of this presentation, plus the Montana Department of

00:43:18 --> 00:43:19: Transportation and  
Streamline Transit.

00:43:20 --> 00:43:24: The MPO is focused on the creation of transportation  
planning,

00:43:24 --> 00:43:28: and the MPO will receive some federal funding for planning.

00:43:29 --> 00:43:32: Also as a result of crossing that 50,000 person mark,

00:43:32 --> 00:43:36: you have an opportunity to receive a designation as an

00:43:36 --> 00:43:40: Entitlement City from HUD, which would entitle Bozeman to  
access

00:43:40 --> 00:43:46: annual CDBG grants for community development activities  
directed towards revitalizing

00:43:46 --> 00:43:51: neighbourhoods economic development, providing improved  
community facilities.

00:43:52 --> 00:43:55: Engineering and other technical assistance for housing and a  
suitable

00:43:55 --> 00:43:56: living.

00:43:56 --> 00:44:00: Unsuitable living projects, principally for low and moderate  
income families.

00:44:02 --> 00:44:07: Currently, Missoula Billings and Great Falls are the only  
entitlement

00:44:07 --> 00:44:12: cities in the state receiving allocations from the last fiscal

00:44:13 --> 00:44:17: year, totalling 560,648 thousand and \$770,000 respectively.

00:44:18 --> 00:44:21: The city will also have access to the State of

00:44:21 --> 00:44:24: Montana's Housing Trust Fund, a federal block grant  
designated to

00:44:24 --> 00:44:27: create affordable housing for extremely low income  
households.

00:44:28 --> 00:44:31: Montana State allocation of Health Trust House Trust Funds  
is

00:44:31 --> 00:44:35: provided by HUD, and the Montana Department of  
Commerce grants

00:44:35 --> 00:44:39: these funds to entitlement cities as well as nonprofit  
developers

00:44:39 --> 00:44:40: and public.

00:44:41 --> 00:44:45: Housing authorities for the development and preservation of  
affordable housing

00:44:45 --> 00:44:48: for income eligible individuals below the 30%.

00:44:48 --> 00:44:49: Area median income.

00:44:51 --> 00:44:54: The last few years have seen the federal government provide

00:44:54 --> 00:44:58: access to significant new funding opportunities for local  
governments.

00:44:58 --> 00:45:04: These include the bipartisan Infrastructure Law, the Infant  
Inflation Reduction

00:45:04 --> 00:45:07: Act, and the CHIPS and Science Act of 2022.

00:45:09 --> 00:45:10: There are many more.

00:45:11 --> 00:45:17: For transportation, infrastructure and housing, we have created a more

00:45:17 --> 00:45:22: comprehensive list that will go into that report that Alan

00:45:22 --> 00:45:24: mentioned earlier finally.

00:45:24 --> 00:45:24: We.

00:45:24 --> 00:45:29: Talked about zoning and we've talked about annexation and now

00:45:29 --> 00:45:33: we're going to talk about tax, sales tax the on

00:45:33 --> 00:45:34: Montana trifecta.

00:45:39 --> 00:45:42: Discussion around any taxes can be contentious.

00:45:42 --> 00:45:47: However, this panel believes if targeted, if targeted appropriately, a

00:45:47 --> 00:45:51: local option sales tax could provide important tools for local

00:45:51 --> 00:45:54: municipalities to address specific funding needs.

00:45:54 --> 00:45:58: The panel believes that building a coalition of communities and

00:45:58 --> 00:46:03: private companies to lobby the legislature to allow municipalities and

00:46:03 --> 00:46:04: regions the.

00:46:04 --> 00:46:05: Option.

00:46:06 --> 00:46:10: To implement local option sales tax beyond the existing resort

00:46:10 --> 00:46:11: taxes.

00:46:11 --> 00:46:16: This would provide a meaningful tool to fund needed infrastructure

00:46:16 --> 00:46:16: for your.

00:46:16 --> 00:46:17: Community.

00:46:18 --> 00:46:21: A local option sales tax is often used by a

00:46:21 --> 00:46:25: local municipality or county as a means of raising funds

00:46:25 --> 00:46:29: for specific goals local projects such as improving.

00:46:29 --> 00:46:32: Area streets and roads refurbishing communities.

00:46:32 --> 00:46:35: Downtown areas at present Montana.

00:46:36 --> 00:46:39: Statute only allows for the use of 1 specific type

00:46:39 --> 00:46:41: of local option.

00:46:41 --> 00:46:42: Tax the resort tax.

00:46:43 --> 00:46:47: Which is only available to communities with populations below 5000.

00:46:48 --> 00:46:51: At present, only two Gallatin counties have resort tax Big

00:46:51 --> 00:46:52: Sky and West Yellowstone.

00:46:53 --> 00:46:57: West Yellowstone has funded much of its infrastructure improvements and

00:46:57 --> 00:46:59: maintenance through resort taxes for two decades.

00:47:00 --> 00:47:03: The source of funding has been used to make significant

00:47:03 --> 00:47:06: upgrades to the community's water and wastewater systems



and pave  
00:47:07 --> 00:47:08: the town's streets.  
00:47:08 --> 00:47:10: Within or pave the town's streets, Excuse me?  
00:47:11 --> 00:47:14: In Big Sky, the tax has played a significant role  
00:47:14 --> 00:47:17: in the funding of services and programs that provide for  
00:47:17 --> 00:47:23: infrastructure, facilities, post office services, ambulances, and  
emergency services.  
00:47:23 --> 00:47:27: Also public transportation systems, parks and trails, and the  
community  
00:47:27 --> 00:47:28: library.  
00:47:29 --> 00:47:32: One example of an out of state community that is  
00:47:32 --> 00:47:36: effectively use their taxing authority to fund housing is  
Steamboat  
00:47:36 --> 00:47:37: Springs.  
00:47:37 --> 00:47:40: The community has implemented a short term rental tax on  
00:47:40 --> 00:47:41: short term lodging.  
00:47:43 --> 00:47:47: The city has allocated 75%, excuse me, collect of the  
00:47:47 --> 00:47:52: collected revenue to their Housing Authority for the  
development of  
00:47:52 --> 00:47:55: affordable and attainable housing.  
00:47:56 --> 00:47:59: The process of creation of the gas tax legislation and  
00:47:59 --> 00:48:03: its ultimate passage in 2021 is an instructive example of  
00:48:03 --> 00:48:07: how cities, counties, private businesses and other interested  
parties can  
00:48:07 --> 00:48:11: work together across the state to effect change in this  
00:48:11 --> 00:48:11: area.  
00:48:12 --> 00:48:16: By convening with interested parties across the state and  
defining  
00:48:16 --> 00:48:19: a gas tax that would be acceptable to a wide  
00:48:19 --> 00:48:23: variety of large and small businesses, entities and private  
citizens,  
00:48:23 --> 00:48:26: the Gas Coalition was able to craft legislation that attracted  
00:48:26 --> 00:48:29: enough support to be confirmed into law.  
00:48:30 --> 00:48:33: Given the large number of out of state visitors and  
00:48:33 --> 00:48:35: their use of roads.  
00:48:35 --> 00:48:40: Infrastructure and amenities in many large and small non  
resort  
00:48:40 --> 00:48:41: cities.  
00:48:45 --> 00:48:49: It may benefit Bozeman and Belgrade to study this  
opportunity.  
00:48:49 --> 00:48:50: Further to work.  
00:48:50 --> 00:48:54: With other similar communities across Montana and with that  
I  
00:48:54 --> 00:48:56: would like to introduce you.

00:48:57 --> 00:48:58: To Lucia.

00:48:59 --> 00:49:02: Who will be talking about implementation?

00:49:04 --> 00:49:06: Good morning, everyone.

00:49:06 --> 00:49:07: You've heard a lot about your ready.

00:49:08 --> 00:49:10: I'm a nuts and bolts kind of gal, so I'm

00:49:10 --> 00:49:14: going to talk about some organizations that can get you

00:49:14 --> 00:49:14: moving.

00:49:15 --> 00:49:19: But I am currently the Senior Advisor in Hillsborough County,

00:49:19 --> 00:49:23: Florida, and that is home to Tampa and a couple

00:49:23 --> 00:49:26: of other small jurisdictions I have.

00:49:26 --> 00:49:29: Spent I'm an urban planner, and I've spent the last

00:49:29 --> 00:49:35: decade managing a large organization in unincorporated Hillsborough that deals

00:49:35 --> 00:49:38: with water, wastewater, transportation, stormwater, as.

00:49:38 --> 00:49:42: Well as all of the development and building functions.

00:49:46 --> 00:49:52: I have another commonality in that Hillsborough is very similar

00:49:52 --> 00:49:58: to Galton County and it may look different, but you

00:49:58 --> 00:50:02: have a code of the West and we have something

00:50:02 --> 00:50:04: called Old Florida.

00:50:05 --> 00:50:10: And so as growth has happened and folks have looked

00:50:10 --> 00:50:13: at Hillsborough, they've said.

00:50:13 --> 00:50:17: Make sure, make sure you don't.

00:50:18 --> 00:50:18: Thank you.

00:50:18 --> 00:50:23: Make sure you don't lose the feel and character of

00:50:23 --> 00:50:24: old Florida.

00:50:24 --> 00:50:26: So I understand this.

00:50:27 --> 00:50:30: I also have a commonality and that is that I've

00:50:30 --> 00:50:31: been a sponsor.

00:50:32 --> 00:50:37: I've been a ULI advisory panel sponsor twice on these

00:50:37 --> 00:50:38: very.

00:50:38 --> 00:50:42: Similar issues about growth and I can tell you.

00:50:43 --> 00:50:49: That the recommendations were shattering like shuttering, but they engaged

00:50:49 --> 00:50:54: us in incredible dialogue in our community that we needed

00:50:54 --> 00:50:55: to have.

00:50:56 --> 00:50:58: So I understand what it's like to be sitting and

00:50:58 --> 00:51:01: waiting for the recommendations to come.

00:51:01 --> 00:51:01: Through.

00:51:04 --> 00:51:09: The Hillsborough issues similar in that we have large agricultural

00:51:09 --> 00:51:11: tracts of land.

00:51:11 --> 00:51:15: We have environmental lands that require protection.

00:51:15 --> 00:51:19: We have septic to sewer issues and connections to centralized

00:51:19 --> 00:51:20: water.

00:51:20 --> 00:51:24: We have issues of Tampa wanting to be the big

00:51:24 --> 00:51:29: urban jurisdiction and other areas wanting to maintain suburban and

00:51:29 --> 00:51:30: rural characters.

00:51:31 --> 00:51:34: And we also have had an influx of wealth in

00:51:34 --> 00:51:37: the last few years that has just made our home

00:51:37 --> 00:51:41: prices skyrocket, where our own employees can no longer live

00:51:41 --> 00:51:42: in the area.

00:51:43 --> 00:51:46: But I'm going to talk about the nuts and bolts

00:51:46 --> 00:51:49: in the organization because the issues that you're facing are

00:51:49 --> 00:51:50: really systemic.

00:51:51 --> 00:51:52: They aren't symptomatic.

00:51:52 --> 00:51:55: We want to treat the whole body and not just

00:51:55 --> 00:51:55: the symptoms.

00:51:55 --> 00:51:59: We want to get down to why, how we can

00:51:59 --> 00:52:00: address.

00:52:00 --> 00:52:03: The entire region, systematically.

00:52:06 --> 00:52:09: So I'm going to start with you are stronger Together

00:52:10 --> 00:52:13: and you've heard already the applause for all of the

00:52:13 --> 00:52:15: initiatives that you've undertaken.

00:52:16 --> 00:52:17: I'm going to.

00:52:17 --> 00:52:21: Say that taking on issues that cross jurisdictional boundaries is

00:52:22 --> 00:52:25: really tough because there is a desire to take care

00:52:25 --> 00:52:29: of your own home first and then look at the

00:52:29 --> 00:52:30: neighbourhood.

00:52:30 --> 00:52:32: But it's critically important.

00:52:33 --> 00:52:36: And so we applaud you for setting this mindset and

00:52:36 --> 00:52:40: it's the planning coordinating committee that has done so much

00:52:40 --> 00:52:41: of the work.

00:52:41 --> 00:52:46: And I think the key thing is that the representation

00:52:46 --> 00:52:51: on that committee is just designed for success.

00:52:51 --> 00:52:52: I would.

00:52:55 --> 00:53:00: Die for a structure that had elected officials, planning board

00:53:01 --> 00:53:06: members and senior planning directors in an organization to move

00:53:06 --> 00:53:07: an issue forward.

00:53:08 --> 00:53:11: And so I think it is been served you really.

00:53:11 --> 00:53:12: Well.

00:53:13 --> 00:53:15: We have no intent of.

00:53:15 --> 00:53:18: Disarming this group, but enabling it.

00:53:20 --> 00:53:23: This is these are the regional aspirations.

00:53:23 --> 00:53:26: I'm not going to go into them in detail that

00:53:26 --> 00:53:30: have been identified by the Planning Coordination Committee and we

00:53:30 --> 00:53:32: abide by these and then we also see them in

00:53:32 --> 00:53:35: all of the documents that have been presented to you.

00:53:37 --> 00:53:39: But I want to talk about this.

00:53:40 --> 00:53:45: Enabling of the Planning Coordinating Committee, so we see the

00:53:45 --> 00:53:46: membership.

00:53:47 --> 00:53:50: To stay the same because we think it's been incredibly

00:53:50 --> 00:53:51: successful.

00:53:51 --> 00:53:54: We see its mission to stay the same, but we

00:53:55 --> 00:53:59: believe that there is an opportunity to enable it to

00:53:59 --> 00:54:00: be more so.

00:54:00 --> 00:54:03: We call it a board because we think a committee,

00:54:04 --> 00:54:08: a coordination committee, doesn't get us to the action that

00:54:08 --> 00:54:10: we believe is important.

00:54:12 --> 00:54:13: We think you need to stand up.

00:54:13 --> 00:54:18: Our recommendation would be to stand up the Gallatin Valley

00:54:18 --> 00:54:23: Planning Board and consider order authorizing it as a

00:54:23 --> 00:54:24: Regulatory

00:54:23 --> 00:54:24: agency.

00:54:24 --> 00:54:30: We have a city county Planning Commission that opines and

00:54:30 --> 00:54:34: reviews all of our plan changes and also in any

00:54:35 --> 00:54:38: zoning or change to any regulatory.

00:54:39 --> 00:54:42: Component on a piece of land they opined by it

00:54:42 --> 00:54:46: and their recommendation is considered by our board.

00:54:49 --> 00:54:53: We believe this is the group that can spearhead the

00:54:53 --> 00:54:55: implementation of SB382.

00:54:55 --> 00:55:01: The various group, the various plans that you already have

00:55:01 --> 00:55:07: in place as well as those annexation issues, we think

00:55:07 --> 00:55:08: it the.

00:55:09 --> 00:55:13: As an example, one of the things that we heard

00:55:13 --> 00:55:19: is that there are there's an imbalance of recreational spaces

00:55:19 --> 00:55:21: and community services.

00:55:22 --> 00:55:26: It might be time for you to consider a countrywide

00:55:26 --> 00:55:30: capital program that looks at all of those and creates

00:55:30 --> 00:55:31: equity among them.

00:55:32 --> 00:55:36: Something like a Community Center in in the West part  
00:55:36 --> 00:55:39: of the community may be able to relieve some of  
00:55:40 --> 00:55:43: the burden of the facilities in Bozeman in the eastern  
00:55:43 --> 00:55:44: part.  
00:55:48 --> 00:55:51: We would say that one of the key pieces here  
00:55:51 --> 00:55:52: is for the.  
00:55:53 --> 00:55:57: New board to start with a very strategic planning session,  
00:55:57 --> 00:56:00: not an hour one, but a but a whole day  
00:56:00 --> 00:56:05: immersion program where we begin to think about how  
differently  
00:56:05 --> 00:56:08: this board is going to operate, what its mission will  
00:56:08 --> 00:56:12: be and to hire an executive director and I'll talk  
00:56:12 --> 00:56:12: about.  
00:56:12 --> 00:56:16: That in a minute and then also to create a  
00:56:16 --> 00:56:19: an accountable working group.  
00:56:27 --> 00:56:32: So get ready, get set and then we'll talk about  
00:56:32 --> 00:56:32: go.  
00:56:33 --> 00:56:36: But in terms of setting up, we believe that there's  
00:56:37 --> 00:56:40: a model that's used in the construction industry and those  
00:56:40 --> 00:56:44: of you who've worked on construction is called the Integrated  
00:56:44 --> 00:56:45: Project Delivery System.  
00:56:46 --> 00:56:51: And what that does is it eliminates finger pointing and  
00:56:51 --> 00:56:52: it creates a.  
00:56:52 --> 00:56:57: Accountability structure for all of those folks that are working  
00:56:57 --> 00:56:59: on a particular mission driven issue.  
00:57:00 --> 00:57:02: So in construction it might be.  
00:57:02 --> 00:57:06: I can't move on construction because the design keeps  
changing.  
00:57:06 --> 00:57:09: I can't deal with some of the issues because the  
00:57:09 --> 00:57:11: land hasn't been acquired.  
00:57:11 --> 00:57:16: This makes the group think as a team, and So  
00:57:16 --> 00:57:21: what we're saying is the Gallatin Valley.  
00:57:22 --> 00:57:26: Planning Board should hire this director and then staff from  
00:57:26 --> 00:57:31: each of the jurisdictions should work together, ideally in the  
00:57:31 --> 00:57:32: same office.  
00:57:32 --> 00:57:35: And we know that this might not be done immediately,  
00:57:36 --> 00:57:39: but eventually you may want to have that staff from  
00:57:39 --> 00:57:43: each of the jurisdictions or representing the jurisdictions fully  
dedicated  
00:57:43 --> 00:57:46: to this initiative because it is substantial.  
00:57:46 --> 00:57:50: This is a heavy lift, We believe that.  
00:57:52 --> 00:57:56: It's important to identify outcomes and keep those outcomes  
front

00:57:56 --> 00:57:58: and centre to the public.

00:57:58 --> 00:58:03: So whether you create a dashboard, whether you create regular

00:58:03 --> 00:58:08: updates, whatever that means, informing the public is an amazing

00:58:08 --> 00:58:10: tool to keep everyone on track.

00:58:10 --> 00:58:14: Because the last thing I want is someone to come

00:58:14 --> 00:58:17: and say, you said this was going to be done,

00:58:17 --> 00:58:18: where are you on this thing?

00:58:18 --> 00:58:21: I haven't heard anything on it.

00:58:21 --> 00:58:30: So a transparency and an accountability structure becomes really key

00:58:30 --> 00:58:33: and then ready set go.

00:58:33 --> 00:58:36: So on Monday, maybe Tuesday, we believe that one of

00:58:37 --> 00:58:40: the first things you can do is gather those folks,

00:58:40 --> 00:58:43: those directors of planning, because they are the ones who

00:58:43 --> 00:58:46: can kind of move between the elected staff and the

00:58:46 --> 00:58:49: planning boards, get them together.

00:58:49 --> 00:58:53: And start to discuss what this new group looks like,

00:58:53 --> 00:58:55: meet with an experienced facilitator.

00:58:55 --> 00:59:00: And I say experienced because it's someone who's objective and

00:59:00 --> 00:59:03: isn't going to direct this and will be able to

00:59:03 --> 00:59:08: create an organization and a structure and manage the issues

00:59:08 --> 00:59:12: in the debate to create some equity amongst them all

00:59:12 --> 00:59:13: And then.

00:59:14 --> 00:59:18: The plan of action should include what kind of executive

00:59:18 --> 00:59:21: director do you need, How are we going to fund

00:59:21 --> 00:59:25: this and get that regular meeting schedule on a calendar

00:59:25 --> 00:59:26: and post it?

00:59:26 --> 00:59:29: Because the one thing that's really easy to do if

00:59:29 --> 00:59:33: you don't have that rhythm is what happens is.

00:59:33 --> 00:59:36: Well, this meeting maybe we'll have it, but so and

00:59:36 --> 00:59:38: so's busy so and so's out of town.

00:59:38 --> 00:59:40: You just need to commit to this.

00:59:40 --> 00:59:44: You need to commit that that staff that's coming from

00:59:44 --> 00:59:46: the jurisdictions is the same staff.

00:59:46 --> 00:59:49: It doesn't become the conversation of gotta go to this

00:59:49 --> 00:59:50: meeting.

00:59:50 --> 00:59:51: I can't go.

00:59:51 --> 00:59:52: Do you wanna go?

00:59:52 --> 00:59:52: No, I'm busy.

00:59:53 --> 00:59:53: You go.

00:59:54 --> 00:59:54: So.

00:59:54 --> 00:59:57: The accountability is critical.

00:59:57 --> 01:00:01: The Board is critical and we think that as you

01:00:01 --> 01:00:04: move forward in the rest of this discussion, as you

01:00:04 --> 01:00:08: hear these pieces, try to see how they fit within

01:00:08 --> 01:00:12: this context of a new Gallatin Valley planning Board.

01:00:13 --> 01:00:15: And with that, I will turn it over to my

01:00:16 --> 01:00:20: colleague Laura, who will talk about the detailed issues of

01:00:20 --> 01:00:24: some of the infrastructure that's facing that really needs to

01:00:24 --> 01:00:27: be addressed on this regional basis.

01:00:31 --> 01:00:32: So my name is Laura Bonnich.

01:00:33 --> 01:00:34: I am a civil engineer by profession.

01:00:34 --> 01:00:38: I've done lots of large scale regional infrastructure master planning.

01:00:38 --> 01:00:41: I am from Jackson Hole, my husband's federal employee.

01:00:41 --> 01:00:42: We've been there about 10 years.

01:00:43 --> 01:00:45: I also sit on the Planning Commission for the town

01:00:45 --> 01:00:47: of Jackson and I chair our affordable housing supply board.

01:00:48 --> 01:00:52: So I also feel your pain infrastructure.

01:00:52 --> 01:00:54: Oh, I got buttons myself.

01:00:56 --> 01:00:56: Here we go.

01:00:56 --> 01:01:00: So infrastructure is kind of sometimes the boring stuff, but

01:01:00 --> 01:01:04: where your infrastructure ends up is where your development is

01:01:04 --> 01:01:05: going to end up.

01:01:05 --> 01:01:09: And so it's super important to understand that all of

01:01:09 --> 01:01:12: these elements are key to a vibrant community.

01:01:13 --> 01:01:16: But more important is that these elements create a comprehensive

01:01:16 --> 01:01:19: and integrated infrastructure program to support the vision of the

01:01:19 --> 01:01:19: region.

01:01:24 --> 01:01:27: So, so we saw that slide with all the plans.

01:01:27 --> 01:01:30: The county and cities have excellent growth policies.

01:01:30 --> 01:01:33: The PCC has done an amazing job with the Triangle

01:01:33 --> 01:01:38: Community Plan, the Greater Triangle Transportation Plan, the Triangle Trails

01:01:38 --> 01:01:38: Plan.

01:01:38 --> 01:01:41: You've got the very recent draft of the Gallatin Valley

01:01:41 --> 01:01:44: Sensitive Lands Plan and the Four Corners Community Plan.

01:01:44 --> 01:01:48: And then you've got 382 brand new bill.

01:01:48 --> 01:01:51: Those all guide growth and but as you can see

01:01:51 --> 01:01:53: from the goals and policies that I've put up here,

01:01:54 --> 01:01:57: they all reinforce similar ideas about concentrated development and the

01:01:57 --> 01:02:01: provision of infrastructure and services concurrent with new development.

01:02:02 --> 01:02:05: Unfortunately when you look broadly at the development that's occurring

01:02:06 --> 01:02:09: in the unincorporated triangle area, the the many folks that

01:02:09 --> 01:02:11: we met with and I'm sure the three-year resident or

01:02:11 --> 01:02:14: the three generation resident would all agree that the goals

01:02:14 --> 01:02:16: and policies are not being met.

01:02:20 --> 01:02:23: So just for context, this is and right out of

01:02:23 --> 01:02:26: the Gallatin County land planning map found in the Gallatin

01:02:27 --> 01:02:30: County growth policy that was adopted in 2021.

01:02:31 --> 01:02:36: This is the growth identified in the Triangle area

01:02:36 --> 01:02:36: Transportation

01:02:36 --> 01:02:36: Plan.

01:02:36 --> 01:02:38: What you can see from both of these slides is

01:02:39 --> 01:02:41: that the Triangle area is going to continue to grow.

01:02:41 --> 01:02:44: You all know know that there's going to be significant

01:02:44 --> 01:02:46: growth and it really matters how you want to influence

01:02:46 --> 01:02:48: that and boring as it is where you put your

01:02:48 --> 01:02:51: infrastructure is where you're going to get your density.

01:02:52 --> 01:02:55: So infrastructure challenges, lots of those.

01:02:56 --> 01:03:00: The anticipated development in the triangle area clearly

01:03:00 --> 01:03:03: needs infrastructure

01:03:03 --> 01:03:05: investment, but we all know that implementation is difficult.

01:03:05 --> 01:03:09: So I'm going to start with some of the challenges.

01:03:09 --> 01:03:11: We heard a lot of concern about the continued proliferation

01:03:11 --> 01:03:15: of well in septic and we concur that the use

01:03:15 --> 01:03:16: of individual wells in septic was was historically appropriate

01:03:16 --> 01:03:20: for

01:03:16 --> 01:03:20: rural development.

01:03:20 --> 01:03:23: But it has unintended consequences for public health and

01:03:23 --> 01:03:24: water

01:03:23 --> 01:03:24: quality in the rapidly urbanizing densities that you are seeing

01:03:24 --> 01:03:27: in the Triangle area.

01:03:25 --> 01:03:27: This has left a legacy that will make it difficult

01:03:27 --> 01:03:29: to implement the Triangle community plan.

01:03:29 --> 01:03:32: Whether you're trying to put a trail through, somebody's got

01:03:32 --> 01:03:36: their one acre right, you got this hodgepodge of development

01:03:36 --> 01:03:38: and the county just doesn't seem like it has the

01:03:38 --> 01:03:41: stuff in its toolbox right now to really influence it

01:03:41 --> 01:03:43: the way it would like to.



01:03:43 --> 01:03:48: That's why you're hearing recommendations for us, like give Senate

01:03:48 --> 01:03:49: Bill 382 a real look.

01:03:50 --> 01:03:53: Think about where the annexation boundary should really be.

01:03:54 --> 01:03:54: All right.

01:03:54 --> 01:03:58: Another challenge is that that land use, zoning, that land

01:03:58 --> 01:04:01: use and zoning and the rate of growth assumptions are

01:04:01 --> 01:04:05: needed to determine capacity and phasing needs and ultimately the

01:04:05 --> 01:04:09: cost of whether it's for transportation, planning, water, sewer or

01:04:09 --> 01:04:09: schools.

01:04:09 --> 01:04:11: So we need zoning, right?

01:04:11 --> 01:04:13: And we need to know where that zoning is so

01:04:13 --> 01:04:14: we can plan the infrastructure.

01:04:15 --> 01:04:18: Another important challenge is municipal water supply, especially in view

01:04:18 --> 01:04:21: of the unknowns associated with climate change.

01:04:21 --> 01:04:25: Regional growth decisions need to consider municipal water supplies to

01:04:25 --> 01:04:29: serve the triangle area as well as the city comprehensively.

01:04:29 --> 01:04:31: And I understand that some of that work is underway

01:04:31 --> 01:04:33: maybe a few months from now that there are some

01:04:34 --> 01:04:35: big looks going for the region.

01:04:35 --> 01:04:39: But common theme here, right, you've got to plan regionally.

01:04:39 --> 01:04:42: It's you've got different political jurisdictions, but if you don't

01:04:42 --> 01:04:45: work together, you're going to continue to get what you

01:04:45 --> 01:04:46: have gotten.

01:04:46 --> 01:04:48: And it doesn't seem like anybody's really super excited about

01:04:48 --> 01:04:49: that.

01:04:49 --> 01:04:52: Water and wastewater go hand in hand, but really

01:04:52 --> 01:04:54: wastewater

01:04:52 --> 01:04:54: may be more of a challenge as a result of

01:04:54 --> 01:04:58: physical constraints, the need to obtain discharge permits and just

01:04:58 --> 01:04:58: the sheer cost.

01:05:00 --> 01:05:04: The other piece is that fundamental infrastructure service infrastructure, schools,

01:05:04 --> 01:05:09: libraries, rec centers, firefighting, law enforcement and emergency services, they

01:05:09 --> 01:05:13: all require significant capital investment and ongoing operation funding.

01:05:13 --> 01:05:18: Expansion of infrastructure services is necessary but expensive and there

01:05:18 --> 01:05:20: are no readily available revenue sources.

01:05:20 --> 01:05:23: Again, This is why we're saying put on your big

01:05:23 --> 01:05:25: boy pants, go think about getting sales tax.

01:05:25 --> 01:05:27: If it doesn't happen for 10 years or it doesn't

01:05:27 --> 01:05:29: happen for 20 years, at some point, you guys have

01:05:30 --> 01:05:31: so much growth pressure.

01:05:31 --> 01:05:32: I will tell you in Jackson Hole with the same

01:05:32 --> 01:05:34: deal we have to get, we have to go to

01:05:34 --> 01:05:34: a vote for that.

01:05:35 --> 01:05:36: We call it specific excise tax.

01:05:36 --> 01:05:39: It's the sales tax, but 67% of it is paid

01:05:40 --> 01:05:41: for by visitors.

01:05:41 --> 01:05:43: Yes, it my husband votes against it.

01:05:43 --> 01:05:44: He can't stand the idea.

01:05:44 --> 01:05:46: But but you guys, you just have this huge revenue

01:05:46 --> 01:05:48: source that you're missing, right?

01:05:48 --> 01:05:50: And it's going to take a lot of political will.

01:05:50 --> 01:05:53: But that doesn't mean if you want all this other

01:05:53 --> 01:05:55: stuff that you don't need to have a a vision

01:05:55 --> 01:05:56: to go after it.

01:05:56 --> 01:05:57: All right, water.

01:05:57 --> 01:06:00: I'm way outside of my little engineering hot hair, so

01:06:00 --> 01:06:03: I'm going to go focus first on water because given

01:06:03 --> 01:06:05: all the great work that's been done, the biggest gap

01:06:06 --> 01:06:09: appears to be the provision of centralized water and

01:06:09 --> 01:06:09: wastewater,

01:06:09 --> 01:06:09: right?

01:06:09 --> 01:06:10: We've got Rd.

01:06:10 --> 01:06:12: plan, we've got trail plan, we've got sensitive land plan,

01:06:12 --> 01:06:14: the big hard stuff, the water and sewer.

01:06:14 --> 01:06:17: Don't see those plans, especially not for the triangle area.

01:06:18 --> 01:06:20: This first graphic is from the Bozeman Water Master Plan

01:06:20 --> 01:06:22: and the one on the next slide is from the

01:06:23 --> 01:06:24: Belgrade Sewer Master Plan.

01:06:24 --> 01:06:27: Both cities know how to do infrastructure master plans, and

01:06:27 --> 01:06:30: they need to use that expertise to expand their future

01:06:30 --> 01:06:31: service areas.

01:06:31 --> 01:06:34: First, it's important to minimize new exempt wells for health

01:06:34 --> 01:06:35: and water quality reasons.

01:06:36 --> 01:06:38: If you adopt land use and zoning, you can inform

01:06:38 --> 01:06:41: water demands and allow Regional Water supply and

01:06:41 --> 01:06:42: treatment.

01:06:41 --> 01:06:42: Master planning.

01:06:43 --> 01:06:46: This includes all the boring stuff master plans, cost estimates,

01:06:46 --> 01:06:49: capital improvement plans to serve the future annexation areas.

01:06:49 --> 01:06:53: But good planning should provide incentives for dense, contiguous development

01:06:53 --> 01:06:56: with predictable phasing and understanding of the cost for new

01:06:56 --> 01:06:57: development.

01:06:57 --> 01:07:00: Ideally, Bozeman and Belgrade will expand service areas.

01:07:01 --> 01:07:04: If that's just unfeasible, another solution could be to commit

01:07:04 --> 01:07:07: to a new Regional Water and wastewater district to serve

01:07:08 --> 01:07:09: the majority of the Triangle area.

01:07:10 --> 01:07:13: The smaller utility district should be encouraged at some point

01:07:13 --> 01:07:13: to connect.

01:07:14 --> 01:07:17: The next thing I want to mention and really getting

01:07:17 --> 01:07:20: into the weeds here is that each jurisdiction should require

01:07:20 --> 01:07:23: all new development to comply with EPA water sense for

01:07:23 --> 01:07:26: indoor use and best management practices for outdoor use.

01:07:26 --> 01:07:30: This single requirement could reduce the many millions required for

01:07:30 --> 01:07:32: water and sewer by as much as 25% using 100

01:07:33 --> 01:07:34: gallons per person per day.

01:07:34 --> 01:07:37: Now EPA water sense for indoor use gets you down

01:07:37 --> 01:07:39: to about 40 gallons per person per day.

01:07:39 --> 01:07:41: You don't have to be a math expert to say

01:07:41 --> 01:07:44: if you went from using 100 gallons to 40 gallons,

01:07:44 --> 01:07:48: all your big stuff like treatment, pumping, storage can be

01:07:48 --> 01:07:49: smaller, lot smaller, right.

01:07:49 --> 01:07:51: And we hate to tell people what to do, but

01:07:51 --> 01:07:53: this is one of those things where we're talking about

01:07:53 --> 01:07:54: millions and millions of dollars.

01:07:55 --> 01:07:55: All right.

01:07:55 --> 01:07:59: So extension of services, the hard thing, right, bonds, impact

01:07:59 --> 01:08:02: fees, maybe the formation of areas of benefits that would

01:08:02 --> 01:08:05: let land owners opt in to expanded service areas in

01:08:05 --> 01:08:06: a phased manner.

01:08:06 --> 01:08:09: You know, one guy wants to stand farming, he can

01:08:09 --> 01:08:12: give up his development rights with conservation easements or TDRS.

01:08:12 --> 01:08:14: Somebody else wants in, they can be in the, they

01:08:15 --> 01:08:16: can be in the benefit area.

01:08:17 --> 01:08:17: All right.

01:08:17 --> 01:08:21: So sewer, very similar.

01:08:23 --> 01:08:24: There's a planning gap, right?

01:08:24 --> 01:08:28: There is no centralized plan for wastewater, and you really need one.

01:08:28 --> 01:08:28: Again, health and water quality issues.

01:08:29 --> 01:08:31: I'm not going to go through the same stuff, but

01:08:32 --> 01:08:34: you get the idea, right?

01:08:34 --> 01:08:35: Once you know what your water use is, you can

01:08:35 --> 01:08:37: figure out how much is going to go down the

01:08:37 --> 01:08:38: toilet.

01:08:38 --> 01:08:39: You got cost estimates, capital improvement plans, bonding,

01:08:39 --> 01:08:43: impact fees.

01:08:43 --> 01:08:46: It's as you've heard before, a big lift.

01:08:46 --> 01:08:47: But you need regional planning.

01:08:47 --> 01:08:49: You need regional planning or you're going to keep getting

01:08:49 --> 01:08:50: what you got.

01:08:51 --> 01:08:52: All right, transportation.

01:08:53 --> 01:08:56: So many fun things just like water and sewer.

01:08:56 --> 01:08:59: Land use and zoning are needed to inform meaningful transportation.

01:09:00 --> 01:09:02: So got to have zoning to have good planning.

01:09:02 --> 01:09:04: Figure out how big the streets need to be.

01:09:05 --> 01:09:07: The good news is you've got lots of good plans.

01:09:07 --> 01:09:09: You got lots of good plans.

01:09:09 --> 01:09:12: Transportation plan, Triangle and trails plan for the triangle area.

01:09:13 --> 01:09:16: These can provide predictable requirements for all new development to

01:09:16 --> 01:09:19: reserve rights away, construct roads and trails on their property

01:09:19 --> 01:09:19: or frontage.

01:09:20 --> 01:09:22: The master plans exist now you just got to make

01:09:22 --> 01:09:25: new development implement those requirements.

01:09:26 --> 01:09:32: All right, finally, last slide, Natural resources, huge opportunity again,

01:09:32 --> 01:09:34: great plans exist.

01:09:34 --> 01:09:37: The City of Bozeman has an impressive Parks and Rec organization and the City of Belgrade recently created Parks District

01:09:37 --> 01:09:40: parks will be a huge part of the development into

01:09:40 --> 01:09:43: this area.

01:09:43 --> 01:09:44: In addition, we can use your green infrastructure as the

01:09:44 --> 01:09:47: foundation for trails to connect all new community growth.

01:09:47 --> 01:09:50:

01:09:55 --> 01:09:58: TD Rs and other strategies can help maintain the health  
01:09:58 --> 01:10:00: of the natural environment, and the Sensitive Lands Plan can  
01:10:00 --> 01:10:03: make sure the most important elements are protected.  
01:10:03 --> 01:10:03: The.  
01:10:03 --> 01:10:06: Pieces are there, they just need to be implemented.  
01:10:06 --> 01:10:08: Now George is going to talk about housing.  
01:10:12 --> 01:10:13: Good morning.  
01:10:14 --> 01:10:17: We're running a little bit long and you've been patient,  
01:10:17 --> 01:10:18: so I'll be concise.  
01:10:19 --> 01:10:20: I'm George Ruther.  
01:10:20 --> 01:10:24: And I'm serve as the town's housing director in Vail,  
01:10:24 --> 01:10:24: Co.  
01:10:24 --> 01:10:28: I've been with the town's department since its original  
creation  
01:10:28 --> 01:10:31: back in 2018 in the Gallatin Valley.  
01:10:31 --> 01:10:34: Like Vail, I've come to learn that everyone has a  
01:10:34 --> 01:10:35: story about housing.  
01:10:35 --> 01:10:38: Unfortunately, many of the housing stories I heard while.  
01:10:39 --> 01:10:42: In in town these past four days haven't been that  
01:10:42 --> 01:10:42: happy.  
01:10:42 --> 01:10:45: My goal today is to hopefully provide you with some  
01:10:45 --> 01:10:47: thoughts and ideas about how we can get to some  
01:10:48 --> 01:10:50: happier endings to some of those housing stories.  
01:10:51 --> 01:10:54: I'll focus my remarks on on three general topics.  
01:10:54 --> 01:10:56: I do want to cover a couple of the challenges  
01:10:56 --> 01:10:56: I heard.  
01:10:56 --> 01:10:59: I don't think anything I'm going to share around the  
01:10:59 --> 01:11:00: challenges are are of.  
01:11:00 --> 01:11:04: New news to you other than these are challenges we're  
01:11:04 --> 01:11:05: all facing.  
01:11:06 --> 01:11:08: Believe me, I see these exact same challenges at home  
01:11:08 --> 01:11:10: that that you're experiencing here.  
01:11:10 --> 01:11:13: I'll talk a little bit about some some Community Housing  
01:11:13 --> 01:11:17: policies and strategies that that you may want to consider  
01:11:17 --> 01:11:19: to incorporate and and and put into action.  
01:11:19 --> 01:11:22: And then I'll talk about some new opportunities that may  
01:11:22 --> 01:11:24: exist for Community Housing and and funding sources.  
01:11:25 --> 01:11:28: I'll then wrap up my comments with some thoughts and  
01:11:28 --> 01:11:32: and examples of what has been successful and is working  
01:11:32 --> 01:11:34: in other communities.  
01:11:34 --> 01:11:35: Across the country.  
01:11:36 --> 01:11:37: The challenge is right.

01:11:37 --> 01:11:38: Nothing new here.

01:11:39 --> 01:11:43: Rising cost of construction, volatile economic conditions, the lack of

01:11:44 --> 01:11:46: housing is impacting businesses ability to.

01:11:46 --> 01:11:47: Recruit.

01:11:47 --> 01:11:52: And retain and grow the economics suitability a sustainability and

01:11:52 --> 01:11:55: growth within the community.

01:11:55 --> 01:11:57: I want you to think about that one for a

01:11:57 --> 01:12:00: moment that that same business recruitment and retention that could

01:12:00 --> 01:12:04: also be impacting and affecting the construction industry, the very

01:12:04 --> 01:12:06: industry that is likely needed to help solve some of

01:12:06 --> 01:12:09: these these housing challenges you're experiencing.

01:12:09 --> 01:12:13: The demand for housing continues to outpace supply.

01:12:13 --> 01:12:16: The increase in demand for short term rentals and vacation

01:12:16 --> 01:12:17: properties.

01:12:17 --> 01:12:19: Live it, see it, know it every day.

01:12:19 --> 01:12:23: And then that competing influx of part time residents purchasing

01:12:23 --> 01:12:24: vacation properties that.

01:12:25 --> 01:12:31: And putting additional pressures on what is already a weakened

01:12:31 --> 01:12:37: supply and continuing to drive up home prices, transportation and

01:12:37 --> 01:12:39: housing policies many.

01:12:39 --> 01:12:40: Of the the.

01:12:40 --> 01:12:43: Folks have been talking about the importance of connections and

01:12:43 --> 01:12:44: infrastructure.

01:12:44 --> 01:12:48: I believe transportation and housing are both important pieces of

01:12:48 --> 01:12:52: your infrastructure and with the recent adoption of the.

01:12:54 --> 01:12:57: Urban Transportation District, there is an opportunity to go back.

01:12:57 --> 01:13:00: I encourage you to revisit those policies around transportation and

01:13:00 --> 01:13:04: housing and ensure that they're well aligned to ensure these

01:13:04 --> 01:13:05: two peak components go together.

01:13:06 --> 01:13:09: There's so many facets about transportation and housing policies that

01:13:10 --> 01:13:10: go hand in hand.

01:13:11 --> 01:13:14: To not have policies that are not complimentary would be,

01:13:14 --> 01:13:16: I believe, a missed opportunity for.

01:13:17 --> 01:13:21: For the folks here in in the Gallatin Valley, funding

01:13:21 --> 01:13:22: sources.

01:13:22 --> 01:13:22: For.

01:13:31 --> 01:13:32: Community Housing.

01:13:34 --> 01:13:38: Funding for deed restrictions ensures the long term

01:13:38 --> 01:13:41: availability and

01:13:41 --> 01:13:43: affordability of Community Housing across a wide range of

01:13:43 --> 01:13:48: economic

01:13:43 --> 01:13:48: levels and housing needs.

01:13:43 --> 01:13:48: It's estimated that approximately 5025 deed restricted

01:13:48 --> 01:13:52: Community Housing units

01:13:52 --> 01:13:53: are required to meet the current demands here in the

01:13:53 --> 01:13:57: Gallatin Valley.

01:13:57 --> 01:13:58: To effectively acquire those deed restrictions, a wide range of

01:13:58 --> 01:14:04: funding sources is needed.

01:13:59 --> 01:14:04: To determine the adequacy, however, of those funds, it's

01:14:04 --> 01:14:09: recommended

01:14:09 --> 01:14:13: that you first quantify, regardless of how big that number

01:14:13 --> 01:14:17: may be, that you quantify the estimated total cost of

01:14:17 --> 01:14:20: addressing your housing challenges with that.

01:14:20 --> 01:14:23: With that number in mind, that understanding in place, we

01:14:23 --> 01:14:27: believe it will better serve you and the citizens to

01:14:27 --> 01:14:29: inform your future decision making and prioritize your

01:14:29 --> 01:14:34: housing efforts

01:14:29 --> 01:14:34: as you go forward.

01:14:34 --> 01:14:36: The panel recommends that the Gallatin Valley evaluates

01:14:36 --> 01:14:43: and explores

01:14:36 --> 01:14:43: the following possible sources of funding.

01:14:43 --> 01:14:44: Public private partnerships, including institutional partners,

01:14:44 --> 01:14:48: evaluate the impacts of

01:14:48 --> 01:14:52: development fees.

01:14:52 --> 01:14:55: And adjust those fees as necessary and needed.

01:14:55 --> 01:14:59: Leverage philanthropic participation in supportive donations.

01:15:01 --> 01:15:05: You saw some of the the numbers that were shared

01:15:05 --> 01:15:08: her shared here earlier around community foundations and

01:15:08 --> 01:15:14: their ability

01:15:14 --> 01:15:17: to give back to the the community.

01:15:17 --> 01:15:20: They can give back in many ways, Donations, low interest

01:15:20 --> 01:15:23: loans, community impact funds, etcetera.

01:15:23 --> 01:15:26: These funds, however, can be targeted specifically and

01:15:26 --> 01:15:29: intentionally targeted

01:15:29 --> 01:15:32: at those jobs and in those housing types that best

01:15:32 --> 01:15:35: serve the needs of of the Gallatin Valley.

01:15:21 --> 01:15:25: We also encourage that you aggressively pursue all available state

01:15:25 --> 01:15:28: and in federal funding sources and use tax exempt revenue,

01:15:28 --> 01:15:32: bonds and other sources of municipal funding to achieve some

01:15:32 --> 01:15:33: of your housing goals.

01:15:34 --> 01:15:38: In in the town of Jackson, Wyoming, for example, they

01:15:38 --> 01:15:40: instituted a density bonus program.

01:15:41 --> 01:15:45: That density bonus program has delivered more than two hundred

01:15:45 --> 01:15:49: additional homes into the community at no cost to the

01:15:49 --> 01:15:49: to the.

01:15:50 --> 01:15:54: The taxpayers with within those within those towns take advantage

01:15:54 --> 01:15:56: of these opportunities.

01:15:56 --> 01:15:58: They exist in their real.

01:15:59 --> 01:16:00: I also want to share.

01:16:02 --> 01:16:06: An example of a another public private partnership, one kind

01:16:06 --> 01:16:09: of very near and dear to my heart in the

01:16:09 --> 01:16:10: town of Vale.

01:16:13 --> 01:16:15: In the town of Vale we have a a redevelopment

01:16:16 --> 01:16:19: project that after 50 plus years the Timber Ridge Village

01:16:19 --> 01:16:22: Apartments had outlived their useful life.

01:16:22 --> 01:16:22: In.

01:16:22 --> 01:16:25: The town of Vale needed to redevelop the property following

01:16:25 --> 01:16:27: two prior successful developments.

01:16:28 --> 01:16:31: With a private sector partner, the town again turned to

01:16:31 --> 01:16:33: Triumph Development to partner on the deal.

01:16:34 --> 01:16:37: Given the estimated cost of development, both parties new and

01:16:37 --> 01:16:40: innovative approach to financing was going to be needed.

01:16:41 --> 01:16:45: The \$165,000,000 redevelopment effort is unique in in that not

01:16:45 --> 01:16:48: only is the Town of Ale partnering with Triumph Development,

01:16:48 --> 01:16:51: the Town of Ale is also agreeing to take on

01:16:51 --> 01:16:53: additional private sector partners.

01:16:54 --> 01:16:56: The local business community needs housing.

01:16:57 --> 01:17:00: For their workforce in the town of Ale and Triumph

01:17:00 --> 01:17:03: needed pre sales on the construction of the 294 homes

01:17:03 --> 01:17:06: that are contemplated for the site.

01:17:06 --> 01:17:11: To that end, 5353 local businesses and nonprofit organizations have

01:17:11 --> 01:17:15: stepped forward to purchase a total of 165 of the



01:17:15 --> 01:17:19: 294 homes that are going to be built on the  
01:17:19 --> 01:17:25: site without the business community and the nonprofit organizations participation.

01:17:25 --> 01:17:30: It's unlikely that this development would be would be possible  
01:17:31 --> 01:17:34: so I I guess my point there is at least  
01:17:34 --> 01:17:37: for us in the town of Vale we're all in  
01:17:37 --> 01:17:39: this challenge together.

01:17:42 --> 01:17:46: Some Community Housing toolkits and and and opportunities.

01:17:46 --> 01:17:50: A wide rate of housing tools exist within the Community  
01:17:51 --> 01:17:52: Housing Toolkit.

01:17:52 --> 01:17:55: The tools that are listed on the screen above have  
01:17:55 --> 01:17:58: been proven to be successful in other communities in helping  
01:17:58 --> 01:18:00: them to address their housing challenges.

01:18:00 --> 01:18:03: Some of the tools, however, are more effective than others  
01:18:03 --> 01:18:05: in helping to achieve that housing goal.

01:18:06 --> 01:18:10: The panel suggest suggests that you continue to explore these  
01:18:10 --> 01:18:15: tools and look for opportunities to grow your your housing  
01:18:15 --> 01:18:17: stock here in the community.

01:18:19 --> 01:18:21: Lastly, I want to wrap up with.

01:18:22 --> 01:18:25: The community sponsors had tasked the panel with identifying new  
01:18:25 --> 01:18:30: innovative and creative housing programs and initiatives proven successful in  
01:18:30 --> 01:18:33: other resort regions across the Rocky Mountain West.

01:18:34 --> 01:18:37: The programs and initiatives highlighted above are a handful of  
01:18:37 --> 01:18:42: the best practices currently being implemented in similar communities facing  
01:18:42 --> 01:18:43: housing Challenge.

01:18:44 --> 01:18:46: Well, it may not be likely that any of these  
01:18:46 --> 01:18:48: programs is a simple plug and play opportunity in the  
01:18:49 --> 01:18:49: Gallatin Valley.

01:18:50 --> 01:18:53: They are indicative of what can be accomplished when one  
01:18:53 --> 01:18:56: thinks outside of the box and looks for new solutions.

01:18:57 --> 01:19:01: In the case of Breckenridge, Co, Breckenridge relies heavily on  
01:19:01 --> 01:19:05: public private partnerships to achieve its housing goals in Truckee  
01:19:06 --> 01:19:08: and Placer County, California.

01:19:08 --> 01:19:13: Excuse me, a program called Living Local Incense Private Property  
01:19:13 --> 01:19:17: Owners to make and fund housing out for rental housing

01:19:17 --> 01:19:20: opportunities for locals living in the community.

01:19:21 --> 01:19:24: In Vail we have Vail Indeed program and an employee

01:19:24 --> 01:19:27: in an internal employee housing program in the town of

01:19:27 --> 01:19:27: Vail.

01:19:28 --> 01:19:30: We're the 4th largest employer in the community.

01:19:30 --> 01:19:32: We too have housing challenges and housing needs.

01:19:33 --> 01:19:36: We use those challenges in a program like our employee

01:19:36 --> 01:19:41: housing program, which is essentially an equity share program with

01:19:41 --> 01:19:45: with property owners to help provide down payment assistance so

01:19:45 --> 01:19:49: people can can have home ownership opportunities in the community.

01:19:49 --> 01:19:54: And then lastly, Eagle County, Colorado, they're bold housing initiatives

01:19:54 --> 01:19:56: if you haven't looked at what they're doing in the

01:19:57 --> 01:19:57: county today.

01:19:58 --> 01:20:01: Take a look on their website, look at their ten

01:20:01 --> 01:20:04: bold housing moves and see what some of those those,

01:20:04 --> 01:20:06: excuse me opportunities may be.

01:20:09 --> 01:20:12: And then lastly, I do want to wrap up with

01:20:12 --> 01:20:13: one more comment.

01:20:15 --> 01:20:18: For obvious reasons I'm impartial to the Bail Indeed program

01:20:18 --> 01:20:20: when that program was first launched.

01:20:20 --> 01:20:24: The Bail Indeed deed restriction purchase program was the first

01:20:24 --> 01:20:27: of its kind in in in the country today, however.

01:20:27 --> 01:20:32: 26 different iterations of this highly innovative and yet remarkably

01:20:32 --> 01:20:36: simple program have been launched in communities all across the

01:20:36 --> 01:20:37: country.

01:20:38 --> 01:20:40: If you haven't done so already, like I said, I

01:20:40 --> 01:20:43: encourage you to take a look at some of these

01:20:43 --> 01:20:45: programs that that we've shared with you today.

01:20:46 --> 01:20:48: The panel is confident that you too may uncover the

01:20:49 --> 01:20:51: next highly innovative and creative housing program.

01:20:52 --> 01:20:54: Again, thank you for your time and I think we're

01:20:54 --> 01:20:56: going to answer questions later today.

01:21:06 --> 01:21:06: Molly.

01:21:08 --> 01:21:11: So you might notice everybody keeps standing on this box.

01:21:11 --> 01:21:12: That's all because of me.

01:21:13 --> 01:21:15: I asked them to do that because I'm so short.

01:21:15 --> 01:21:18: So hello everybody.

01:21:18 --> 01:21:19: Good morning.

01:21:19 --> 01:21:20: My name is Molly McCabe.

01:21:20 --> 01:21:22: I am also one of your Montana folks.

01:21:22 --> 01:21:25: I'm from Big Fork in my day job.

01:21:25 --> 01:21:27: I'm a mixed-use developer.

01:21:31 --> 01:21:34: Focused on creating livable and sustainable communities.

01:21:34 --> 01:21:36: I'm also the Co founder of a nonprofit.

01:21:37 --> 01:21:41: Focused on facilitating housing for people experiencing homelessness.

01:21:43 --> 01:21:45: As you've heard, we've met with more than 70 people

01:21:46 --> 01:21:46: this week.

01:21:46 --> 01:21:49: We asked across the board, what do you love about

01:21:49 --> 01:21:50: the Gallatin Valley?

01:21:51 --> 01:21:52: What is meaningful to you?

01:21:53 --> 01:21:57: And the answers boil down to primarily 2 things #1.

01:21:58 --> 01:22:01: Access to the outdoors and recreational amenities.

01:22:01 --> 01:22:04: We live in town, or perhaps the city, but it's

01:22:05 --> 01:22:10: close to the outdoors with all that implies practically, aesthetically,

01:22:10 --> 01:22:15: emotionally, visually, with extraordinary access to hiking and skiing and

01:22:15 --> 01:22:20: fishing, bike riding, all sorts of activities #2 the spirit

01:22:20 --> 01:22:20: of Montana.

01:22:22 --> 01:22:26: And we heard very personal, individual descriptions, but in the

01:22:26 --> 01:22:30: end, it's the ineffable thing that makes this place Montana.

01:22:31 --> 01:22:34: And the Gallatin Valley special, we heard other things as

01:22:34 --> 01:22:35: you've heard.

01:22:36 --> 01:22:40: But overwhelmingly we heard those two sentiments from every single

01:22:40 --> 01:22:43: person we talked to from Sunday night through the people

01:22:43 --> 01:22:46: we talked to at the hotel and at dinner.

01:22:47 --> 01:22:51: So whether you've been here three years, three months, three

01:22:51 --> 01:22:55: months, five years or seven generation, it is a deep

01:22:55 --> 01:22:59: love of place, community and connection to the land Native

01:22:59 --> 01:22:59: Americans.

01:23:00 --> 01:23:03: Called this place the Valley of Flowers, well before Lewis

01:23:03 --> 01:23:07: and Clark travelled through the Gallatin Valley, this was a

01:23:07 --> 01:23:10: gathering place, a common ground where members of many indigenous

01:23:10 --> 01:23:14: tribes would gather to hunt the abundant game and harvest

01:23:14 --> 01:23:15: from the fertile soil.

01:23:16 --> 01:23:20: Three Rivers converged in the area, the Madison, the Jefferson

01:23:20 --> 01:23:21: and the Gallatin.

01:23:22 --> 01:23:26: It is the same stunning beauty, fertile soil and abundant

01:23:26 --> 01:23:29: recreation that continues to drop and keep people here today.

01:23:34 --> 01:23:39: Whether it's Belgrade, Belgrade, Bozeman or the Gallatin Valley, the

01:23:39 --> 01:23:41: panel heard loud and clear.

01:23:42 --> 01:23:46: People have an extraordinary investment, both financial and emotional, to

01:23:46 --> 01:23:48: this place they call home.

01:23:49 --> 01:23:49: Montana.

01:23:49 --> 01:23:53: Culture is a thing, and it manifests itself in different

01:23:53 --> 01:23:53: ways.

01:23:53 --> 01:23:55: That's why Belgrade is different from Bozeman.

01:23:57 --> 01:24:01: Different from Big Sky or the AG lands near Four

01:24:01 --> 01:24:05: Corners, That's why downtown Bozeman is as much Montana as

01:24:05 --> 01:24:10: the grain silos in Belgrade, because it's how Montana does

01:24:10 --> 01:24:12: cities and communities.

01:24:12 --> 01:24:14: There are a lot of mountain towns in the in

01:24:14 --> 01:24:17: a lot of small towns in the Mountain West, many

01:24:17 --> 01:24:18: have lost their way.

01:24:19 --> 01:24:23: But unlike other small towns and communities, the Gallatin Valley

01:24:23 --> 01:24:25: has has guarded their character.

01:24:26 --> 01:24:30: They're ethos with passion, which is something we know you

01:24:30 --> 01:24:31: will continue to do.

01:24:36 --> 01:24:38: We heard you are a community of neighborhoods.

01:24:39 --> 01:24:42: Some of the these neighborhoods are close together but distinctly

01:24:42 --> 01:24:44: different, some big, some small.

01:24:44 --> 01:24:48: The historic Belgrade and Bozeman downtowns Northeast towards Story Mill

01:24:48 --> 01:24:49: and Bridgerville.

01:24:49 --> 01:24:53: The University District, Four Corners, Gallon Gateway or Big Sky.

01:24:54 --> 01:24:57: In everyone, you have your quirks, your special places and

01:24:57 --> 01:24:59: the things that make each place unique.

01:24:59 --> 01:25:03: The places that knit your social fabric together and bring

01:25:03 --> 01:25:06: all of your neighbors together, regardless of job, housing, family,

01:25:07 --> 01:25:08: or economic experience.

01:25:11 --> 01:25:12: But things are changing.

01:25:13 --> 01:25:19: Climate, increasing fire risk, housing issues, traffic, newcomers.

01:25:19 --> 01:25:20: I get it.

01:25:21 --> 01:25:22: Well, I'm not from Montana.

01:25:22 --> 01:25:24: I'm not a Montana native like Kim.

01:25:25 --> 01:25:27: I've lived and worked in Montana for more than 25

01:25:27 --> 01:25:28: years.

01:25:28 --> 01:25:31: First north of Bridger Canyon off of Brackett Creek, for

01:25:31 --> 01:25:34: those of you almost to Clyde Park where I got

01:25:34 --> 01:25:36: a midweek pass to Bridger Bowl so I could in

01:25:36 --> 01:25:39: fact ski those powders tanks pretending like I was really

01:25:39 --> 01:25:40: working.

01:25:42 --> 01:25:44: We moved then from to the yacht, for those of

01:25:44 --> 01:25:46: you who know where that is, where I lived off

01:25:46 --> 01:25:46: grid.

01:25:47 --> 01:25:49: And then now we live in Bigfork, in the shadow

01:25:49 --> 01:25:50: of the Swan Range.

01:25:51 --> 01:25:54: Minutes from Flathead Lake and within less than an hour

01:25:54 --> 01:25:58: drive to Glacier National Park and Big Mountain and Whitefish.

01:25:58 --> 01:26:00: I see it every day.

01:26:01 --> 01:26:05: I feel your discomfort, your disorientation, and maybe some of

01:26:05 --> 01:26:07: your excitement as well.

01:26:07 --> 01:26:11: In the Flathead we are experiencing the same things you

01:26:11 --> 01:26:16: are Hiking trails and fishing access points being discovered, housing

01:26:16 --> 01:26:19: prices for rent or for sale going through the roof.

01:26:20 --> 01:26:22: And that's assuming you're lucky enough to even find something.

01:26:24 --> 01:26:26: Traffic, at least in my mind, is out of control

01:26:26 --> 01:26:30: and the built environment is different than what I've grown

01:26:30 --> 01:26:32: to expect over the 25 years that I've been here.

01:26:34 --> 01:26:39: The rapid growth, changing climate, changing economic drivers and the

01:26:39 --> 01:26:44: and frankly the huge influx of wealth here have driven

01:26:44 --> 01:26:48: a changing culture and both small and large inequities.

01:26:49 --> 01:26:53: Frankly, we've become small communities dealing with big city problems.

01:26:54 --> 01:26:58: It's this uncertainty, this lack of predictability about where growth

01:26:58 --> 01:27:01: will go, what it will look like that causes so

01:27:01 --> 01:27:02: much anxiety.

01:27:03 --> 01:27:08: Unprecedented and unexpected factors are threading together to threaten this

01:27:08 --> 01:27:12: place you call home, and decades and generations of personal

01:27:12 --> 01:27:13: investment are at risk.

01:27:14 --> 01:27:17: But with this all I've also seemed passionate.

01:27:17 --> 01:27:21: Committed people moving in with great ideas and a capacity

01:27:21 --> 01:27:25: to support our communities both financially and with their expertise

01:27:25 --> 01:27:26: and their love of place.

01:27:27 --> 01:27:28: And I know you have too.

01:27:31 --> 01:27:34: It's a little scary, but from what I've seen and

01:27:34 --> 01:27:37: what the panel has seen, you've got this.

01:27:38 --> 01:27:41: You've got everything you need to ensure your character and

01:27:41 --> 01:27:43: your communities are strong going forward.

01:27:44 --> 01:27:45: You've done great planning.

01:27:45 --> 01:27:48: You have successful examples of where it has worked.

01:27:49 --> 01:27:53: Gretchen and Lucia have laid out planning tools, Kim has

01:27:53 --> 01:27:57: laid out funding options, Laura has noted how infrastructure facilitates

01:27:57 --> 01:28:01: this, and George has identified means to express to address

01:28:01 --> 01:28:05: the extraordinary gap in housing attainability and availability.

01:28:06 --> 01:28:09: You've got your tools, you know what you were hoping

01:28:09 --> 01:28:12: to accomplish, and you've all identified your direction together.

01:28:13 --> 01:28:15: There are consequences to waiting too long.

01:28:16 --> 01:28:17: We're seeing those.

01:28:17 --> 01:28:19: Locals have to move further and further away.

01:28:19 --> 01:28:21: You're not being able to hire people.

01:28:22 --> 01:28:24: It's an economic and social impact.

01:28:24 --> 01:28:25: It's time.

01:28:26 --> 01:28:28: Hop in the boat and launch.

01:28:29 --> 01:28:30: Thank you for inviting us to our community.

01:28:31 --> 01:28:32: We are all we are honored to be here.

01:28:33 --> 01:28:35: I'm going to leave it to the city mounts to

01:28:35 --> 01:28:36: take on the last part.

01:28:37 --> 01:28:37: Thank you.

01:28:43 --> 01:28:43: Thank you, Molly.

01:28:43 --> 01:28:44: Thank you panel.

01:28:45 --> 01:28:46: Thank you for sticking with us.

01:28:46 --> 01:28:49: We know we're running a little bit late, but we

01:28:50 --> 01:28:51: had a lot to say.

01:28:52 --> 01:28:56: So I want to give one final set of kudos

01:28:56 --> 01:28:58: here to the ULI staff.

01:28:58 --> 01:29:05: Lauren Callahan, Mary Chow, Mae Chow, Sorry, May Kellyannis, Barbara

01:29:05 --> 01:29:09: Gustus, all from ULI headquarters or.

01:29:10 --> 01:29:11: Working with ULI headquarters.

01:29:11 --> 01:29:15: Actually May is from our Asia Pacific and is based

01:29:15 --> 01:29:16: in Hong Kong.

01:29:17 --> 01:29:20: And last but not least, Carly May, who is the

01:29:20 --> 01:29:23: Executive Director of ULI Montana Idaho.

01:29:24 --> 01:29:27: All of them did amazing work here, as Uli always

01:29:27 --> 01:29:30: does in putting these things together.

01:29:30 --> 01:29:32: They really are the ones who make this work.

01:29:32 --> 01:29:33: They tell us where to go.

01:29:33 --> 01:29:35: They tell us what to do.

01:29:35 --> 01:29:36: They make everything work.

01:29:36 --> 01:29:37: So kudos to them.

01:29:40 --> 01:29:47: So the plan's done, and as we said, good job.

01:29:47 --> 01:29:50: Your public service did a good job here, OK, they

01:29:50 --> 01:29:51: did a good job.

01:29:51 --> 01:29:52: You have a good plan.

01:29:53 --> 01:29:58: And what you're hearing from the panel are these recommendations,

01:29:58 --> 01:30:02: the first set you've already heard the two big picture

01:30:02 --> 01:30:07: ones, which are stop planning and start doing and implement

01:30:07 --> 01:30:08: the Triangle plan.

01:30:08 --> 01:30:09: That good plan?

01:30:10 --> 01:30:12: That you've already created.

01:30:12 --> 01:30:14: Don't need to do any more work on that.

01:30:14 --> 01:30:16: The rest of the stuff is specifics.

01:30:16 --> 01:30:18: I'm not going to go through each one of these

01:30:18 --> 01:30:18: in turn.

01:30:18 --> 01:30:22: I do want to\_ the concept of annexation, OK.

01:30:22 --> 01:30:25: I think we buried the lead a little bit there

01:30:25 --> 01:30:27: and when we when you get the report, you're going

01:30:27 --> 01:30:30: to see the underpinnings of that idea, why that's a

01:30:30 --> 01:30:30: good idea.

01:30:31 --> 01:30:35: I will say just parenthetically that most specifically the cities

01:30:35 --> 01:30:39: have power over water and sewer that the county does

01:30:39 --> 01:30:39: not.

01:30:39 --> 01:30:43: And as you heard from Laura, water and sewer is

01:30:43 --> 01:30:45: a pitch point here, in particular sewer.

01:30:46 --> 01:30:48: And so it gives you the ability, if you can

01:30:48 --> 01:30:51: manage to execute it, to do some things that the

01:30:51 --> 01:30:53: county can't do by itself, which is one of the

01:30:53 --> 01:30:55: main reasons that we're recommending it.

01:30:58 --> 01:31:01: So what's next?

01:31:02 --> 01:31:03: What are the next steps?

01:31:04 --> 01:31:04: Well.

01:31:05 --> 01:31:07: These aren't all the next steps, but the ones you

01:31:07 --> 01:31:08: can do.

01:31:08 --> 01:31:11: These are ones you can do in the next little

01:31:11 --> 01:31:15: while probably not going to stage the what we call

01:31:15 --> 01:31:20: in the architecture profession, the charette which is the one

01:31:20 --> 01:31:25: day intensive retreat retreat with the current members of the

01:31:26 --> 01:31:30: PCC to morph that organization into the greater to the

01:31:30 --> 01:31:32: Gallatin Valley planning.

01:31:32 --> 01:31:32: Board.

01:31:33 --> 01:31:37: That requires a lot of forethought and planning and

01:31:38 --> 01:31:40: coordination.

01:31:40 --> 01:31:42: The first thing you have to think about in design

01:31:42 --> 01:31:44: is the charette itself.

01:31:44 --> 01:31:45: You can't just meet for a day and toss ideas

01:31:45 --> 01:31:47: around.

01:31:47 --> 01:31:50: Somebody has to design that and facilitate it.

01:31:50 --> 01:31:53: So we really recommend you hire someone who does that

01:31:53 --> 01:31:56: for a living to help you put the program together

01:31:56 --> 01:31:57: so that you you're only spending a day doing it

01:31:59 --> 01:32:04: and not seven days.

01:32:04 --> 01:32:06: Begin the process to establish a regional housing coalition as

01:32:06 --> 01:32:08: George described to you.

01:32:08 --> 01:32:09: We know that this is not going to be easy,

01:32:11 --> 01:32:14: but you can start the process right now.

01:32:14 --> 01:32:16: Start the process in the county of determining the level

01:32:16 --> 01:32:20: of acceptance of SB382.

01:32:20 --> 01:32:20: You heard the acknowledgement that we understand the

01:32:20 --> 01:32:23: financial and

01:32:23 --> 01:32:25: the.

01:32:25 --> 01:32:26: Staff bandwidth implications of that.

01:32:26 --> 01:32:28: And so you need to make some tough decisions about

01:32:28 --> 01:32:30: how far you're going to go with that.

01:32:30 --> 01:32:31: You can do an area plan, but if you just

01:32:31 --> 01:32:35: do an area plan, you don't get all the tools.

01:32:35 --> 01:32:38: You get from.

01:32:38 --> 01:32:40: Full adoption and we really recommend, because we heard a



01:32:35 --> 01:32:38: lot from your constituency, that.

01:32:39 --> 01:32:42: They're not sure they really understand that beautiful plan that

01:32:42 --> 01:32:45: you've drawn or how you intend to get to it.

01:32:45 --> 01:32:48: Now that we've given you advice on how you intend

01:32:48 --> 01:32:51: to get to it, we really recommend that you re

01:32:51 --> 01:32:55: examine and restart your public engagement process, which you, by

01:32:55 --> 01:32:58: the way, will be required to do under SP382 and

01:32:58 --> 01:33:01: make sure that your process is designed well.

01:33:01 --> 01:33:05: And most importantly, effective, you need to be monitoring your

01:33:05 --> 01:33:07: process as you go along to make sure that when

01:33:07 --> 01:33:09: you get to the end of it, you don't have

01:33:10 --> 01:33:13: a bunch of constituents scratching their heads and showing up

01:33:13 --> 01:33:14: at meetings and yelling at you.

01:33:16 --> 01:33:18: Nobody wants to yell at each other in Montana.

01:33:18 --> 01:33:19: We figured that out.

01:33:21 --> 01:33:22: So you heard.

01:33:23 --> 01:33:26: The last thing I want to say to you is

01:33:26 --> 01:33:29: you heard it from the Montanan launch, the Kansas in

01:33:29 --> 01:33:30: Philadelphia.

01:33:40 --> 01:33:40: It says.

01:33:40 --> 01:33:42: What my uncle Harold used to say to me all

01:33:42 --> 01:33:43: the time on the farm.

01:33:44 --> 01:33:44: Get to work.

01:33:46 --> 01:33:48: Thank you very much for your time and we're going

01:33:48 --> 01:33:49: to open it up for questions.

01:33:51 --> 01:33:52: Thank you all.

01:33:52 --> 01:33:56: As a reminder to those listening in virtually, please take

01:33:56 --> 01:33:58: a moment if you have a question to drop it

01:33:58 --> 01:34:01: into the chat and we will integrate those questions into

01:34:02 --> 01:34:02: our Q&A session.

01:34:07 --> 01:34:08: Yes.

01:34:12 --> 01:34:12: Quite all right.

01:34:13 --> 01:34:15: Pardon, Pardon me.

01:34:15 --> 01:34:16: I'm so sorry.

01:34:16 --> 01:34:18: I'm the voice at the back of the room.

01:34:18 --> 01:34:21: If you don't mind coming up and speaking into a

01:34:21 --> 01:34:24: microphone that would help our virtual participants hear the question,

01:34:24 --> 01:34:24: I'll.

01:34:26 --> 01:34:26: Sit.

01:34:29 --> 01:34:30: Perfect.

01:34:34 --> 01:34:38: So, so the question so you you began talking about?

01:34:39 --> 01:34:40: The ocean of conservation.

01:34:40 --> 01:34:44: And then came back to it with with the the

01:34:44 --> 01:34:48: two things that seem to be thematically true about access

01:34:48 --> 01:34:50: to public lands.

01:34:50 --> 01:34:51: And that's cool.

01:34:51 --> 01:34:54: I think we all kind of get what that is

01:34:54 --> 01:34:55: in a physical way.

01:34:55 --> 01:35:01: There's not disagreement about the concept, the spirit of Montana.

01:35:02 --> 01:35:07: What we're living in this town are two completely different

01:35:07 --> 01:35:08: ideas about what that is.

01:35:09 --> 01:35:12: That are going under the banner of I'm defending the

01:35:12 --> 01:35:13: spirit of Montana.

01:35:13 --> 01:35:16: For me it means X and for somebody else it

01:35:16 --> 01:35:17: means not X.

01:35:18 --> 01:35:22: So is there any other feedback in the conversations, in

01:35:22 --> 01:35:27: the reading that makes the spirit of Montana more identifiable

01:35:27 --> 01:35:30: and actionable and not left up to the individual I'm?

01:35:32 --> 01:35:34: Going to let Montanans state that question.

01:35:41 --> 01:35:48: That seems so unfair, I guess before I get.

01:35:48 --> 01:35:50: Into the leads of that I.

01:35:50 --> 01:35:52: Wonder what X is.

01:35:52 --> 01:35:55: You said there's X and there's not X in your

01:35:55 --> 01:35:55: own mind.

01:35:55 --> 01:35:58: Is that a clear definition of what it is?

01:35:58 --> 01:36:00: Or do you mean that every single person has a

01:36:01 --> 01:36:01: different X?

01:36:02 --> 01:36:05: I don't mean that every single person, but I think

01:36:05 --> 01:36:08: there are groups of people who think X, that that

01:36:08 --> 01:36:11: the spirit of Montana is X and there are other

01:36:11 --> 01:36:14: groups who think it's it's not X, it's something else.

01:36:14 --> 01:36:16: And those two are an actual conflict.

01:36:17 --> 01:36:20: We can we can all come together and agree on

01:36:20 --> 01:36:22: access to public lands.

01:36:23 --> 01:36:26: But the spirit of Montana, and if you didn't really

01:36:26 --> 01:36:28: get any feedback and the answer is just we really

01:36:28 --> 01:36:29: didn't.

01:36:29 --> 01:36:31: Then that's a fair answer.

01:36:31 --> 01:36:35: So is your question around, like maybe the tension between

01:36:35 --> 01:36:38: private property rights and public access?

01:36:39 --> 01:36:42: Well that's that's one of the exes.

01:36:43 --> 01:36:45: But for just to go right to it, there are

01:36:45 --> 01:36:48: people in this town who think that the spirit of

01:36:48 --> 01:36:52: Montana are blocks in neighborhoods where they're only single families.

01:36:52 --> 01:36:56: On those blocks in neighborhoods, even if in fact in

01:36:56 --> 01:36:59: those blocks there are multi unit houses.

01:37:00 --> 01:37:03: But they believe that the spirit of Montana is an

01:37:03 --> 01:37:06: area that only has single families in it.

01:37:07 --> 01:37:10: There's others who think that's not the spirit of Montana.

01:37:11 --> 01:37:14: So it's really just a question about the work that

01:37:14 --> 01:37:16: you did and if you got any more insight from

01:37:16 --> 01:37:18: the work you did here.

01:37:18 --> 01:37:18: If you didn't, that's.

01:37:19 --> 01:37:19: Fine.

01:37:19 --> 01:37:21: So let me make one comment before I see Alan

01:37:21 --> 01:37:22: wants to say something.

01:37:23 --> 01:37:26: There's a great I read this quote once and it

01:37:26 --> 01:37:28: and I think you know this, but it I think

01:37:28 --> 01:37:31: part of it is this articulation of communities can be

01:37:31 --> 01:37:32: shaped by chance or by choice.

01:37:33 --> 01:37:37: And I think to some degree what you are seeing

01:37:37 --> 01:37:42: here is people not recognizing that things are changing and

01:37:42 --> 01:37:46: if you do not take action, it's going to be

01:37:46 --> 01:37:48: a total free for all.

01:37:49 --> 01:37:53: I also would say that people talk about density and

01:37:53 --> 01:37:54: like it's scary.

01:37:54 --> 01:37:57: The reality is density is already here.

01:37:58 --> 01:38:01: There are multiple people living in homes today where in

01:38:01 --> 01:38:03: other places if they had a house to live in,

01:38:03 --> 01:38:05: they would be living in that house.

01:38:06 --> 01:38:08: But you, I mean, you see this with the university,

01:38:08 --> 01:38:09: but it goes beyond that.

01:38:09 --> 01:38:12: And so I did a panel in Sonoma County and

01:38:12 --> 01:38:15: they were very concerned about density, you know?

01:38:15 --> 01:38:17: Multiple families are living in one home.

01:38:18 --> 01:38:20: You already have density, even if it doesn't feel that

01:38:21 --> 01:38:21: way.

01:38:24 --> 01:38:29: I'm going to tell you from the outsider's perspective, when

01:38:29 --> 01:38:33: people we ask people what that spirit meant almost to

01:38:33 --> 01:38:38: a person, invariably the answers did not involve built form.

01:38:39 --> 01:38:44: They involved, I guess, what you would call culture.

01:38:46 --> 01:38:50: It is not unusual, having said that, for the phenomenon

01:38:50 --> 01:38:53: that Molly just described to occur.

01:38:54 --> 01:38:58: I think just to be reductive about it, what you're

01:38:58 --> 01:39:01: describing is fear of change, right?

01:39:02 --> 01:39:04: Montana means this to me because I look out my

01:39:04 --> 01:39:07: window and that's what I see and therefore that's Montana.

01:39:08 --> 01:39:11: That doesn't account for the possibilities that Montana has.

01:39:13 --> 01:39:18: And I think it bears mentioning that a huge swath

01:39:18 --> 01:39:23: of Bozeman is zoned and has been almost in perpetuity.

01:39:24 --> 01:39:24: For.

01:39:24 --> 01:39:29: Very dense development including those single family, those

01:39:29 --> 01:39:32: places that

01:39:32 --> 01:39:36: are now single family neighborhoods.

01:39:36 --> 01:39:42: And so I don't think that's an answer to your

01:39:42 --> 01:39:42: question, but when we're talking about when we hear, when

01:39:42 --> 01:39:42: we heard.

01:39:43 --> 01:39:45: We want to preserve what I'm going to use now

01:39:46 --> 01:39:47: as the culture of this place.

01:39:47 --> 01:39:51: What we heard is lots of people moving in who

01:39:51 --> 01:39:53: aren't from here who may not get it.

01:39:53 --> 01:39:56: And we're worried because they may not get it, they

01:39:56 --> 01:39:58: may overwhelm the people who do whatever it is.

01:39:59 --> 01:40:02: And we interpreted that it as what we've described and

01:40:02 --> 01:40:04: Molly described as the code of the West.

01:40:05 --> 01:40:08: And that's about how people treat each other, how involved

01:40:08 --> 01:40:10: they are in their community and how much they love

01:40:11 --> 01:40:12: the place where they live and.

01:40:13 --> 01:40:14: I think everybody believes that.

01:40:14 --> 01:40:16: The problem is how do you execute that and double

01:40:17 --> 01:40:17: your population?

01:40:18 --> 01:40:22: And the answer is something's going to change if if

01:40:22 --> 01:40:26: you don't bite the bullet and say there are people,

01:40:26 --> 01:40:31: whatever you do, they're going to people be people unhappy

01:40:31 --> 01:40:32: with the result.

01:40:33 --> 01:40:36: The overwhelming majority of people we talked to said

01:40:36 --> 01:40:38: before,

01:40:38 --> 01:40:39: they said this thing about I like density as long

01:40:39 --> 01:40:41: as it's not next to me.

01:40:41 --> 01:40:44: And we realized people say that, that we didn't talk

01:40:44 --> 01:40:46: to, they said we don't like sprawl.

01:40:47 --> 01:40:50: To Molly's point, the consequence of you can't build that

01:40:50 --> 01:40:52: 35 story building next to me is it's going to  
01:40:53 --> 01:40:56: get built somewhere out in Gallatin County that has no  
01:40:56 --> 01:40:57: controls over it.  
01:40:57 --> 01:41:00: And you know what, you see what that looks like  
01:41:00 --> 01:41:01: in some parts of your county.  
01:41:02 --> 01:41:04: Now you have to, you don't have to go to  
01:41:04 --> 01:41:07: any place in the United States, especially in the Western  
01:41:07 --> 01:41:10: United States, to see the consequences of that on cities  
01:41:10 --> 01:41:11: of the size of Bozeman.  
01:41:12 --> 01:41:14: You can look like that if you want to.  
01:41:14 --> 01:41:16: And the the way to get there is not to  
01:41:16 --> 01:41:17: do what you're planning to do.  
01:41:19 --> 01:41:21: Can I wrap up something now that I've had a  
01:41:21 --> 01:41:22: minute to think about it?  
01:41:23 --> 01:41:27: I I think that it's important that all of us  
01:41:28 --> 01:41:33: recognize that we are leaders and in that culture that  
01:41:34 --> 01:41:37: we want is created by us and so.  
01:41:39 --> 01:41:43: The thing to remember is yes, we're all rugged individualists  
01:41:43 --> 01:41:46: and yes, we all like our private property rights.  
01:41:47 --> 01:41:51: But the history of Montana is also neighbors, helping  
01:41:51 --> 01:41:56: neighbors  
01:41:56 --> 01:42:00: and recognizing when your person, your your neighbor, who  
01:42:00 --> 01:42:03: might  
01:42:03 --> 01:42:07: be the next farm over 160 acres that way, might  
01:42:07 --> 01:42:08: be in crisis for one reason or another.  
01:42:08 --> 01:42:11: And you're supposed to bring them what they need.  
01:42:11 --> 01:42:12: Offer to help.  
01:42:12 --> 01:42:15: Give them a car stop and fix their tire.  
01:42:15 --> 01:42:16: That's.  
01:42:16 --> 01:42:19: Part.  
01:42:19 --> 01:42:23: Of Montana too, and we're in crisis right now.  
01:42:23 --> 01:42:24: And there are people who who give and contribute to  
01:42:24 --> 01:42:28: this community who need a roof over their head.  
01:42:28 --> 01:42:29: And my need and willingness to live in an apartment  
01:42:29 --> 01:42:34: and feeling that's my neighbourhood should not offend.  
01:42:34 --> 01:42:38: Your need to live in your single family home, your  
01:42:38 --> 01:42:41: rights end where my rights begin.  
01:42:41 --> 01:42:42: And so we as Montanans have an opportunity to to  
01:42:42 --> 01:42:48: reinforce that mentality.  
01:42:48 --> 01:42:51: It's maybe gotten lost, but we can just simply say,  
01:42:51 --> 01:42:55: you know, part of what we need to do is  
01:42:55 --> 01:42:58: make sure that nobody is left out in the cold  
01:42:58 --> 01:43:01: because.  
01:43:01 --> 01:43:01:

01:43:02 --> 01:43:02: That's not.

01:43:02 --> 01:43:03: What we've ever done.

01:43:04 --> 01:43:04: So.

01:43:05 --> 01:43:05: Thank you.

01:43:10 --> 01:43:13: I have a question from our virtual participants.

01:43:14 --> 01:43:18: How do you propose that the Gallatin County Planning Board

01:43:18 --> 01:43:22: will integrate into the existing planning processes for the three

01:43:22 --> 01:43:23: jurisdictions?

01:43:27 --> 01:43:27: Great question.

01:43:27 --> 01:43:31: And I don't know that it's an immediate way.

01:43:31 --> 01:43:35: I think that's what the planning retreat can reveal.

01:43:36 --> 01:43:40: So there's a couple of options in our community.

01:43:40 --> 01:43:45: The Planning Commission is the entity that opines and we

01:43:45 --> 01:43:52: don't have separate jurisdiction planning commissions that provide input on

01:43:52 --> 01:43:55: zoning and other regulatory changes.

01:43:56 --> 01:43:59: That could be a way that works for you or

01:43:59 --> 01:44:04: it could be an advisory role in its initiative, initial

01:44:04 --> 01:44:09: stages that evolves into a regulatory arm and it could

01:44:09 --> 01:44:14: be a an initially one that collaborates with the individual

01:44:14 --> 01:44:15: boards.

01:44:15 --> 01:44:17: But I think that's a piece that we leave.

01:44:18 --> 01:44:19: To this jurisdiction.

01:44:20 --> 01:44:24: To sort out in that deep dive planning retreat, and

01:44:24 --> 01:44:27: it doesn't have to be one way forever.

01:44:27 --> 01:44:31: You can envision it one way, for starters, and get

01:44:31 --> 01:44:35: it up and operating with an eventuality of it becoming

01:44:35 --> 01:44:41: regulatory or remaining advisory to the individual planning boards.

01:44:44 --> 01:44:46: And I would say you have a good foundation.

01:44:46 --> 01:44:47: You have the PCC.

01:44:47 --> 01:44:48: The problem is.

01:44:49 --> 01:44:53: They don't have any real ability to make things happen,

01:44:53 --> 01:44:57: but you also have the Belgrade County coordination that's going

01:44:57 --> 01:44:58: on.

01:44:58 --> 01:44:59: They have a joint.

01:44:59 --> 01:45:02: I don't know if you call it a Planning Commission,

01:45:02 --> 01:45:04: but but so you have, you have the PCC, which

01:45:04 --> 01:45:05: is aspirational.

01:45:05 --> 01:45:07: You have a concrete example of how the county and

01:45:07 --> 01:45:08: Belgrade have worked together.

01:45:09 --> 01:45:11: And I think what we're saying is you need to  
01:45:11 --> 01:45:12: bring Bozeman in so that the whole.  
01:45:12 --> 01:45:16: Region as you look at the triangle area.  
01:45:20 --> 01:45:24: It has regional planning, but that planning has to have  
01:45:24 --> 01:45:24: authority.  
01:45:24 --> 01:45:25: It has to have teeth, right?  
01:45:25 --> 01:45:27: You got plans, you got plans.  
01:45:27 --> 01:45:28: You can't.  
01:45:28 --> 01:45:28: Go.  
01:45:28 --> 01:45:29: Get things.  
01:45:29 --> 01:45:29: Done.  
01:45:29 --> 01:45:32: Unless someone has the ability to say vote yes, this  
01:45:32 --> 01:45:34: is what we're going to.  
01:45:34 --> 01:45:36: Do and we think that that just needs to be  
01:45:36 --> 01:45:38: on a regional basis for your long range planning?  
01:45:38 --> 01:45:38: Thanks.  
01:45:40 --> 01:45:40: Gordy.  
01:45:44 --> 01:45:46: Thank you all for putting this presentation on Leaf.  
01:45:46 --> 01:45:50: Sundeen resident Bozeman Gallatin County had two  
01:45:51 --> 01:45:56: questions.  
01:45:56 --> 01:45:59: One was kind of directed towards Allen, but mainly because  
01:45:59 --> 01:46:00: of his interest in living in a very dense urban  
01:46:01 --> 01:46:06: environment.  
01:46:06 --> 01:46:12: Has the has the ULI presented or done studies around  
01:46:12 --> 01:46:12: appropriate density sizing as well as come up with a  
01:46:13 --> 01:46:16: model?  
01:46:16 --> 01:46:19: 4 communities about the type of density that they should  
01:46:19 --> 01:46:20: have and was that recommendation made in any of the  
01:46:21 --> 01:46:25: work that you guys did?  
01:46:25 --> 01:46:29: Second, in regards to that triangle, there are probably a  
01:46:29 --> 01:46:33: number of conservation easements that are in there, and it  
01:46:34 --> 01:46:36: seems like you're encouraging increased density within the  
01:46:36 --> 01:46:37: triangle.  
01:46:41 --> 01:46:44: And how does conservation easements play into that and  
01:46:44 --> 01:46:47: whether  
01:46:47 --> 01:46:49: or not?  
01:46:49 --> 01:46:52: There's an intent to relieve some of those conservation  
01:46:52 --> 01:46:54: easements  
01:46:54 --> 01:46:57: and do like a trade to put them out somewhere  
else and in terms of trying to reduce the amount  
of sprawl and if there's any guidelines or plans for  
trying to encourage keeping that.  
Density by giving up some of the conservation easements.

01:46:58 --> 01:46:58: Thanks.

01:47:00 --> 01:47:04: Let's take the conservation easements question first.

01:47:06 --> 01:47:08: Gretchen, would you like to address that?

01:47:09 --> 01:47:10: Sure.

01:47:11 --> 01:47:15: Again, we've come in for a week sort of you

01:47:15 --> 01:47:20: know dive into this community and as Lucia mentioned about

01:47:20 --> 01:47:23: we need to leave some of these things up to

01:47:23 --> 01:47:24: you there.

01:47:24 --> 01:47:29: There are plans in place that identify where the best

01:47:29 --> 01:47:33: places for density and where the best places for open

01:47:34 --> 01:47:36: space and conservation are and.

01:47:37 --> 01:47:37: Absolutely.

01:47:37 --> 01:47:41: That can go both ways where you might have conservation

01:47:41 --> 01:47:45: easements in areas that really are better suited for density

01:47:45 --> 01:47:48: that could reverse and trade for areas that are more

01:47:48 --> 01:47:52: significant, more important to be preserved for density.

01:47:52 --> 01:47:52: I think.

01:47:52 --> 01:47:53: I think that's what you're getting at.

01:47:54 --> 01:47:56: Those are kind of in the weeds of.

01:47:59 --> 01:48:03: From from the kind of big picture that we're giving

01:48:03 --> 01:48:07: you, but those tools are also available even though it

01:48:07 --> 01:48:10: it is put into conservation and perpetuity.

01:48:10 --> 01:48:15: I believe that that conservation could be transferred to

01:48:15 --> 01:48:15: another

01:48:17 --> 01:48:21: property.

01:48:17 --> 01:48:21: The legalities I can't go not going into, but that's

01:48:21 --> 01:48:25: exactly what I think you know your planning efforts are

01:48:25 --> 01:48:29: showing, especially the the newly released.

01:48:29 --> 01:48:34: Sensitive Lands Protection plan I think that really identifies

01:48:34 --> 01:48:37: where

01:48:37 --> 01:48:40: your most sensitive lands are and I encourage people to

01:48:41 --> 01:48:44: to look at that to understand where it's best to

01:48:44 --> 01:48:45: be keeping those open spaces and where density is a

01:48:49 --> 01:48:52: is a better driver.

01:48:49 --> 01:48:52: I'm I'm going to amplify what Gretchen just said by

01:48:52 --> 01:48:56: pointing out that the the she's implying that atdr of

01:48:56 --> 01:49:00: the current conservation easements if you do want to put

01:49:00 --> 01:49:04: and we're suggesting you do want to put the density

01:49:04 --> 01:49:09: within the triangle then places that have current conservation

01:49:09 --> 01:49:13: easements

01:49:09 --> 01:49:13: perfect candidate if it's legal and it probably is to

01:49:13 --> 01:49:17: do a transfer development rights of you know from another

01:49:17 --> 01:49:21: area that's a candidate for conservation and bring it into



01:49:21 --> 01:49:22: the triangle.

01:49:24 --> 01:49:27: And the answer on the form based is I'm going

01:49:27 --> 01:49:30: to be very brief about that yet Uli has done

01:49:30 --> 01:49:34: a number of panels that weren't specific where the topic

01:49:34 --> 01:49:38: wasn't specifically about form based zoning but we're form based

01:49:38 --> 01:49:41: zoning was one of the tools that were recommended as

01:49:41 --> 01:49:42: a solution.

01:49:42 --> 01:49:45: I'll just point out one that I shared actually with

01:49:45 --> 01:49:48: Lauren a few years ago in Indianapolis, where.

01:49:48 --> 01:49:51: We were working on a neighborhood on the east side

01:49:51 --> 01:49:54: which was a failed shopping center, many acres of a

01:49:54 --> 01:49:56: failed shopping center.

01:49:57 --> 01:50:01: ULI recommended a master plan that what was overlaid with

01:50:01 --> 01:50:05: form based zoning so that the city could control both

01:50:05 --> 01:50:09: through the infrastructure they were proposing to install but also

01:50:09 --> 01:50:13: with the zoning process, how the center of that new

01:50:13 --> 01:50:17: neighborhood was going to work and what kinds of densities

01:50:17 --> 01:50:21: of housing and what the characteristics of those house.

01:50:21 --> 01:50:25: The houses were of varying densities so that the character

01:50:25 --> 01:50:29: of the neighborhood was established by the plan in three

01:50:29 --> 01:50:32: dimensions and not just in two dimensions.

01:50:34 --> 01:50:38: And the name of that neighborhood was Irving Irvington.

01:50:38 --> 01:50:42: Excuse me, I'm sure we can provide a link to

01:50:42 --> 01:50:46: that report among many others on the UOLI website.

01:50:47 --> 01:50:48: Thanks for the questions.

01:50:48 --> 01:50:49: Really good questions.

01:50:59 --> 01:50:59: Everybody.

01:51:00 --> 01:51:01: Mark Bond with One Valley Community Foundation.

01:51:01 --> 01:51:03: Just want to thank you all so much for this

01:51:03 --> 01:51:03: presentation.

01:51:03 --> 01:51:04: It's been incredibly helpful.

01:51:05 --> 01:51:06: I just had a question for you, George.

01:51:07 --> 01:51:11: In your presentation you mentioned that there are there's a

01:51:11 --> 01:51:14: need for 5125 D restricted units to kind of meet

01:51:14 --> 01:51:14: the demand.

01:51:14 --> 01:51:16: I was wondering if you could maybe just for the

01:51:16 --> 01:51:19: sake of the public, kind of peel back that number

01:51:19 --> 01:51:20: a little bit and explain how you all got to

01:51:20 --> 01:51:23: that just for the sake of public education and also

01:51:23 --> 01:51:23: just wondering.

01:51:24 --> 01:51:26: Where folks might be able to access this slide deck

01:51:26 --> 01:51:28: and presentation if they weren't make it today or if

01:51:29 --> 01:51:30: we want to share that with others?

01:51:30 --> 01:51:31: Thanks.

01:51:35 --> 01:51:37: Sure, Thank you again.

01:51:37 --> 01:51:41: Many of your plans cite to varying levels of deficit

01:51:41 --> 01:51:44: in the current, in the current housing supply with within

01:51:45 --> 01:51:45: the community.

01:51:46 --> 01:51:50: I believe it was a a recent report completed within

01:51:50 --> 01:51:53: the county identifying areas of the county.

01:51:54 --> 01:51:57: That specific by sub regions and sub areas and the

01:51:57 --> 01:52:01: deficit that existed within those regions, it was the totality

01:52:01 --> 01:52:02: of those.

01:52:02 --> 01:52:05: It was a housing solutions report that had been put

01:52:05 --> 01:52:07: together and identified the need.

01:52:08 --> 01:52:11: I think though, you know, we had a bit of

01:52:11 --> 01:52:16: a conversation late 1 evening about the the, the quality

01:52:17 --> 01:52:18: of the data.

01:52:18 --> 01:52:22: And from my perspective and and my, you know, position

01:52:22 --> 01:52:24: I looked at, I looked at it this way, you

01:52:25 --> 01:52:28: know what, once you got over 5000, you know 4000

01:52:28 --> 01:52:30: homes, I don't care if we're off by 10%, I

01:52:30 --> 01:52:33: don't care if we're off by 15%.

01:52:33 --> 01:52:34: It's time to do something about it.

01:52:34 --> 01:52:38: I mean that's a rounding error when when when you're

01:52:38 --> 01:52:39: already short 5000 homes.

01:52:40 --> 01:52:41: We we just got to get started and and and

01:52:42 --> 01:52:43: and get some production going.

01:52:43 --> 01:52:44: That's where we're at.

01:52:44 --> 01:52:48: You know, in our community, we're we're a community of

01:52:48 --> 01:52:48: 5000.

01:52:48 --> 01:52:52: People, we're a county of about 25,000 people within the

01:52:53 --> 01:52:56: county we're we're short 6000 homes, you know so.

01:52:56 --> 01:52:59: So when we build 293 homes that sounds like a

01:52:59 --> 01:53:01: great pat on the back.

01:53:01 --> 01:53:04: Attaboy that that's a scratch that's a dent in the

01:53:04 --> 01:53:06: surface of what we need to do.

01:53:06 --> 01:53:08: And and I think so that longer answer to your

01:53:08 --> 01:53:11: question, but that's where that number came from.

01:53:11 --> 01:53:12: Thank you.

01:53:13 --> 01:53:15: So I was just going to say we didn't talk

01:53:15 --> 01:53:17: about a lot about definitions because we didn't have that

01:53:17 --> 01:53:18: much time, but.

01:53:18 --> 01:53:21: Both in Vail and in Jackson, we have a category  
01:53:21 --> 01:53:24: of housing that is, I think you guys call it  
01:53:24 --> 01:53:27: local something In Jackson we call it workforce.  
01:53:27 --> 01:53:31: They're homes that you're only eligible for if you earn  
01:53:31 --> 01:53:34: 7070% of your income in the county.  
01:53:34 --> 01:53:35: You have to work here.  
01:53:35 --> 01:53:37: We don't care how much money you make.  
01:53:37 --> 01:53:40: So we're not talking necessarily about income restricted  
housing, we're  
01:53:41 --> 01:53:42: talking about workforce housing.  
01:53:42 --> 01:53:45: You know, it's the school teacher, it's the nurse, it's  
01:53:45 --> 01:53:47: the doctor, it's the plow driver, it's the daycare worker.  
01:53:47 --> 01:53:50: And so when we talk about deed restrictions, we're not  
01:53:50 --> 01:53:53: necessarily talking about traditional capital A although you  
guys need,  
01:53:53 --> 01:53:56: you also need that traditional capital A affordable.  
01:53:56 --> 01:53:59: We're talking about housing that is for the people that  
01:53:59 --> 01:54:02: work here as opposed to the people that don't work  
01:54:02 --> 01:54:02: here.  
01:54:02 --> 01:54:04: Part time residents, you know.  
01:54:06 --> 01:54:09: Second, homes and short term rentals, that kind of stuff.  
01:54:09 --> 01:54:12: So we both have major deed restriction programs, but those  
01:54:12 --> 01:54:15: deed restrictions are just to maintain housing and perpetuity  
for  
01:54:15 --> 01:54:17: people who choose to work here.  
01:54:19 --> 01:54:22: Lauren, can you address the question about the availability of  
01:54:22 --> 01:54:22: the deck?  
01:54:25 --> 01:54:25: Happy to.  
01:54:26 --> 01:54:30: So our presentation will be delivered to our sponsor team,  
01:54:30 --> 01:54:33: the City of Belgrade, Bozeman and Gallatin County.  
01:54:34 --> 01:54:38: And my understanding is they hope to have it posted  
01:54:38 --> 01:54:42: publicly for everyone to look at via their websites and  
01:54:42 --> 01:54:46: that's coordination that they will do together.  
01:54:47 --> 01:54:49: And then we will actually also have it on our  
01:54:49 --> 01:54:52: website under the advisory services name as well.  
01:55:05 --> 01:55:08: Hello, my name is Allison Sweeney and I live in  
01:55:09 --> 01:55:09: Bozeman.  
01:55:11 --> 01:55:15: I was hoping to hear a few specifics of like  
01:55:15 --> 01:55:19: tools that we can use about preserving character.  
01:55:20 --> 01:55:22: And I was curious about, you know, maybe tools that  
01:55:23 --> 01:55:24: you've used in Florida.  
01:55:26 --> 01:55:29: As you are aware, the city's rewriting the zoning and  
01:55:29 --> 01:55:34: I was wondering if you guys have made any

recommendations.

**01:55:35 --> 01:55:40:** Specifically, I'm thinking about like zone edge transitions or some

**01:55:40 --> 01:55:44:** areas of the country even do transition areas to kind

**01:55:44 --> 01:55:47:** of lessen the impact of like the high rise right

**01:55:47 --> 01:55:50:** next to the single family home.

**01:55:50 --> 01:55:53:** It seems like we should kind of do you know,

**01:55:53 --> 01:55:54:** better job of blending.

**01:55:55 --> 01:55:58:** Are there some specifics in the reports?

**01:55:59 --> 01:56:00:** Thank you.

**01:56:02 --> 01:56:04:** I'm going to ask Lucia to answer that question, but

**01:56:04 --> 01:56:06:** I'm going to, I'm going to lead off to it.

**01:56:07 --> 01:56:11:** We, I appreciate your question.

**01:56:11 --> 01:56:14:** We kind of didn't go there because we didn't want

**01:56:14 --> 01:56:18:** to prescribe form solutions which is why we didn't talk

**01:56:18 --> 01:56:19:** about form based zoning.

**01:56:19 --> 01:56:22:** But I do want to point you back to my

**01:56:22 --> 01:56:27:** Italian hill town, even that transitions me sitting on a

**01:56:27 --> 01:56:28:** Cliff.

**01:56:28 --> 01:56:31:** But you know even even that does transition, you know

**01:56:31 --> 01:56:33:** it's it's lower on the edges than it is in

**01:56:33 --> 01:56:37:** the middle because you got the church steeple right.

**01:56:37 --> 01:56:39:** And that's that's kind of the the paradigm if you

**01:56:39 --> 01:56:41:** will for a city building.

**01:56:41 --> 01:56:44:** It's more dense, more concentrated in the middle and it's

**01:56:44 --> 01:56:46:** a a bit less so on the outside.

**01:56:46 --> 01:56:51:** The important thing is that that transition area doesn't turn

**01:56:51 --> 01:56:54:** into forever, right, That it has an edge to it.

**01:56:54 --> 01:56:56:** So you're in the city.

**01:56:56 --> 01:56:59:** Sure, it gets slightly less dense, but once you get

**01:56:59 --> 01:57:01:** to the end of the city, you're at the end

**01:57:01 --> 01:57:03:** of the city, and then it's open.

**01:57:04 --> 01:57:08:** And that's that is the definition of not sprawl.

**01:57:09 --> 01:57:13:** OK, But I I'd like to ask Lucia to.

**01:57:13 --> 01:57:16:** Talk from her her experience and perspective in Florida.

**01:57:18 --> 01:57:22:** So if I understood the question, it really is dealing

**01:57:22 --> 01:57:25:** with open lands and environmental lands, no?

**01:57:26 --> 01:57:27:** Sorry, I miss.

**01:57:27 --> 01:57:28:** Can you come back and?

**01:57:31 --> 01:57:32:** So we have a lot of building, right?

**01:57:32 --> 01:57:32:** Now going.

**01:57:33 --> 01:57:37:** On where there is like a seven story building right

01:57:37 --> 01:57:40: next to a single family home and now that single  
01:57:40 --> 01:57:44: family home doesn't see the sun for five months.  
01:57:44 --> 01:57:48: So how do we kind of grade that out?  
01:57:49 --> 01:57:51: OK, happy to answer that.  
01:57:51 --> 01:57:53: I thought there was another one before that that when  
01:57:53 --> 01:57:55: you had were describing the situation.  
01:57:55 --> 01:57:59: So we have our county is 1000 square miles, it's  
01:57:59 --> 01:58:01: about half the size of yours.  
01:58:02 --> 01:58:05: However a third of that is the city of Tampa.  
01:58:05 --> 01:58:10: From a population perspective, we're about 1.4 million and  
about  
01:58:10 --> 01:58:13: 400,000 is in the city of Tampa and.  
01:58:14 --> 01:58:18: Pretty much what the historical pattern has been is the  
01:58:18 --> 01:58:22: urban densities have stayed in the city of Tampa and  
01:58:22 --> 01:58:26: then as the county has developed, it really has developed  
01:58:26 --> 01:58:31: its somewhat suburban densities with some nodes of  
historical communities  
01:58:31 --> 01:58:33: that have existed.  
01:58:33 --> 01:58:39: But we don't have that kind of graduation that occurs.  
01:58:39 --> 01:58:40: It is pretty much.  
01:58:40 --> 01:58:42: The city of Tampa's urban.  
01:58:43 --> 01:58:46: And then you get out of the city of Tampa  
01:58:46 --> 01:58:51: and it becomes fairly suburban very quickly stay suburban  
until  
01:58:51 --> 01:58:56: you reach an agricultural open lands perspective kind of  
landscape.  
01:58:58 --> 01:59:01: And and we don't have tools to guide for that.  
01:59:01 --> 01:59:03: I mean I think it's just has been city of  
01:59:03 --> 01:59:06: Tampa's urban and then you as you move through the  
01:59:06 --> 01:59:10: comprehensive plan policies have supported that as well  
over time.  
01:59:13 --> 01:59:15: Just just to add, just to add to that, I  
01:59:15 --> 01:59:18: think what you're where the tool that you would want  
01:59:18 --> 01:59:22: to address it is your Urban Development code because it's  
01:59:22 --> 01:59:24: going to be the code that is going to regulate.  
01:59:24 --> 01:59:27: If there has to be a stepping Mott as you  
01:59:27 --> 01:59:31: know an update to the code was presented, it's been  
01:59:31 --> 01:59:34: retracted, that's in a a process that I would encourage  
01:59:35 --> 01:59:38: you to get involved in because that's where you can  
01:59:38 --> 01:59:41: make a decision, I mean and have a voice.  
01:59:42 --> 01:59:46: And that is informed by the growth policy plans that  
01:59:46 --> 01:59:51: are done though that's the overarching that information gets  
translated

01:59:51 --> 01:59:52: into the code.

01:59:52 --> 01:59:55: That's where you're going to be able to enforce something

01:59:55 --> 01:59:56: like that.

02:00:01 --> 02:00:04: You started off your your question with using the word

02:00:04 --> 02:00:05: character, right.

02:00:06 --> 02:00:09: And I think that threw us off a little bit.

02:00:09 --> 02:00:12: But but I do think embedded in your question is

02:00:12 --> 02:00:15: a little bit of what we're hearing in the very

02:00:15 --> 02:00:18: first question about you know, for some people Montana is

02:00:18 --> 02:00:20: a bunch of single family homes.

02:00:20 --> 02:00:23: I don't mean to make that sound denigrating and because

02:00:23 --> 02:00:27: that's that's what it is where they live, Montana is

02:00:27 --> 02:00:28: what Montana to them is.

02:00:28 --> 02:00:31: It's like where I live very frequently.

02:00:31 --> 02:00:33: That is not an and not unusual.

02:00:33 --> 02:00:35: So if you live and have always lived in a

02:00:35 --> 02:00:38: single family neighborhood, then for you that's your frame of

02:00:38 --> 02:00:39: reference.

02:00:43 --> 02:00:46: In addition, in your question you use the word transition

02:00:46 --> 02:00:49: and I'm going to suggest that there are two forms

02:00:49 --> 02:00:50: of transition here.

02:00:50 --> 02:00:53: One is, if the plan is eventually that you're going

02:00:53 --> 02:00:57: to build that transitional gradated, some things are going

02:00:57 --> 02:01:01: some

02:00:57 --> 02:01:01: of those single family houses that are next to seven

02:01:01 --> 02:01:05: story houses, eventually those single family houses are going

02:01:05 --> 02:01:09: to

02:01:05 --> 02:01:09: be 6 story buildings eventually, right when the plan is

02:01:09 --> 02:01:11: done And remember we're talking a 2025 year.

02:01:12 --> 02:01:13: Well, actually that's not true.

02:01:13 --> 02:01:16: At your current rate of growth, you will double in

02:01:16 --> 02:01:18: population in less than 15 years, right?

02:01:19 --> 02:01:22: And one thing we didn't mention is we had a

02:01:22 --> 02:01:26: fair amount of discussion about whether the current rate of

02:01:26 --> 02:01:29: growth is anomalous and is going to.

02:01:30 --> 02:01:32: Nobody knows the answer to this by the way in

02:01:32 --> 02:01:33: any community.

02:01:33 --> 02:01:36: One thing we do know from the data we've seen

02:01:36 --> 02:01:39: across the United States is that we're not going back

02:01:40 --> 02:01:42: to what we used to be and the phenomena that

02:01:42 --> 02:01:45: are driving growth in the Gallatin Valley.

02:01:45 --> 02:01:48: Those things are not going to go back to what

02:01:48 --> 02:01:51: it was like before COVID, that's not going to happen.

02:01:51 --> 02:01:54: The dynamics, it is clear and this has the office

02:01:54 --> 02:01:58: market owners in the real estate industry completely terrified, has

02:01:58 --> 02:02:00: their lenders more terrified.

02:02:02 --> 02:02:02: So.

02:02:03 --> 02:02:06: So understand that if if the vision is as as

02:02:06 --> 02:02:10: you described in your plans, this is city, this is

02:02:10 --> 02:02:14: not city to accommodate that growth, the city part has

02:02:14 --> 02:02:17: to get more dense and the way to do that

02:02:17 --> 02:02:21: without going that way is to go that way.

02:02:21 --> 02:02:23: And that means some of the stuff that's down here

02:02:23 --> 02:02:26: right now is going to end up being here.

02:02:26 --> 02:02:29: The challenge is that in between that, in between that

02:02:30 --> 02:02:32: some places that are this are going to be this

02:02:32 --> 02:02:36: next to the stuff that's this, whether that's three stories

02:02:36 --> 02:02:40: or four stories or five stories or six stories, depending

02:02:40 --> 02:02:41: on where the low stuff is.

02:02:42 --> 02:02:44: And that's uncomfortable.

02:02:45 --> 02:02:48: I could even say I'm pleasant for the people in

02:02:48 --> 02:02:49: those lower density areas.

02:02:50 --> 02:02:53: But you can't do this.

02:02:53 --> 02:02:57: You can't effect change across the board.

02:02:57 --> 02:02:58: We can't just build out.

02:02:59 --> 02:03:01: It would be nice for the housing crisis.

02:03:01 --> 02:03:04: You could build out all the supply, watch the market

02:03:04 --> 02:03:07: crash and then you know all all which might some

02:03:07 --> 02:03:10: of the cynics you have thought that might have been

02:03:10 --> 02:03:12: one of the underlying ideas behind SB382.

02:03:14 --> 02:03:17: But you know, to let the market solve the problem,

02:03:18 --> 02:03:21: you just build, you know, a huge amount of supply

02:03:21 --> 02:03:24: and then that has supply and demand, right?

02:03:24 --> 02:03:27: The more supply you have with a given amount of

02:03:27 --> 02:03:30: demand, the price through theoretically should go down.

02:03:30 --> 02:03:32: That's not good for anybody, by the way, which is

02:03:32 --> 02:03:35: why you're not hearing us suggest anything of the kind.

02:03:36 --> 02:03:39: I don't want to ramble on about that, but I

02:03:39 --> 02:03:41: do want to plant the idea that this is a

02:03:41 --> 02:03:45: transitional phase that Bozeman is in, in particular, but the

02:03:45 --> 02:03:47: entire Gallatin Valley.

02:03:47 --> 02:03:50: And what that means is eventually it's going to look

02:03:50 --> 02:03:51: like this.

02:03:51 --> 02:03:53: And unless you could wave a wand and make it

02:03:53 --> 02:03:56: look like this tomorrow, stuff like what you're describing is inevitable.

02:03:56 --> 02:03:57: It's inevitable, right?

02:03:57 --> 02:03:59: OK.

02:03:59 --> 02:03:59: Thank you.

02:03:59 --> 02:04:00: Can I add just one thing, just just a kind

02:04:00 --> 02:04:03: of a reverse thought process on that.

02:04:03 --> 02:04:05: I currently in the Flathead Valley have five homes that

02:04:05 --> 02:04:10: have been donated to the Land Trust for free.

02:04:10 --> 02:04:13: If we would just simply pick them up and put

02:04:13 --> 02:04:16: them somewhere else because they are.

02:04:16 --> 02:04:18: They are in the way of the growth of the

02:04:18 --> 02:04:21: commercial part of the community inevitably and and so

02:04:21 --> 02:04:25: we're

02:04:25 --> 02:04:27: doing that we're we're finding land where they are more

02:04:27 --> 02:04:31: appropriate currently and we're picking them up and

02:04:31 --> 02:04:33: rehabilitating them

02:04:33 --> 02:04:34: and they're going to be great.

02:04:34 --> 02:04:36: Little family homes, so.

02:04:36 --> 02:04:38: There are options.

02:04:38 --> 02:04:40: So.

02:04:40 --> 02:04:42: Sorry, I'm sorry to tag on and tag on and

02:04:42 --> 02:04:44: tag on.

02:04:44 --> 02:04:46: But one other thing I think might address your concern

02:04:46 --> 02:04:48: is the historic character.

02:04:48 --> 02:04:52: And there are tools, historic districts and things where you

02:04:52 --> 02:04:57: can still maintain the historic character and add density to

02:04:57 --> 02:05:02: a single family lot, for example.

02:05:02 --> 02:05:04: Communities that have done this.

02:05:04 --> 02:05:08: Park City, for example, has a very strict, has a

02:05:08 --> 02:05:13: very robust historic district and very robust regulation as to

02:05:13 --> 02:05:16: what you can and can't do and what needs to

02:05:16 --> 02:05:17: be preserved.

02:05:17 --> 02:05:21: And pretty much anything that is older than 50 years

02:05:21 --> 02:05:22: needs to be preserved.

02:05:22 --> 02:05:25: That can go a little bit over the top, but

02:05:25 --> 02:05:27: it does allow for density behind.

02:05:27 --> 02:05:28: There's a lot of design guidelines.

02:05:28 --> 02:05:32: So that is another tool that a community can look

02:05:32 --> 02:05:35: at to be able to preserve that historic character yet

02:05:35 --> 02:05:38: still add density to the to the neighborhoods.

02:05:38 --> 02:05:42: Sorry, I'm going to take one more thing on to



02:05:42 --> 02:05:43: that.

02:05:43 --> 02:05:44: Sorry.

02:05:46 --> 02:05:49: Understand I come from a very dense city and I

02:05:49 --> 02:05:51: love it that way.

02:05:51 --> 02:05:53: I live there on purpose, believe it or not.

02:05:54 --> 02:05:57: And I think one of the questions that we were

02:05:57 --> 02:06:00: not, we were not able to answer because we just

02:06:00 --> 02:06:03: don't have the time and and embedded in our

02:06:03 --> 02:06:07: recommendations

02:06:07 --> 02:06:09: is there are there are ways to increase density that

02:06:09 --> 02:06:13: don't involve being eight stories tall.

02:06:13 --> 02:06:18: So for example in in Montana you have the ability

02:06:18 --> 02:06:20: to create accessory dwelling units theoretically AD US would

02:06:20 --> 02:06:22: double

02:06:22 --> 02:06:25: your density theoretically, right.

02:06:25 --> 02:06:28: But we don't think that's that's probably not enough.

02:06:28 --> 02:06:31: But we're not able to do the analysis to go

02:06:31 --> 02:06:34: if this is, if this is the enclosure, the boundaries

02:06:34 --> 02:06:38: of your city with the triangle and you implement some

02:06:38 --> 02:06:41: of the things we're talking about, what is your density

02:06:41 --> 02:06:42: need to be to get there to accommodate the growth

02:06:42 --> 02:06:43: in population.

02:06:43 --> 02:06:46: And although you're planning horizons by law are 20 years,

02:06:46 --> 02:06:50: you're going to keep growing for longer than that because

02:06:50 --> 02:06:52: there are a lot of impetus in some of only

02:06:52 --> 02:06:54: some of which we touched on here.

02:06:54 --> 02:06:57: You know, climate change is going to mess with all

02:06:57 --> 02:07:01: of what we're thinking because that's one of the things

02:07:01 --> 02:07:03: we're not going back to and one thing.

02:07:03 --> 02:07:08: We are already seeing with climate change is climate

02:07:08 --> 02:07:11: migration

02:07:11 --> 02:07:12: and I have a little schadenfreude there.

02:07:12 --> 02:07:14: I admit.

02:07:14 --> 02:07:15: I live in Philadelphia and.

02:07:15 --> 02:07:18: All the people who left Pennsylvania and moved to the

02:07:18 --> 02:07:21: Sunbelt, they're they moved to places that are going to

02:07:21 --> 02:07:23: be uninhabitable at some point.

02:07:23 --> 02:07:27: And those people aren't going to stay there because they've

02:07:27 --> 02:07:30: already moved once and they're going to move someplace to

02:07:30 --> 02:07:31: try to escape climate change.

02:07:31 --> 02:07:33: By the way, you can't escape climate change, as we

02:07:33 --> 02:07:35: all found this last summer.

02:07:35 --> 02:07:35: You can't.

02:07:35 --> 02:07:35: We can't.

02:07:35 --> 02:07:37: Nobody can escape it.

02:07:38 --> 02:07:38: You know we.

02:07:38 --> 02:07:40: Were breathing smoke, just like you were breathing smoke.

02:07:41 --> 02:07:42: Ours were from Canada.

02:07:42 --> 02:07:44: Yours were from, you know yours were.

02:07:44 --> 02:07:46: Yours were from around here, right.

02:07:48 --> 02:07:52: So the and I'm just saying that just be careful

02:07:52 --> 02:07:55: that you're planning horizons.

02:07:55 --> 02:07:58: Whatever you plan, be aware that externalities are going to

02:07:58 --> 02:07:59: change those plans.

02:07:59 --> 02:08:02: But you need to do some analysis about what you

02:08:02 --> 02:08:04: really need to do there and what densities you need

02:08:04 --> 02:08:04: to do.

02:08:04 --> 02:08:08: I'm just going to caution that the real, the real

02:08:08 --> 02:08:10: precept here is this is the city.

02:08:10 --> 02:08:13: And this is not because that is at the basis

02:08:13 --> 02:08:16: of your good idea about how do we preserve.

02:08:16 --> 02:08:19: Our character, the character of our open space and our

02:08:19 --> 02:08:22: access to that open space, what Sprawl does is it

02:08:22 --> 02:08:25: extends the city into all of that stuff that you

02:08:25 --> 02:08:26: enjoy so much and it ruins it.

02:08:27 --> 02:08:28: So stop here.

02:08:29 --> 02:08:32: Make this more dense, acknowledge that it's a city like

02:08:32 --> 02:08:36: like Montana does cities, and then outside of that, it's

02:08:36 --> 02:08:37: open land.

02:08:39 --> 02:08:39: We have.

02:08:39 --> 02:08:39: Time.

02:08:39 --> 02:08:43: Oh, was that OK?

02:08:45 --> 02:08:47: Two things we heard from people that we interviewed that

02:08:47 --> 02:08:50: I found fascinating and really made me stop and think

02:08:50 --> 02:08:53: was the idea of doing development without a developer.

02:08:54 --> 02:08:57: And right or wrong, love it or hate it, the

02:08:57 --> 02:09:01: legislature has now pretty much made it possible to put

02:09:01 --> 02:09:04: a duplex and an Adu on any property.

02:09:04 --> 02:09:08: You don't need a developer to do that, but you

02:09:08 --> 02:09:11: do need a few tools and so if you want

02:09:11 --> 02:09:15: that done correctly or in a certain manner, that's good

02:09:15 --> 02:09:18: for the community the city could provide.

02:09:18 --> 02:09:19: Already.

02:09:19 --> 02:09:22: Sort of pre approved 8 or 10 plans of this

02:09:22 --> 02:09:25: is how you do an Adu and if you come

02:09:25 --> 02:09:29: in with this we will approve it within 30 days  
02:09:29 --> 02:09:33: or whatever it might be there might be, there might  
02:09:33 --> 02:09:34: be.  
02:09:34 --> 02:09:35: Incentives for.  
02:09:35 --> 02:09:40: Adding water and sewer connections for those duplexes and  
AD  
02:09:40 --> 02:09:43: us there might be I mean we give TIF funds  
02:09:43 --> 02:09:47: to developers so why not to not developers and and  
02:09:47 --> 02:09:50: adding some homes that way but then again it we  
02:09:51 --> 02:09:53: probably need some tools for financing.  
02:09:53 --> 02:09:57: So it's got to be a partnership between the neighborhoods,  
02:09:57 --> 02:09:59: the city and potentially lenders as well.  
02:09:59 --> 02:10:02: But that's a that's a doable thing.  
02:10:03 --> 02:10:05: Well I'll just say one thing about the Adus and  
02:10:05 --> 02:10:07: I don't know what Vale does, but if you want  
02:10:07 --> 02:10:09: to do it Adu in Jackson you can do it  
02:10:09 --> 02:10:10: by right.  
02:10:10 --> 02:10:12: Different square footage is allowed depending on what the  
base  
02:10:12 --> 02:10:15: lot size is but those have to be deed restricted.  
02:10:15 --> 02:10:17: So we are going to we're going to give you  
02:10:17 --> 02:10:18: the God-given right.  
02:10:18 --> 02:10:20: But you've got to house a worker not a not  
02:10:20 --> 02:10:24: necessarily an affordable person but someone who actually  
works in  
02:10:24 --> 02:10:25: your community and so.  
02:10:25 --> 02:10:28: So there are tools you just you guys need to  
02:10:28 --> 02:10:29: get out ahead of it, right?  
02:10:29 --> 02:10:30: You've?  
02:10:31 --> 02:10:33: You're letting stuff go and you got to put on  
02:10:33 --> 02:10:34: your big boy pants.  
02:10:34 --> 02:10:36: Or 20 years from now you're going to look back  
02:10:36 --> 02:10:38: and you're going to say crap like I'm going to  
02:10:38 --> 02:10:38: move somewhere else.  
02:10:43 --> 02:10:46: We're tagging on a lot the which is fine.  
02:10:46 --> 02:10:49: We I want to harken back to one of our  
02:10:49 --> 02:10:53: recommendations which is you're you're big boys now, right?  
02:10:54 --> 02:10:56: Wearing your big boy pants and because you've grown over  
02:10:56 --> 02:10:59: 50,000 in population, it gives you access to all kinds  
02:10:59 --> 02:11:00: of things.  
02:11:00 --> 02:11:03: Our recommendation was pay attention.  
02:11:03 --> 02:11:06: So I'm going to point out to Kim's point that  
02:11:06 --> 02:11:11: the Biden administration just announced a new housing

02:11:11 --> 02:11:14: policy which

02:11:14 --> 02:11:15: would make income from an Adu eligible as income in

02:11:16 --> 02:11:17: FHA underwriting.

02:11:18 --> 02:11:19: That is huge.

02:11:20 --> 02:11:25: That is huge.

02:11:25 --> 02:11:27: So it's not it hasn't been enacted yet.

02:11:27 --> 02:11:29: It's a proposal from the White House who knows if

02:11:29 --> 02:11:30: it will get through Congress if we ever have a

02:11:32 --> 02:11:35: Congress again.

02:11:35 --> 02:11:39: But it's it's those kinds of things that are external

02:11:39 --> 02:11:42: that are tools that you can use to enhance affordability

02:11:42 --> 02:11:43: and you've already got the tool because you can do

02:11:44 --> 02:11:44: AD us as of right.

02:11:44 --> 02:11:46: OK.

02:11:46 --> 02:11:47: Next, any other questions?

02:12:04 --> 02:12:05: We actually.

02:12:05 --> 02:12:10: I'm having bad luck today.

02:12:10 --> 02:12:10: We actually unfortunately don't have time for any additional questions

02:12:10 --> 02:12:11: I'd like.

02:12:11 --> 02:12:14: And I'm so sorry.

02:12:15 --> 02:12:15: We have taken some photos of the questions in the

02:12:15 --> 02:12:17: chat.

02:12:17 --> 02:12:18: I'd like to turn it over I believe to Sean

02:12:18 --> 02:12:18: to close this out.

02:12:21 --> 02:12:22: I.

02:12:24 --> 02:12:26: Don't need to stand on the box.

02:12:27 --> 02:12:27: I can, but this feels really small.

02:12:29 --> 02:12:30: Yeah.

02:12:30 --> 02:12:32: I'm Sean O'callahan.

02:12:32 --> 02:12:35: I'm the Chief planning officer for the county.

02:12:35 --> 02:12:38: I don't get to speak on behalf of the city

02:12:38 --> 02:12:42: of Bozeman or the city of Belgrade, but in this

02:12:42 --> 02:12:45: instance, I think on behalf of all three jurisdictions, I

02:12:45 --> 02:12:49: do want to extend a very heartfelt thank you to

02:12:49 --> 02:12:51: all the ULI panelists and the ULI staff that helped,

02:12:52 --> 02:12:54: helped make this possible.

02:12:54 --> 02:12:56: It took a lot of effort on the part of

02:12:56 --> 02:12:58: our three jurisdictions to to get them here and get

02:12:59 --> 02:13:02: them the information they needed in advance.

02:13:02 --> 02:13:03: I felt like we were overwhelming them a little bit

02:13:02 --> 02:13:03: with the information we provided.

02:13:05 --> 02:13:07: I learned very quickly, within the 1st 15 minutes or  
 02:13:07 --> 02:13:10: half an hour of of talking to the panelists upon  
 02:13:10 --> 02:13:12: their arrival, that they had done their homework.  
 02:13:12 --> 02:13:14: There was no doubt about it.  
 02:13:14 --> 02:13:17: They really had taken the context.  
 02:13:17 --> 02:13:21: We'd given them thought about it and we're ready to  
 02:13:21 --> 02:13:23: hit the ground running.  
 02:13:23 --> 02:13:26: And so I've been very impressed by the process.  
 02:13:27 --> 02:13:29: I also want to thank all of you that took  
 02:13:29 --> 02:13:33: time out of your busy schedules to meet with the  
 02:13:33 --> 02:13:39: panelists and stakeholder interviews, attend today's  
 presentation, and I'm sure  
 02:13:39 --> 02:13:42: just like me are are looking forward to the report  
 02:13:42 --> 02:13:44: that they will deliver.  
 02:13:46 --> 02:13:49: So in closing, you know it wouldn't be me if  
 02:13:49 --> 02:13:52: I didn't tell a somewhat off color joke.  
 02:13:52 --> 02:13:55: I suppose there's a.  
 02:13:56 --> 02:13:58: A least favorite joke I have that was told to  
 02:13:58 --> 02:14:02: me actually by someone in this room who was upset  
 02:14:02 --> 02:14:05: at something we were doing and they said, you know  
 02:14:05 --> 02:14:07: what's the best part of of Bozeman?  
 02:14:08 --> 02:14:10: And I see what I said, oh, it's only 15  
 02:14:10 --> 02:14:11: minutes from Montana.  
 02:14:12 --> 02:14:15: That joke makes me bristle at the core.  
 02:14:15 --> 02:14:17: So it's not a joke.  
 02:14:17 --> 02:14:18: It's not funny.  
 02:14:18 --> 02:14:20: There's a lot of work that's gone into.  
 02:14:22 --> 02:14:26: Our affinity for plans, as was shown on the slide,  
 02:14:26 --> 02:14:30: to capture the community values and steer the ship in  
 02:14:30 --> 02:14:35: a positive direction to preserve what makes this a very  
 02:14:35 --> 02:14:37: unique and special place.  
 02:14:38 --> 02:14:42: Although people have different perspectives on what that  
 might be,  
 02:14:42 --> 02:14:45: there's no one right answer and the recommendations.  
 02:14:46 --> 02:14:49: From the panel as we work at the local level  
 02:14:49 --> 02:14:54: to sift through them and implement those you know, really  
 02:14:54 --> 02:14:57: do capture another thing for me, you know we the  
 02:14:57 --> 02:15:01: moniker of the last best place is very prominent here,  
 02:15:01 --> 02:15:02: right?  
 02:15:02 --> 02:15:04: I think we have we have a brewery named after  
 02:15:04 --> 02:15:04: that now, right?  
 02:15:06 --> 02:15:09: But if we're not careful, you know, as a.

02:15:09 --> 02:15:13: As a community of relative newcomers, right, it's the the  
02:15:13 --> 02:15:16: the Gallant Valley native is is relatively rare here these  
02:15:16 --> 02:15:19: days we risk trading what is the last best place  
02:15:19 --> 02:15:22: for just better than the last place of wherever someone  
02:15:23 --> 02:15:23: came from.  
02:15:23 --> 02:15:25: And we don't want to go down that path.  
02:15:25 --> 02:15:28: So I think the panel is is helping helping us  
02:15:28 --> 02:15:29: avoid that.  
02:15:30 --> 02:15:32: So I really do want to thank them for all  
02:15:32 --> 02:15:34: their energy and tireless work over the not just the  
02:15:34 --> 02:15:37: last week, but in preparing to come here and doing  
02:15:37 --> 02:15:38: their homework.  
02:15:38 --> 02:15:42: And hitting the ground running and formulating some  
thoughtful recommendations  
02:15:42 --> 02:15:44: that falls on our shoulders to to carry forward.  
02:15:44 --> 02:15:48: So thank you all ULI panelists and staff and the  
02:15:48 --> 02:15:51: community for engaging in the process.  
02:15:51 --> 02:15:53: With that, I'll turn it back over to Alan.

---

*This video transcript has been machine-generated, so it may not be accurate. It is for personal use only. Reproduction or use without written permission is prohibited. If you have a correction or for permission inquiries, please contact [\[email protected\]](#).*