

# 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

coordination.

01:31:38 --> 01:31:40: The first thing you have to think about in design

01:31:40 --> 01:31:42: is the charette itself.

01:31:42 --> 01:31:44: You can't just meet for a day and toss ideas

01:31:44 --> 01:31:45: around.

01:31:45 --> 01:31:47: Somebody has to design that and facilitate it.

01:31:47 --> 01:31:50: So we really recommend you hire someone who does that

01:31:50 --> 01:31:53: for a living to help you put the program together

01:31:53 --> 01:31:56: so that you you're only spending a day doing it

01:31:56 --> 01:31:57: and not seven days.

01:31:59 --> 01:32:04: Begin the process to establish a regional housing coalition as

01:32:04 --> 01:32:06: George described to you.

01:32:06 --> 01:32:08: We know that this is not going to be easy,

01:32:08 --> 01:32:09: but you can start the process right now.

01:32:11 --> 01:32:14: Start the process in the county of determining the level

01:32:14 --> 01:32:16: of acceptance of SB382.

01:32:16 --> 01:32:20: You heard the acknowledgement that we understand the

financial and

01:32:20 --> 01:32:20: the.

01:32:20 --> 01:32:23: Staff bandwidth implications of that.

01:32:23 --> 01:32:25: And so you need to make some tough decisions about

01:32:25 --> 01:32:26: how far you're going to go with that.

01:32:26 --> 01:32:28: You can do an area plan, but if you just

01:32:28 --> 01:32:30: do an area plan, you don't get all the tools.

01:32:30 --> 01:32:31: You get from.

01:32:31 --> 01:32:35: 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  
questions.  
01:45:51 --> 01:45:56: One was kind of directed towards Allen, but mainly because  
01:45:56 --> 01:45:59: of his interest in living in a very dense urban  
01:45:59 --> 01:46:00: environment.  
01:46:01 --> 01:46:06: Has the has the ULI presented or done studies around  
01:46:06 --> 01:46:12: appropriate density sizing as well as come up with a  
01:46:12 --> 01:46:12: model?  
01:46:13 --> 01:46:16: 4 communities about the type of density that they should  
01:46:16 --> 01:46:19: have and was that recommendation made in any of the  
01:46:19 --> 01:46:20: work that you guys did?  
01:46:21 --> 01:46:25: Second, in regards to that triangle, there are probably a  
01:46:25 --> 01:46:29: number of conservation easements that are in there, and it  
01:46:29 --> 01:46:33: seems like you're encouraging increased density within the  
triangle.  
01:46:34 --> 01:46:36: And how does conservation easements play into that and  
whether  
01:46:36 --> 01:46:37: or not?  
01:46:41 --> 01:46:44: There's an intent to relieve some of those conservation  
easements  
01:46:44 --> 01:46:47: and do like a trade to put them out somewhere  
01:46:47 --> 01:46:49: else and in terms of trying to reduce the amount  
01:46:49 --> 01:46:52: of sprawl and if there's any guidelines or plans for  
01:46:52 --> 01:46:54: trying to encourage keeping that.  
01:46:54 --> 01:46:57: 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 of a reverse thought process on that.

02:04:00 --> 02:04:03: I currently in the Flathead Valley have five homes that have been donated to the Land Trust for free.

02:04:03 --> 02:04:05: If we would just simply pick them up and put them somewhere else because they are.

02:04:05 --> 02:04:10: They are in the way of the growth of the commercial part of the community inevitably and and so we're

02:04:10 --> 02:04:13: doing that we're we're finding land where they are more appropriate currently and we're picking them up and rehabilitating them

02:04:13 --> 02:04:16: and they're going to be great.

02:04:16 --> 02:04:18: Little family homes, so.

02:04:18 --> 02:04:21: There are options.

02:04:21 --> 02:04:25: So.

02:04:25 --> 02:04:27: Sorry, I'm sorry to tag on and tag on and tag on.

02:04:27 --> 02:04:28: But one other thing I think might address your concern is the historic character.

02:04:28 --> 02:04:31: And there are tools, historic districts and things where you can still maintain the historic character and add density to a single family lot, for example.

02:04:31 --> 02:04:33: Communities that have done this.

02:04:33 --> 02:04:34: Park City, for example, has a very strict, has a very robust historic district and very robust regulation as to what you can and can't do and what needs to be preserved.

02:04:34 --> 02:04:36: And pretty much anything that is older than 50 years needs to be preserved.

02:04:36 --> 02:04:36: That can go a little bit over the top, but it does allow for density behind.

02:04:36 --> 02:04:40: There's a lot of design guidelines.

02:04:40 --> 02:04:42: So that is another tool that a community can look at to be able to preserve that historic character yet still add density to the to the neighborhoods.

02:04:42 --> 02:04:46: 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 --> 02:07:24: And those people aren't going to stay there because they've

02:07:24 --> 02:07:27: already moved once and they're going to move someplace to

02:07:27 --> 02:07:30: try to escape climate change.

02:07:30 --> 02:07:31: By the way, you can't escape climate change, as we

02:07:31 --> 02:07:33: all found this last summer.

02:07:33 --> 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  
02:15:42 --> 02:15:44: thoughtful recommendations  
02:15:44 --> 02:15:48: that falls on our shoulders to to carry forward.  
02:15:48 --> 02:15:51: So thank you all ULI panelists and staff and the  
02:15:51 --> 02:15:53: community for engaging in the process.  
02:15:51 --> 02:15:53: With that, I'll turn it back over to Alan.

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