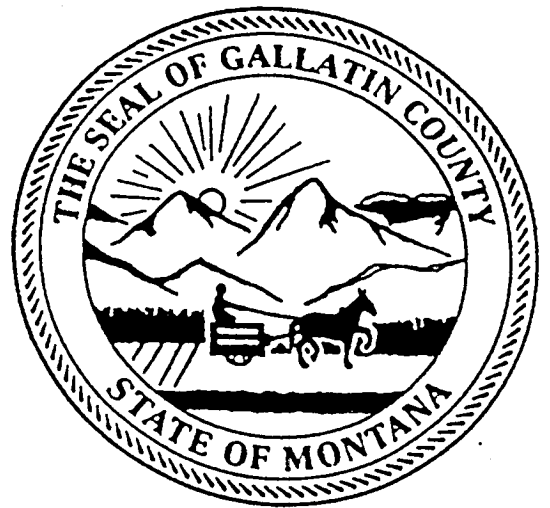
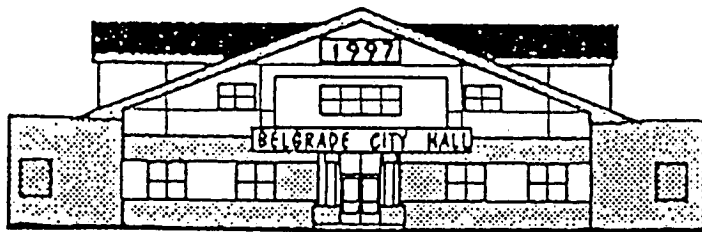


BELGRADE GROWTH POLICY

BELGRADE CITY-COUNTY PLANNING AREA

2006

**CITY OF BELGRADE
GALLATIN COUNTY
MONTANA**



**ADOPTED BY THE BELGRADE CITY-COUNTY PLANNING BOARD
OCTOBER 30, 2006**

BELGRADE AREA GROWTH POLICY
as recommended by the Belgrade City-County Planning Board
October 30, 2006 (with staff editorial changes)

MISSION STATEMENT OF THE BELGRADE CITY-COUNTY PLANNING BOARD

The Belgrade City-County Planning Board's mission is to provide growth policy recommendations to the Belgrade City Council and the Gallatin County Commission that insure development is done properly in appropriate areas, that mitigate negative impacts, and that provide positive benefits for the residents of the City of Belgrade, Belgrade City-County Planning Jurisdiction, and Gallatin County.

PRIMARY GOAL OF THE BELGRADE AREA GROWTH POLICY

The primary goal of the Belgrade Area Growth Policy is to improve the efficiency of land use in the Belgrade City-County Planning Jurisdiction (planning jurisdiction), as shown on the attached Future Land Use Map, by concentrating development within and adjacent to Belgrade on soils which would be considered marginal for agricultural production. As the distance increases from the City, the Growth Policy encourages the preservation of farmland, open space, and protection of the East and West Gallatin rivers.

INTRODUCTION

At the dawn of the 21st Century, Gallatin County, Montana is growing rapidly in population. At the center of the Gallatin Valley, and long known as the "Hub of the Valley", lies Belgrade. Growth and Belgrade have been synonymous for two decades as more and more people seek out an affordable place to live in one the Intermountain West's most pristine, beautiful, and desirable areas. Since 1970 Gallatin County has increased by over 35,000 people, and the City of Belgrade has increased by over 6,000 people with no end in the upward population trend in site. As we approach the latter half of the first decade of the 21st Century, the City of Belgrade is home to over 7,000 people and the four-and-one-half mile Belgrade City-County Planning Jurisdiction is home to an estimated population of 18,000.

The Belgrade area's popularity for new residential development is caused by several factors. These factors include: Belgrade's proximity to Bozeman and Montana State University, Belgrade's central location in the Gallatin Valley, lower land costs than areas in and around Bozeman, good access via State highways, Interstate 90, and Gallatin Field Airport, relatively flat topography and excellent soils to support building foundations and road construction, a diversified economy and good schools. As Gallatin County continues to be a desirable place to live for people from in and out of state, Belgrade will continue to grow.

Dealing effectively with growth requires a plan. The Montana Legislature authorizes planning boards to prepare growth policies to help governing bodies plan in the general policy and pattern of development. A growth policy is a plan to guide governing bodies in the adoption of zoning ordinances, subdivision regulations, resolutions with respect to development or abandonment of public ways, public places, public structures, or public utilities. This document, the Belgrade Area Growth Policy, replaces the Belgrade Area Plan-1999 and becomes the guide for the Belgrade City Council and the Gallatin County Commission in making decisions regarding development in and around the City of Belgrade and within Belgrade's four-and-one-half mile planning jurisdiction.

THE BELGRADE CITY-COUNTY PLANNING BOARD

The Belgrade City-County Planning Board and the planning jurisdiction were established by the Belgrade City Council and the Gallatin County Commission in 1975. The Planning Board consists of up to nine members. Four members must reside within the City limits and are appointed by the Mayor and City Council. Four members must reside outside of the City limits and within the planning jurisdiction, and are appointed by the County Commission. The ninth member is an at-large member selected by the Planning Board and approved by both the City Council and the County Commission.

THE GROWTH POLICY PROCESS

As per State Law (76-1-601 M.C.A.) the Planning Board may prepare and propose a growth policy for their jurisdictional area. The purpose of the Growth Policy is to provide general guidelines for future development in the City of Belgrade and its planning jurisdiction.

Belgrade's first master plan was developed in the early 1970's by the Bozeman City-County Planning Staff under contract with the Town of Belgrade. The plan was updated by the Belgrade City County Planning Staff in 1979 in a document entitled *Belgrade Update*. The Belgrade Planning staff also conducted a master plan update and expansion study in 1992. In 1999 the Planning Board completed The Belgrade Area Plan-1999 which was adopted by the Belgrade City Council and the Gallatin County Commission as a Master Plan for Belgrade and its Planning Jurisdiction. This Growth Policy has evolved, based on changes in State Law, public comment received during the review of development projects, various land use regulation initiatives, and changes in the make up of the Planning Board membership. Much of the Growth Policy is still based on information in all of the above-mentioned documents.

The Planning Board conducted public hearings to provide an opportunity for citizens of the planning jurisdiction to assist in developing the growth policy. Public input from the original master plan and subsequent updates as well as recent public meetings were used to develop the Growth Policy's goals and objectives, as well as, identify tasks that should be accomplished in implementing the Growth Policy. Public input was also used to develop the Growth Policy's Future Land Use Map that will provide guidance as to where development should occur.

The Growth Policy applies to the City of Belgrade and its 4.5-mile planning jurisdiction as shown on the attached Future Land Use Map.

ADOPTION OF THE GROWTH POLICY

State Law (76-1-602 through 76-1-604 M.C.A.) details how a growth policy is to be adopted or revised by the governing bodies of the governmental units represented by the Planning Board.

The Belgrade City-County Planning Board must hold a public hearing on the Growth Policy. After consideration of the recommendations and suggestions elicited at the public hearing, the Planning Board shall by resolution recommend the proposed Growth Policy to the Belgrade City Council and the Gallatin County Commission; or recommend that the Growth Policy not be adopted; or recommend that the governing body take some other action related to preparation of the growth policy.

After the governing bodies have received the Growth Policy as recommended by the Planning Board, they are required to adopt a resolution of intention to adopt, revise, or reject the Growth Policy. If the governing bodies adopt a resolution of intention to adopt the Growth Policy, they may opt to adopt the Growth policy themselves or submit the Growth Policy to the jurisdiction's

electors at the next primary or general election or at a special election the referendum question of whether or not the Growth Policy should be adopted.

State Law also allows the qualified electors of the area covered by the Growth Policy by initiative or referendum to adopt, revise, or repeal a Growth Policy. A petition for initiative or referendum must contain the signatures of 15% of the qualified electors of the area covered by the Growth Policy.

USE AND IMPLEMENTATION OF THE ADOPTED GROWTH POLICY

76-1-605 M.C.A. requires that the governing bodies be guided by and give consideration to the general policy and pattern of development set out in the Growth Policy in the:

- (a) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;*
- (b) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and*
- (c) adoption of zoning ordinances or resolutions.*

76-3-606 M.C.A. also requires that subdivision regulations adopted by the City and the County must be made in accordance with the Growth Policy.

It should be noted that by state statute the Growth Policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulation adopted pursuant to the law. A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with the Growth Policy.

The Growth Policy will be implemented gradually through the next five years as development projects are evaluated, the City's subdivision regulations are updated and expanded, the City's zoning ordinance and zoning map are updated and expanded, County zoning districts within the Belgrade City-County Planning Jurisdiction are established, and other development and land conservation incentive programs are evaluated for possible implementation such as conservation easements and Gallatin County's Transfer of Development Rights (TDR) program.

The County's TDR program in conjunction with density zoning of the remaining unzoned portions of the Belgrade Planning Jurisdiction is a tool to implement this Growth Policy including the Growth Policy's Future Land Use Map.

The Growth Policy must be consulted when properties are proposed for annexation into the City of Belgrade to determine suitability, land use, zoning, and provision for City services.

AMENDING THE GROWTH POLICY

In order for the Growth Policy to remain vital, regular review and occasional amendments will be necessary.

Revisions to the Growth Policy may alter the Future Land Use Map, modify the Growth Policy text, add, subtract, or modify documents adopted by reference, refine proposals for the specific areas in the form of neighborhood or area plans or any additional chapters to the document.

The Planning Board will review the Growth Policy a minimum of every five years. The review will determine if conditions have changed enough to render the Growth Policy ineffective, making a revision of the Growth Policy necessary. The review will consider the following criteria:

- Significant deviation from anticipated trend projections
- Significant accomplishment of goals, strategies and actions
- Public input received during privately initiated amendments
- Significant deviation from established targets

If it is determined a revision of the Growth Policy is necessary, the Planning Board will determine the process, timing and budget necessary to draft an amendment that will eliminate the ineffectiveness. An amendment proposed by the Planning Board will be reviewed pursuant to this chapter and all other applicable elements of the Growth Policy.

The statutory requirements which guided the adoption of the Growth Policy will be followed for all amendments. The following criteria will be weighed in consideration of proposed amendments:

1. Whether the development pattern contained in the Growth Policy inadequately provides appropriate optional sites for the uses proposed in the amendment.
2. Whether the amendment constitutes an overall improvement to the Growth Policy or would be solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. Whether the amendment will adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns; or
 - Requiring larger and more expensive improvements to roads, sewer or water systems that are needed to support the prevailing land uses and which, therefore, may impact development of other lands; or adversely impacting existing uses because of increased traffic on existing systems; or
 - Affecting the livability of the area or the health and safety of the residents.
4. Whether the amendment is compatible with the future land uses and intensities contained in the Growth Policy.
5. Whether the amendment is consistent with the overall intent, goals, and strategies of the Growth Policy.

6. Whether the amendment furthers the goals and strategies in the Growth Policy.
7. Whether the amendment carries out, as applicable, any specific strategy, action or task for community facilities or public infrastructure, including such things as transportation facilities or public sewer and water systems that are contained in the Growth Policy.

Amendments to the Growth Policy may be initiated by the City and/or County in accordance with the procedures set forth by state statutes, or may be requested by private individuals or agencies. It is the burden of the party requesting the amendment to prove that the change constitutes an improvement to the Growth Policy.

NEIGHBORHOOD PLANS

Particular neighborhoods may provide more specificity and guidelines for the development and use of property in a neighborhood plan than required by the Growth Policy for Gallatin County, the City of Belgrade, and the planning jurisdiction. The fundamental purpose of neighborhood plans (sometimes referred to as subarea plans) is to implement and refine the intent, goals, policies and all other elements of the Growth Policy for a specific geographic area within the City or County. A neighborhood plan adopted pursuant to 76-1 PART 6, MCA, and in conformance with the Growth Policy, may take advantage of simplified development review.

FOUR CORNERS COMMUNITY PLAN

The Gallatin County Commission adopted the Four Corners Community Plan on April 11, 2006 as a Neighborhood Plan. Prior to the Commission's adoption of the Plan, the Belgrade City-County Planning Board had voted unanimously to recommend that the Plan be adopted. The Four Corners Community Plan was adopted under the umbrella of the Belgrade Area Plan that this Growth Policy replaces, and the Gallatin County Growth Policy.

The Four Corners Community Plan is hereby made part of the Belgrade Area Growth Policy by reference for that portion of the Four Corners Plan Area that is located within the planning jurisdiction except all the parcels within Sections 21, 22, and 27 of Township One South, Range Four East, Principle Meridian Montana, Gallatin County, Montana as per the Gallatin County Commission's letter dated April 13, 2006 to the Belgrade City Council members requesting that said properties be amended out of the Four Corners Neighborhood planning boundaries.

ZONED AREAS

The Gallatin County Commission encourages citizens to work together to develop and recommend zoning for their particular area if they are so inclined. A County zoning district must be established through the processes detailed in State Law.

There are two County zoning districts within the planning jurisdiction. The River Rock Subdivision is contained within a County zoning district that was established in 1978. Zoning within River Rock is administered by the Gallatin County Planning Department. The East

Gallatin Zoning District was established by the Gallatin County Commission in the summer of 2006. The East Gallatin Zoning District was developed as a grassroots effort by residents within the district. It was developed with technical assistance provided by the Gallatin County Planning Department who sought input from the Belgrade City-County Planning Office throughout the process and conducted public hearings before the Belgrade City-County Planning Board and the Gallatin County Commission. The Planning Board voted unanimously to recommend the East Gallatin Zoning District to the County Commission. The East Gallatin Zoning District is administered by the Belgrade City-County Planning Office.

The Belgrade Zoning Ordinance requires that any land annexed into the City of Belgrade must be zoned at the time of annexation.

As per State Law, the City of Belgrade may adopt zoning regulations for the City limits, and one-mile zoning jurisdiction around the City Limits for areas that are not zoned by the County. The City's zoning ordinance has been amended from time to time to reflect changes in development patterns in and around the City.

The Gallatin County Commission has the authority to zone areas of the planning jurisdiction outside the City Limits of Belgrade through the processes detailed in State Law.

Zoning is a method to implement this Growth Policy. Any zoning proposal within the planning jurisdiction will be reviewed by the Belgrade City-County Planning Board, who must use their legally adopted Growth Policy as a guide to make recommendations regarding the proposed zoning to the Belgrade City Council or Gallatin County Commission as applicable.

COORDINATION STATEMENT

The Belgrade City Council and the Gallatin County Commission have established and maintained a healthy working relationship throughout the entire existence of the planning jurisdiction. The process of coordination and cooperation starts with the Belgrade City-County Planning Staff who will continue to work with and relay information between both governing bodies, city staff, and county staff-including (but not limited to) the Gallatin County Planning Department, Gallatin County Road Department, Gallatin County Environmental Health Department, the Gallatin Local Water Quality District, and the Gallatin County Attorney's Office.

The governing bodies share the responsibility of appointing the Belgrade City-County Planning Board membership.

Even as this Growth Policy is being developed, the governing bodies are working closely together to formulate inter-local agreements for the maintenance of County roads that will serve the Ryen Glenn and Meadowlark Ranch subdivisions, which are part of the City. An example of coordination and cooperation is exhibited in this document with the adoption and amendment of the Four Corners Community Plan. And finally, this document must be adopted by both the Belgrade City-Council and the Gallatin County Commission.

The Belgrade City Council and Belgrade City Staff have and will continue to work with Gallatin County, Gallatin Airport Authority, Central Valley Fire District, Amsterdam Rural Fire District, Bozeman City Commission, the Manhattan Town Council, the Three Forks City Council, and representatives of the State of Montana and Federal Government on various regional issues common to each respective agency.

SUBDIVISION REVIEW CRITERIA

Subdivisions in the planning jurisdiction must conform with state and local requirements, specifically the Gallatin County Subdivision Regulations for subdivisions located outside the City limits, the Belgrade City Subdivision Regulations for subdivisions located within the City limits, and the Criteria for Local Government Review, found in 76-3-608 MCA of the Montana Subdivision and Platting Act.

Subdivisions are reviewed for conformance with the Belgrade Area Growth Policy and the Gallatin County Growth Policy as applicable, the criteria listed in 76-3-608(3)(A) MCA—*CRITERIA FOR LOCAL GOVERNMENT REVIEW*. Subdivisions within Belgrade City-County Planning Jurisdiction adhere to the following criteria definitions:

Agriculture: The use of the land for grazing and cropping to produce food, feed, and fiber commodities. Examples may include: cultivation and tillage of the soil; dairying; growing and harvesting of agricultural or horticultural commodities; and the raising of livestock, bees, fur-bearing animals, or poultry. Not including animal feeding operations, as defined.

Agricultural water user facilities: Facilities that provide water for the production of agricultural products on agricultural land including, but not limited to ditches, canals, pipes, and head gates.

Local services: Any and all services or facilities local government entities are authorized to provide, including such things as water supply, sewage disposal, law enforcement, fire protection, transportation system, and educational system.

Natural environment: Existing physical conditions relating to land, water, air, plant and animal life of an area and the interrelationship of those elements, such as soils, geology, topography, vegetation, surface water, ground water, aquifers, drainage patterns, recharge areas, climate, floodplains, noise, scenic resources, and objects of historic or aesthetic significance.

Wildlife: Animals (e.g. mammals, birds, reptiles, fish) that are neither human nor domesticated, existing in their natural environment.

Wildlife habitat: Geographic areas containing physical or biological features essential to wildlife for breeding, rearing, nesting, or winter-feeding and forage; and essential to the conservation of listed endangered and threatened species under the Endangered Species Act. Important and critical wildlife habitat includes but is not limited to elk winter range, mule deer winter range, moose winter range, deciduous vegetation (cottonwood, aspen, willow) areas, riparian areas, and migration corridors, such as the Bozeman Pass.

Public health and safety: A condition free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.

As required by 76-3-608(3)(A) MCA—*CRITERIA FOR LOCAL GOVERNMENT REVIEW*, and as the

primary criteria, all proposed subdivisions are evaluated for their effect on agriculture, agricultural water user facilities, local services, natural environment, wildlife and wildlife habitat, and public health and safety, along with all other elements of the Growth Policy. The purpose of this review is to determine if there are significant, unmitigated, adverse impacts. The governing body can deny a subdivision if adverse impacts associated with the development are not appropriately mitigated.

The following six criteria are examples of items considered in evaluating the overall impact of a proposed subdivision. These examples do not reflect all potential items, but they do include a preponderance of the items under consideration, and some items may not apply to all subdivisions. In addition, some proposals may require evaluation of the effects of other items not included in these examples on these criteria. It is the developer's responsibility to document proposed mitigation of any adverse impacts in these critical areas.

Effect on agriculture, including but not limited to:

- Historic and current agricultural productivity and profitability.
- Impact on productivity of adjacent farm operations (e.g., access for agricultural machinery, water available for irrigation or livestock).
- Prime agricultural land (soils as defined by the Natural Resources Conservation Services, NRCS).
- Prime rangeland (soils as defined by NRCS).

Effect on agricultural water user facilities, including but not limited to:

- Water availability to agricultural water users.
- Access for maintenance of facilities.
- Reasonable and prudent precautions to prevent injury to children who may be attracted to play in the area of the agricultural water user facility.
- Liability resulting from proximity to agricultural water user facilities (e.g., blowouts, flooding, artificially elevated high groundwater).
- Impact on owners of the agricultural water user facility.

Effect on local services, including but not limited to:

- Logical expansion of local services and public facilities.
- Level of service to meet demand.
- Provision of adequate local services and public facilities simultaneous or prior to onset of impact.
- Location and provision of multi-modal transportation facilities; including pedestrian and bicycle safety measures, and interconnectivity.
- Fiscal impact relating to cost of local services and public facilities, for all stages of development including projected future subdivision.

Effect on natural environment, including but not limited to:

- Runoff reaching surface waters (e.g., streams, rivers or riparian areas).
- Impacts on ground water supply, quantity, and quality.
- Impacts on air quality.
- Impacts on scenic resources.

- Noxious weeds.
- Wetlands not covered under nationwide permits.
- Light pollution on adjacent property.

Effect on wildlife and wildlife habitat, including but not limited to:

- Loss of significant, important and critical habitat, as defined.
- Impacts on significant, important and critical habitat.

Effect on public health and safety, including but not limited to:

- Creation of potential man-made hazards (e.g. unsafe road intersection, development in wildland residential interface fire areas).
- Demonstration of freedom from natural hazards (e.g. wildfire, flooding, steep slopes).
- Existing potential man-made hazards (e.g. high pressure gas lines, lack of fire protection, cumulative impacts).
- Traffic safety.
- Emergency vehicle access.
- Emergency medical and law enforcement response time.
- Cumulative impacts on groundwater from individual sewage disposal systems or individual wells.
- Any other item that endangers public health and safety.

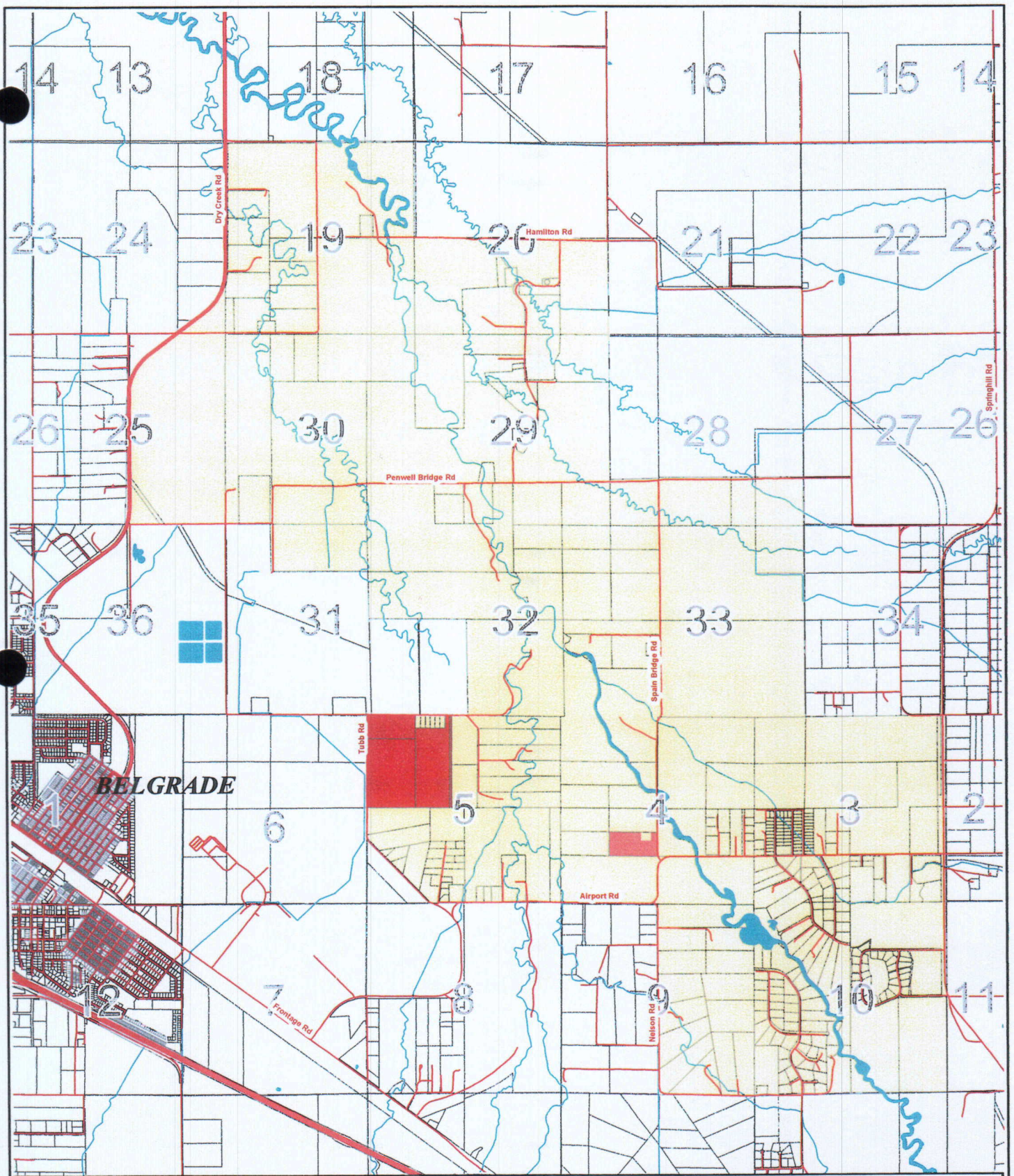
PUBLIC HEARING STATEMENT

Public hearings follow a general process that allows an opportunity for public input. The general steps are as follows:

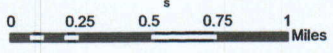
- 1) Introduce public hearing.
- 2) Planning Department staff report.
- 3) Applicant presentation.
- 4) Public testimony.
- 5) Applicant rebuttal.
- 6) Close public testimony.
- 7) Board discussion.
- 8) Recommendation or decision.

Additional public comment may not be submitted after the close of public testimony, unless additional information is submitted by the applicant that substantially changes the application and the governing body specifically requests additional public comment.

Board determination of conformance with the Growth Policy is based on all other elements of the Growth Policy, including the evaluation of the criteria listed in 76-3-608(3)(A) MCA—*CRITERIA FOR LOCAL GOVERNMENT REVIEW*. Public hearings are not required for all proposed subdivisions, and the statutory review time varies. Descriptions of the review process for each type of subdivision are contained within the Belgrade City Subdivision Regulations and the Gallatin County Subdivision Regulations as applicable.



EAST GALLATIN ZONING DISTRICT



LEGEND

- Road
- Agricultural and Rural Residential
- Neighborhood Commercial
- Commercial District
- Parcels
- Rivers and Streams

Gallatin County Planning Department
&
Gallatin County GIS
311 West Main Street
Bozeman, Montana
59715

LAND USES

The planning jurisdiction hosts a large variety of land uses from farm and ranch operations, rural residential subdivisions, mixed use developments, multi-family uses, retail uses, light manufacturing, and industrial uses. Most of the land in the outer reaches of the planning jurisdiction, north, south, and west of Belgrade is occupied by farm and ranch operations. There are also some scattered non-farm residences, minor subdivisions, and land divided by means other than subdivision review such as 20-acre certificate of surveys, occasional sale exemptions, and family transfer exemptions.

The area east of Belgrade between Airport Road and the south boundary of the planning jurisdiction has seen extensive residential subdivision activity, including: Springvale, Bridger Lake Meadows, Outlaw Country, Wildflower, Mountain View, Baxter Creek, Valley Grove, and Wylie Creek, along with numerous minor subdivisions. These subdivisions enjoy the benefits of being located approximately equal distance between Belgrade and Bozeman. Other areas east of Belgrade, but closer to the City limits are dominated by the Gallatin Field Airport and large open gravel pits.

There is a broad mixture of residential development, including site built homes and manufactured homes, industrial, commercial, and agricultural activity west of Belgrade. The area east of the Gallatin River and north of Amsterdam Road is almost completely developed with subdivisions, including River Rock which is a County zoning district and has a population of approximately 2500 to 3000. There is also a small commercial/retail center and a public elementary school (K-3) in River Rock. Other nearby subdivisions include: Wildhorse Trail Properties, High K, Royal Arabian, Gallatin Valley Homesteads, Summit, Tee Pee and Scottish Acres, Landmark, and Cobblestone. There are also a lot of certificates of survey lots in this area with a variety of uses including residences, businesses, and gravel pits.

The West Gallatin River is the dominant natural feature in the planning jurisdiction. Land adjacent and within the river's riparian area was popular for low-density subdivisions including Baker Creek Meadows and Shade Tree Acres. However, due to the unpredictable nature of the river during periods of high water and its past history of altering course, the Growth Policy discourages new development along the river.

Property north of I-90 and west of Belgrade along Old Highway 10 (MT 205) from Bolinger Road to the western boundary of the planning jurisdiction has been developed into residential and commercial lots including the proposed 4 Dot Meadows, Old Place, Bon Marron, Davis, Mission Park, Belgrade Commercial Park, Vista Meadows, and Belgrade Gardens. All of these subdivisions with the exception of 4 Dot Meadows, Mission Park and Belgrade Commercial Park, allow manufactured homes.

Property adjacent to Belgrade's City limits is zoned for a variety of uses. Property to the north is used by Belgrade North Business Park, the airport, and pastureland. The area to the west of the City has heavy industrial uses, including three industrial parks. The land south of I-90 is still relatively undeveloped cropland and pasture. A developing corridor along Jackrabbit Lane from the City

limits to Cameron Bridge Road contains a variety of uses including, farm implement and car dealers, and retail sales, scattered private residences, and other uses. South of Cameron Bridge Road to the southern boundary of the planning jurisdiction is mostly undeveloped pastureland and scattered home sites but will see extensive subdivision activity in the coming years starting with the 343-lot Gallatin Heights Subdivision between West Cameron Bridge Road and West Valley Center Road.

The Belgrade City Limits have changed significantly since the adoption of the Belgrade Area Plan in 1999. No annexation took place from 1997 to 2003 due to the City's sewer treatment limitations. In 2004 the City completed an \$8 million upgrade to the sewer treatment facility and started considering petitions for annexation. The commercial properties south of I-90 along Jackrabbit Lane and Alaska Frontage Road were annexed and a Special Improvement District was created to extend City water and sewer mains to the properties. North of the City, annexations took place north of Cruiser Lane adjacent to the Belgrade North Business Park. Two large annexations northeast of the Airport increased the City limits by approximately 300 acres and will be home to the Ryen Glenn Estates and Meadowlark Ranch residential developments. The Las Campanas annexation between I-90 and Yellowstone Avenue opened up over 60 acres to residential development. The annexation of the former lumber mill site along Jackrabbit Lane will be developed for commercial and retail uses. The most recent annexation of the Prescott Property between the City Limits and Bolinger Road increased the City limits by 280 acres.

LAND USE TRENDS

As with most of the Gallatin Valley floor, land use in the Belgrade Area is moving from agriculture to residential. This trend coincides with Belgrade being among the fastest-growing cities per capita in the State of Montana since 1992. Unless there is a sudden change in the local economy, it appears that the same land use trend will continue for the foreseeable future, and potentially at an accelerated rate. Since 1994 the City has annexed larger and larger parcels, starting with the Las Campanas property, which was about 60 acres, then the Ryen parcel and the Meadowlark Ranch parcel which were 170 and 160 acres respectively, and finally with the Prescott annexation which contains 280 acres. All of these properties were in some form of agricultural use prior to annexation. Within the planning jurisdiction the trend is similar. Larger and larger parcels are being proposed for subdivision with recent projects of over 300 acres. The following excerpt from the original Belgrade Area Master Plan summarizes current trends in the Belgrade area ideally:

It is probable that Belgrade and its surrounding planning area will, to some degree, be subjected to the prevailing theory that land will be converted to some more intense use at a future date at a much higher price per acre than can possibly be realized by farming or other rural uses. This trend has, in reality, taken a great deal of Gallatin County's prime farm land out of any productive use and held idle, waiting for suburban development of some kind. Since its founding, the town of Belgrade has relied on agricultural activities for a viable economic base.

However, the desire for the community to grow and expand, to provide more jobs for local residents, and to diversify the economic base will ultimately mean a transfer of land out of agricultural uses to non-farm uses accommodating new residents. The decisions affecting

these land conversions should be determined within a framework that considers the impact of the reduction of good and prime farm land. If the intention is to preserve the best productive farm land, as it seems to be, then future land uses must be guided into the areas of marginal productive value.

GOAL I: LAND USE

Provide for the most efficient and effective use of land for the public interest while considering the land itself and the environment.

GOAL II: LAND USE-AGRICULTURE

Protect and promote agriculture and agri-business as the agriculture industry contributes to the economic well being of the valley and provides many benefits to the area, including a rural atmosphere, open space, wildlife habitat, and certain recreational opportunities.

LAND USE OBJECTIVES

- A. Encourage the preservation of open space.
- B. Discourage fragmented subdivisions that place undue burdens on City and/or County services and cannot mitigate their impacts.
- C. City annexation policy should give priority to areas adjacent to the central developed area. Annexation of areas far out which leave unincorporated areas in between should be discouraged unless it is considered likely that the areas in between will also be annexed in the future.
- D. Encourage rigidly maintained land buffer zones that will provide acceptable distances between people and certain types of land uses, i.e. certain crops, livestock, businesses, industry, public facilities, etc. to reduce or eliminate nuisance complaints.
- E. Encourage the elimination or control of all existing sources of pollution within the planning area including air, water, land, and noise, should be encouraged by the City and County through existing federal, and state programs.
- F. Allow the development of new subdivisions that are determined to meet the needs of the general public.
- G. Evaluate proposed covenants in new subdivisions during the preliminary plat approval process to insure that the subdivision will have adequate covenants to help meet City and County policies.
- H. Evaluate whether City or County required covenants are meeting the needs of existing developments to determine if any changes need to be proposed to City and County covenant policies for new developments.

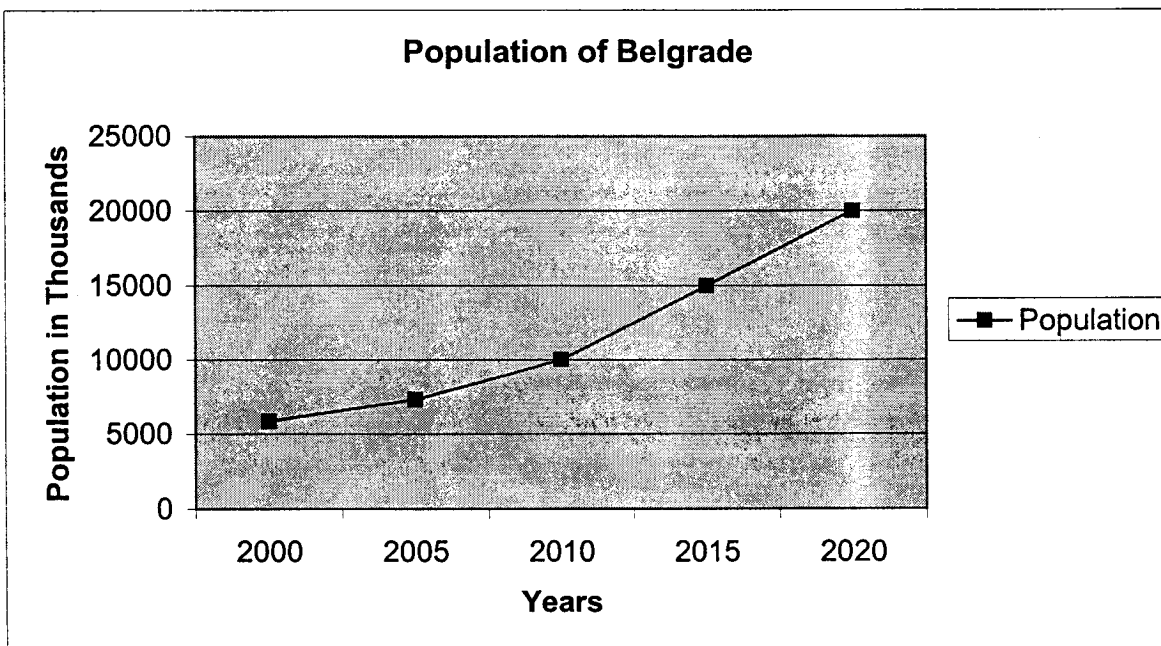
- I. The acceptance of use-restricting devices that can significantly reduce the assessed value of land desired for continued agricultural use should be encouraged, such as conservation easements.
- J. Development should be discouraged and agriculture should be encouraged on land with productive soil structure with adequate water availability.
- K. Through the review procedure, place covenants on subdivisions informing them that adjacent farmers/ranchers have the right to farm/ranch.
- L. Discourage the keeping of large animals in suburban residential subdivisions.

LAND USE TASKS:

- a. Update the City of Belgrade Subdivision Regulations.
- b. Continue to evaluate and update/expand the Belgrade Zoning Ordinance in light of modern urban problems and land use trends.
- c. Continue to evaluate and update the Belgrade Area Growth Policy to be current with Belgrade Area as it develops.
- d. Update the Belgrade Area Growth Policy within five years of adoption.
- e. Improve and implement the land use permit system for the City's extraterritorial zoning jurisdiction.

POPULATION

As of 2006 it is estimated that the City of Belgrade has a population of 7000-7,500. Population estimates are provided by the Census Bureau, and can be further refined by other available data such as water hookups and new dwelling units. The population of the planning jurisdiction is more difficult to estimate because there is no specific census block that corresponds to the planning jurisdiction. Based on figures from the Central Valley Fire District and the Belgrade School District, the population of the planning jurisdiction outside the City limits is approximately 8,000 to 11,000. The entire planning jurisdiction estimated population is 15,000 to 18,000.



POPULATION TRENDS

Belgrade and its planning jurisdiction continue to add population. The 2000 Census listed Belgrade with a population of 5,728. The 1990 Census showed Belgrade had a population of 3,411. The most recent Census Bureau estimates for Belgrade listed a population of 7,033 in 2005. Facility planning efforts by City staff in the 1990's estimated that Belgrade would reach a population of 10,000 by 2020. However, with the annexations that have taken place since 2004, the 10,000 figure will be reached much sooner, possibly by 2010 if current development and building trends continue. The City could see a population approaching 20,000 by 2020.

GOAL III. POPULATION

People are continuing to move into the Belgrade Area. The City's population must grow at a (significantly) faster rate than the population in the unincorporated planning jurisdiction.

POPULATION OBJECTIVES

- A. Encourage residential and commercial development to locate in, adjacent, or close to Belgrade or adjacent to existing development on marginal farmlands, to retain agricultural lands/open space and strengthen the visual distinction between city and countryside.
- B. Discourage development in unincorporated areas that do not meet basic standards of safety, noise, traffic, and other environmentally related elements.
- C. Growth should be at a rate that permits services such as infrastructure, utilities, police, fire, and schools to keep pace. New development should only be permitted if it can demonstrate that it will not lower service standards within the new area or in older areas as a result of overburdening facilities.

HOUSING

The City of Belgrade has always provided a significant amount of the attainable and affordable housing for the Gallatin Valley. City staff have estimated that 37% of the housing in Belgrade is rental housing. The City has attempted to balance the increase in rental housing by approving new subdivisions with primarily single-family detached housing, including Las Campanas, Henson, Ryen Glenn Estates, and Meadowlark Ranch.

Previous studies have concluded that the major reason for population growth in Belgrade has been affordable housing for Bozeman and Montana State University. But the cost of housing has risen in and around Belgrade to the point that detached residential housing prices are no longer within the limits of affordability for moderate income families and are nearer the average costs for housing in Bozeman.

The City must evaluate proposed annexation areas carefully for future housing needs. Housing that is affordable to low and moderate-income families such as manufactured homes, apartments, and condominiums must be provided, but there should also be a healthy proportion of detached single-family housing as well to cater to a variety of income classifications.

The River Rock development located west of Belgrade has provided a significant amount of affordable housing opportunities to help alleviate the affordable housing problem in the Gallatin Valley.

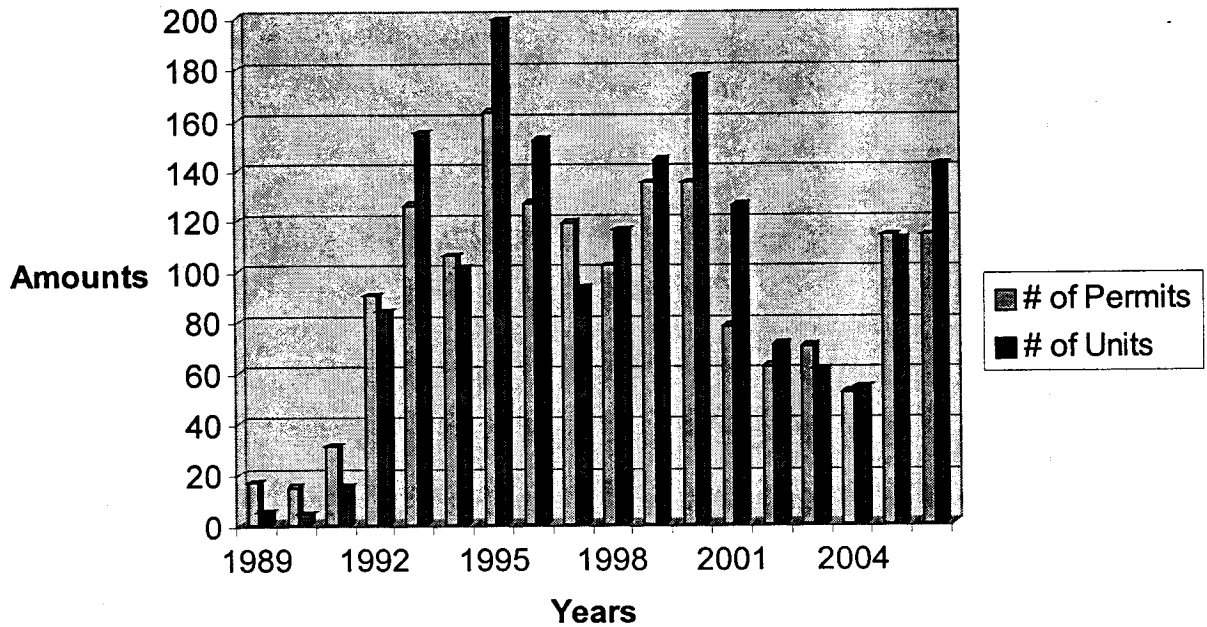
The Growth Policy encourages efforts by the City and County to facilitate affordable housing for senior citizens and for those with mobility impairments or self care limitations.

HOUSING TRENDS

In the 1990's Belgrade saw a steady increase in multi-family housing within the City. More recent projects have concentrated more on single-family detached housing. In both multi-family, and single family, the cost of housing has steadily increased. Condominiums are becoming more popular as an affordable method for families to own their home. In 2006 the lowest priced detached single-family homes were selling in the \$200,000 range, whereas condominium units were starting at about \$100,000-\$140,000.

Information from the City of Belgrade building department shows there was a lull in new dwelling units constructed within the City in 2002-2004. This is because the City had not annexed any new territory since 1997 and the existing City subdivisions were nearing build out. However the housing industry was still very strong in the Belgrade area, with most new construction taking place in subdivisions within the planning area-especially River Rock. Upon the annexation and platting of new City subdivisions such as Henson, Las Campanas, and 2nd Halverson Addition Phase 3, the number of new dwelling units constructed in Belgrade has jumped to 112 in 2005 and 144 as of October 2006.

Number of Permits Issued 1989-2006



GOAL IV: HOUSING

Provide for adequate residential areas, housing, moderate-income housing, and manufactured housing subdivisions in appropriate areas.

HOUSING OBJECTIVES:

- A. Continue to enforce existing plumbing, building, fire, and life-safety codes.
- B. Encourage the use of tools such as planned unit developments that can provide a diversified supply of housing in each neighborhood in terms of cost and type of housing units.
- C. Groups and individuals seeking to build housing under various low-to-moderate income home ownership, rental, and cooperative ownership programs should be encouraged.
- D. Efforts should be directed towards eliminating housing deficiencies and preventing future blight through the conservation, construction, rehabilitation, and removal.
- E. Identify areas within the city and in the planning jurisdiction suitable for mobile homes and mobile home parks.
- F. Allow the development of high quality manufactured housing subdivisions that meet the same standards as other residential subdivisions.

G. The character, quality, and livability of residential areas should be maintained and enhanced.

H. Housing construction adequate for future populations and for replacement needs consistent with community growth and goals should be encouraged.

HOUSING TASKS:

a. Develop impact fees and capacity fees for new construction.

ECONOMIC CONDITIONS

Belgrade exists because of agriculture and the railroad. After the Northern Pacific Railroad was constructed across the Gallatin Valley in the 1880's, a centrally located sidetrack near the present day center of Belgrade was chosen as the location for a grain terminal to provide a market for area farmers that was much closer than existing facilities in Bozeman. As the years went on, Belgrade's central location remained important to Gallatin Valley farmers who relied on the town to store and ship their grain and to replenish their supplies.

Belgrade's economy has diversified over the years, but there is still a heavy reliance on agriculture and agri-business. Belgrade and its planning jurisdiction are home to a host of agriculture-support businesses including farm equipment dealers, grain elevators, fertilizer and seed suppliers, veterinary clinics, hardware and parts stores, grocery stores, etc. These businesses provide jobs and an important portion of the tax base for the area. Agriculture-support businesses cannot exist without area farms therefore the Growth Policy encourages good and prime agricultural land to be preserved (see Goal II Land Uses-Agriculture).

Belgrade has also carved out a niche as Gallatin Valley's light manufacturing and industrial center. Numerous small companies are located in and around Belgrade that manufacture a variety of products. These companies are generally small, but in total they provide hundreds of jobs for Belgrade and Gallatin County residents. Belgrade businesses and industries also provide an important tax base for Belgrade Schools, the City of Belgrade, and Gallatin County. Earlier Community Needs Assessments showed that most Belgrade area residents favor light manufacturing and adding value to agricultural products as the preferred means of economic development for Belgrade.

As the City and surrounding area's population grows there is an ever-increasing demand for improved shopping opportunities. Belgrade's retail business community is beginning to catch up to the new demands placed upon it by the increasing population. Opportunities have increased in recent years because of recent annexation of commercial properties such as the properties south of I-90 and the former Louisiana Pacific mill site along Jackrabbit Lane.

An ever-increasing component of Belgrade's economy is the building industry. Many residents, especially new arrivals, are employed in construction trades. Allowing a healthy stock of buildable lots in the Belgrade area keeps construction employees working closer to home and is beneficial to the many businesses that rely on a healthy building industry.

ECONOMIC TRENDS

Belgrade's current building boom started in 1992. Since that time, the local economy has been relatively strong. When Belgrade could not annex new territory due to sewer treatment facility capacity issues, many local builders kept going in the nearby River Rock Subdivision. Now River Rock is almost built out and many of those builders are coming back into the City limits to build in new City subdivisions like Henson, 2nd Halverson Addition Phase 3, and Las Campanas.

More building lots are being created in the recently approved Ryen Glenn Estates and Meadowlark Ranch projects.

Other areas of the economy are also healthy at this time. There are numerous light manufacturing firms, and more and more high tech companies locating in and near Belgrade.

The diversifying economy helped the area absorb the loss of the Louisiana Pacific Saw Mill and the jobs it provided. The local economy will need to continue to diversify to be able to react to any downturn in the local building industry.

GOAL V: ECONOMIC CONDITIONS

Promote the local economy and employment by providing for adequate commercial areas for retail, light manufacturing, and industrial areas, etc.

ECONOMIC OBJECTIVES:

- A. Efforts should be made to continue to improve the downtown Belgrade business district that:
 - 1. Encourage new business to locate in the central business district.
 - 2. Encourage present businesses to expand or renovate.
 - 3. Encourage landscaping in the central business district by providing and maintaining parking areas.
- B. Promote the retention of existing businesses.
- C. Continue efforts to expand the clean industrial base of the City by attracting small-to-medium sized firms.
- D. Continue devising standards to encourage high-quality commercial development as in the past with the creation of BP and BP-10 zoning districts.
- E. Consideration should be given as regard to total community impact and available municipal services when attempting to attract new industry.
- F. Continue to enforce existing plumbing, building, fire, and life-safety codes, including standards required by the Americans with Disabilities Act (ADA).
- G. Evaluate the need for renovation of existing businesses for public safety.
- H. Encourage the continuation of the establishment of commercial and light industrial corridors to the east, west, and south, including a commercial corridor south of Belgrade on Jackrabbit Lane.
- I. Establish development impact fees.

- J. Evaluate and modify sign regulations as to number, size, height, and lighting on commercial enterprises.
- K. Evaluate and modify regulations requiring all commercial establishments to incorporate high landscaping and beautification standards that blend with the local community.
- L. Promote business close to Belgrade.
- M. Priority for commercial sites should be given to areas near the airport, Interstate 90, and the existing industrial parks.
- N. During the review processes evaluate safety measures of commercial and industrial businesses in order to protect the health, safety and welfare of the public.
- O. Land for commercial development should be encouraged in accordance with the total land use inventory of Belgrade and its immediate environs.
- P. Expansion of present commercial areas should not infringe nor conflict with residential areas until provisions insuring a safe and adjoining land use are met.
- Q. Encourage the establishment of standards for appropriate buffering areas between commercial and residential areas.
- R. Encourage local industry and business leaders to participate in the community planning process.
- S. Encourage improvement of the viewscape from I-90.

ECONOMIC TASKS:

- a. Update and amend the sign ordinance for the City of Belgrade's zoning jurisdiction.
- b. Increase the B-2 and B-3 zones.

LOCAL SERVICES

The growth in the Belgrade area is putting a strain on local service providers to maintain their level of service.

Belgrade schools recently completed additions to the high school and the middle/intermediate schools. The school is expected to ask the voters to approve a new elementary school in about five years.

The City of Belgrade contracts with the Central Valley Fire District (formerly known as the Belgrade Rural Fire District) for fire protection services within the City limits. Central Valley is also the fire service provider for most of Belgrade's planning area with the exception of the western portion of the area that is protected by the Amsterdam Rural Fire District. The County recently approved additional subdivision review fees to go to the Fire Department to help cover the cost of preliminary plat and final plat subdivision review. There are also new fees for inspection and testing of fire protection water supplies and fire sprinkler systems for new subdivisions. The City and the County are conducting impact fee studies. If the fees are implemented, they will help the fire department purchase needed equipment and facilities.

The Gallatin County Sheriff's Department provides law enforcement services in the Belgrade planning jurisdiction outside of the City limits. The Sheriff has repeatedly stated during the subdivision review process that his department does not have adequate deputies to provide an acceptable level of service.

The Belgrade Police Department presently employs 1.6 officers per 1,000 residents. That is down from 2.4 officers per 1,000 residents in 1980. According to Police Chief Greg Waldon, in most current manpower statistics, police departments of the approximate size of Belgrade average 2.1 officers per 1,000 residents. The City has contracted with a consultant to study the feasibility of law enforcement impact fees to benefit the police department.

LOCAL SERVICES TRENDS

Even as additional staff has been added, all City departments including Administration, Police, Fire, Finance and Records, Public Works, Parks, Court, Planning and Building, Library, etc. are dealing with staff shortages as growth continues to occur. Funding mechanisms such as impact fees and capacity fees are being contemplated so new development pays for its share of impacts to various City services. With the implementation of impact fees general fund dollars may be freed up to address staffing needs.

GOAL VI: LOCAL SERVICES:

Provide adequate local services efficiently and effectively.

LOCAL SERVICES OBJECTIVES

- A. Because of continuing growth, proper foresight should be given to the present and long-range development of the Belgrade school system.
- B. Funding and staffing levels in each City department should be similar to funding and staffing levels in cities of similar size and characteristics as the City of Belgrade.
- C. Develop impact fee and capacity fee policies in accordance with State Law to provide for new development to pay its fair share of impacts to various local services.
- D. Coordinate with the Belgrade Fire Department to review projects to insure that current standards for fire protection will be met.

LOCAL SERVICES TASKS

- a. Develop impact fees and capacity fees for new construction.

PUBLIC FACILITIES

The crown jewel of the Belgrade's public facilities and the achievement of a long-term goal of the Belgrade Area Master Plan was the construction of the new Belgrade City Hall, in 1997-98. The building is located on the former site of the Quaw Mansion, which was built by Belgrade's founder, Thomas B. Quaw. The mansion was moved from the site to the Dry Creek area in 1997, and the City purchased the lot for the new City Hall. The City Council named the lot Thomas B. Quaw Square in honor of the City's founder. The City Hall is located adjacent to the Belgrade Public Library which was built in 1990 and expanded in 2005.

As mentioned earlier, Belgrade schools continue to expand with the area's growth.

The City of Belgrade water is supplied by six wells that tap into a large aquifer below the valley floor. Although the City's well capacity is adequate for future growth, storage capacity will have to be increased to provide adequate fire flows if the City is to allow newly annexed property to develop. The City is in the process of developing plans for a new water tower to be placed south of I-90.

The City's wastewater treatment system was expanded in 2004 to accommodate a population of approximately 10,500. The 2004 annexations south of I-90, Las Campanas, Ryen Glenn, and Meadowlark Ranch, will utilize nearly all of 10,500 capacity when those projects are built out. With annexation of the 280-acre Prescott Property in 2006, the City is embarking on updating both water and sewer facility plans in cooperation with the developer, PC Development, who have committed to assist funding the facility plans and funding some of the infrastructure required to serve the annexation. The Prescott annexation should serve as a model for dealing with large annexations.

The City of Belgrade proudly provides and maintains parks not only for City residents, but all Gallatin Valley residents. City parks are heavily utilized by Little League Baseball, Youth Soccer, large community events, and small family picnics. As each subdivision develops, additional parkland is also added to the City. Developers are encouraged to fund the development of parks within their projects to make their projects more marketable, and to ease the City's burden to maintain undeveloped parkland and to develop the parks when funding is available.

Over the years, City and County residents have repeatedly asked for a swimming pool to be built in Belgrade. To achieve this goal, a grassroots organization known as Friends of Belgrade Pool has worked tirelessly, fundraising and garnering support. In the summer of 2006, in cooperation with the City and with volunteer labor, funding from various sources including Gallatin County, a splash park was opened in Lewis and Clark Park to rave reviews from young and old alike. The splash park is the first phase of an ambitious project that will eventually lead to the construction of an outdoor pool and an indoor pool at the park. A copy of the proposed aquatics facility master plan is attached and incorporated into the Growth Policy.

All large subdivisions in the planning jurisdiction have public dedicated parkland; many have developed their parks during the subdivision platting process. Some of the well-established subdivisions such as Mountain View and Springvale have successful parks. The City of Belgrade and existing subdivisions with established parks have used money deposited with in the County Park Fund as cash-in-lieu of parkland dedication to develop parks.

PUBLIC FACILITIES TRENDS

Certain public facilities, such as the City's water and sewer system have undergone update and expansion. But those updates and expansions have barely kept up with continuing growth. The City will be embarking on updating water and sewer facility plans to accommodate current and future development. County subdivision proposals are becoming larger and with more public infrastructure. It is common for major subdivisions to be required to install their own public water and sewer systems, install sidewalks, develop parks, and construct trails. Several large subdivision proposals in the Belgrade's planning jurisdiction are contemplating connection to the Four Corners Water and Sewer District instead of installing their own wells and sewer systems. As these projects continue to increase in size and scope, the County and City must continually evaluate, update, and expand their subdivision regulations.

Park dedications can be land donations, cash-in-lieu of land donations, or a combination of both as approved by the governing body with consideration of the expressed preference of the applicant. In City subdivisions combination land and cash-in-lieu donations have been done in areas where there is undeveloped parkland available. More recently, the City Council has been more inclined to require the full land dedication even if the land won't be fully developed in the near term.

A recent trend in park dedication in the City is to require certain types of open space and parks, such as trails and old railroad grades to be maintained by a homeowner's association instead of the City. Examples can be found in the Las Campanas Subdivision and the Meadowlark Ranch project.

GOAL VII: PUBLIC FACILITIES

Provide adequate public facilities efficiently and effectively.

GOAL VIII: PUBLIC FACILITIES-PARKS AND RECREATION

Provide for adequate maintenance, and upgrading or area parks and trails and for park, trail and recreational facilities establishment and expansion where appropriate.

PUBLIC FACILITIES OBJECTIVES:

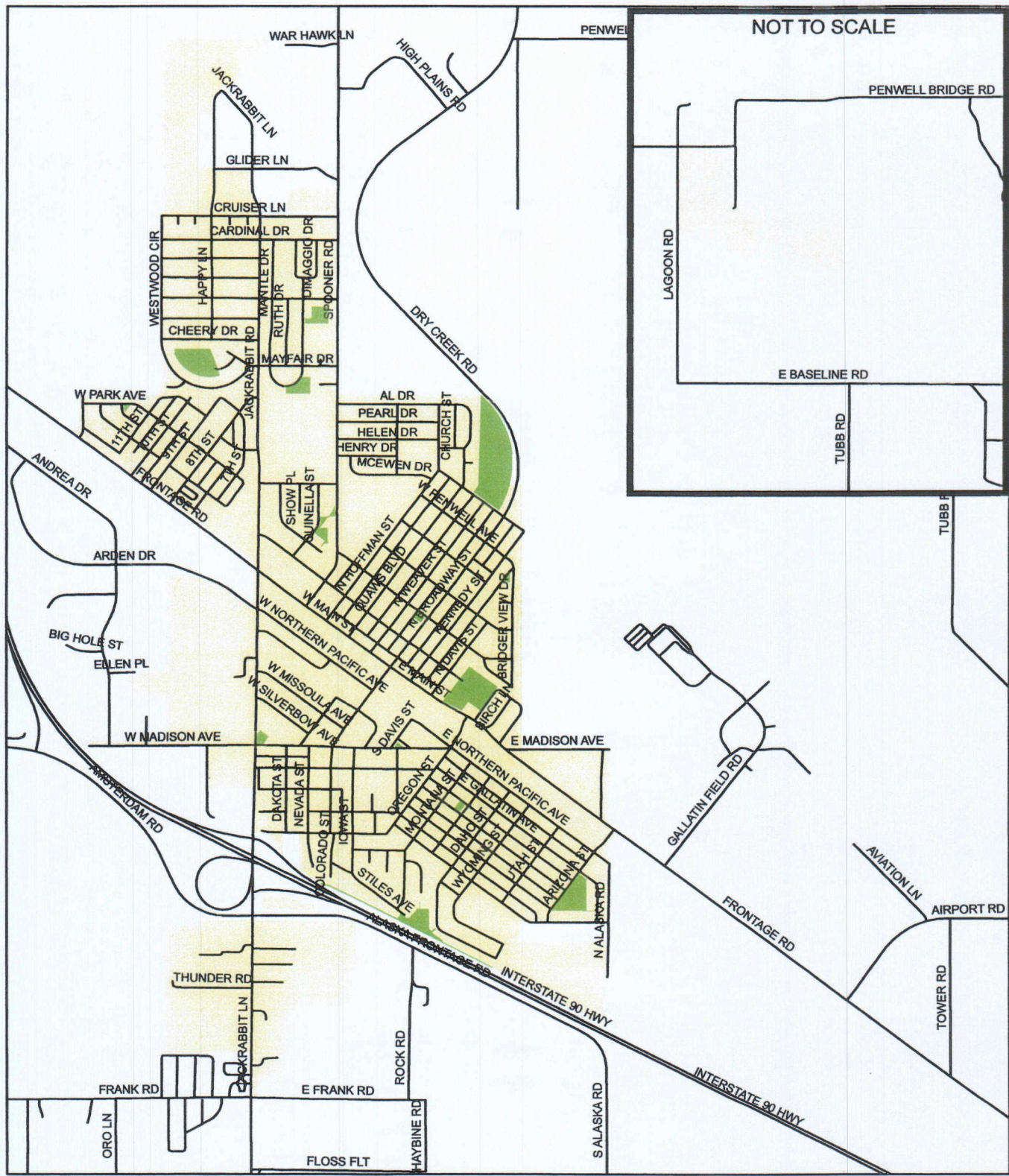
- A. A modern and adequate sewage disposal system to meet the present and expected needs of the community should be developed and maintained. With an adequate system, the use of septic tanks can be curtailed, thereby safeguarding underground water supplies.

- B. Continue to develop a modern and adequate water system capable of meeting the present and expected needs of the community (including fire protection needs).
- C. Identify factors and criteria to be included in future plans for proposed public facilities upgrading and expansion.
- D. Because of continuing growth, proper foresight should be given to the present and long-range development of the Belgrade school system.
- E. Encourage the use of school facilities where possible year around and/or at night for adult education, recreation, community functions, and related activities.
- F. Public facilities should comply with ADA standards.
- G. Modern community waste disposal must replace individual septic systems that may degrade groundwater. New development should not be allowed if it lowers existing levels of service, including questionable cumulative effects regarding waste.
- H. Through subdivision covenants, encourage developers to establish maintenance policies for parks and recreational areas in new subdivisions.
- I. Evaluate parks in terms of their diversification, and the need for expansion and/or reduction.
- J. Evaluate parks in terms of their use of or lack of use and what are the current needs of such facilities.
- K. A set of comprehensive methods should be considered by which the town could acquire lands for recreational purposes. Encouraging the use of options such as dedications, easements, purchase, and leasebacks.
- L. Lineal parkways should be encouraged to provide paths that connect residential areas with schools, parks, and intensive recreation areas.
- M. High-density residential clusters should include adequate recreational facilities in or around their developments.
- N. Encourage developers to plan parks within residential areas outside the City limits which may include greenways or linear paths on which residents may walk or bike for recreation or to reach a destination.
- O. Proposed subdivisions should be reviewed for compliance with the Gallatin County Recreation Plan.

PUBLIC FACILITIES AND SERVICES TASKS:




- a. Develop and implement plans to renovate the City's current water and waste water facilities to allow the City to expand its service area to accommodate anticipated business and population increases.
- b. Update the City's water and sewer facility plans to accommodate a population of up to 25,000.
- c. Continue to develop the City Aquatic Facility including the construction of an outdoor swimming pool in Belgrade.
- d. Develop a specific park and recreation plan for the City outlining the community's recreational needs, and coordinated with existing and future residential growth.
- e. Evaluate and expand City annexation policies and service plans.

NOT TO SCALE



Belgrade Parks

Legend

-  Parks
-  Belgrade City Limits
-  Roads



0 0.5 Miles

06/02/2006

Aquatics Facility

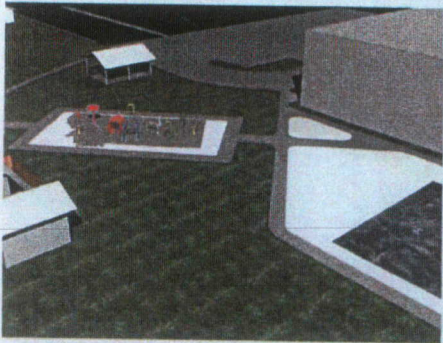
Lewis and Clark Park



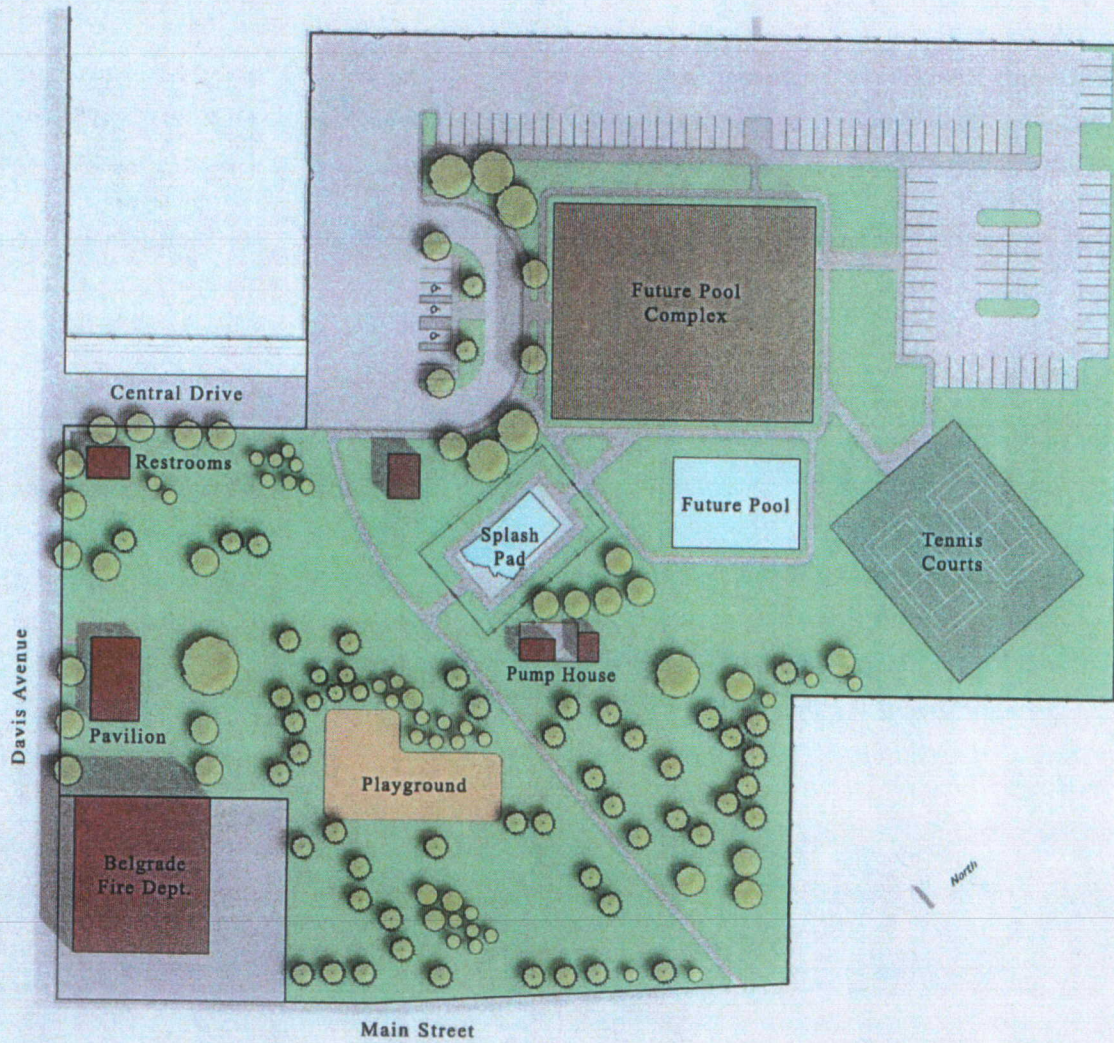
View from future pool



View from sidewalk



Aerial View



Belgrade, Montana

Site Layout

February

2004

NATURAL RESOURCES

Every resident in the planning jurisdiction is dependent on groundwater for their potable water. There is much evidence to the fact that the Belgrade area is located over a very large aquifer. This aquifer may be the most important natural resource in the County.

The Plan recognizes that the population of the Gallatin Valley will continue to grow. If municipal water and sewer services are not available, state environmental regulations allow the installation of individual wells and septic systems under certain restrictions. The proliferation of these systems poses a threat to groundwater. Every well provides a conduit for potential contaminants to reach the aquifer and improperly maintained septic systems also pose a threat to the aquifer. Municipal water and sewer systems are closely monitored and maintained regularly. Therefore to protect groundwater, the Growth Policy recommends the expansion of the City of Belgrade water and sewer system service area. The expansion of the City will accommodate new growth and hopefully take the pressure off rural areas using the same aquifer to develop, thus helping to protect the City of Belgrade's own groundwater supply. The Plan also recommends that, whenever practical, central water and sewer systems be installed in rural subdivisions that are too far to be hooked up to a municipal system, because these systems will likely be more closely monitored than individual systems.

The City undergoes stringent testing by the State Department of Environmental Quality to ensure that its water supply is within safe health standards. To help protect the City's water source, the Belgrade City Council adopted a wellhead protection ordinance in 1995.

The Gallatin County Commission formed the Gallatin Local Water Quality District to gather information on the Gallatin Valley's water supply. This information can be used by decision makers when evaluating new development, and to help insure that the water supply is not being contaminated.

The Growth Policy is also concerned with surface water quality, especially for the West and East Gallatin rivers. Location of development and septic systems within any stream riparian area is discouraged.

NATURAL RESOURCES TRENDS

Statutes and regulations designed to protect natural resources have evolved significantly over the years. Water issues are usually one of the most prevalent concerns expressed during a City or County subdivision review. In the recent past, it was common to design large subdivisions with 1-acre lots with individual wells and septic systems. More recently, subdivisions with individual wells and septic systems have fallen out of favor due to their potential negative impacts on groundwater. Large subdivisions are more often designed with central water and sewer systems and water and sewer districts are established to maintain them. Many large projects are planning on connecting to the water and sewer system at Four Corners.

GOAL IX: NATURAL RESOURCES-SURFACE AND GROUNDWATER QUALITY AND AVAILABILITY

Protect surface and groundwater quality and availability.

NATURAL RESOURCES OBJECTIVES:

- A. Encourage developments outside the City limits to provide potable water from public water system versus individual wells for each lot and the creation of Water Maintenance Districts to maintain the system.
- B. Encourage developments outside the City limits to provide their own services to deal with sewage and waste water, including the development of treatment facilities and the creation of Sewer Maintenance Districts to maintain the system.
- C. Seek the advice of the State Department of Environmental Quality, Gallatin County Environmental Health Department, the Local Water Quality District, Department of Natural Resources and Conservation, and other agencies in matters regarding stream protection, water and waste water, and the need to limit individual wells and and/or septic systems in appropriate areas.
- D. Encourage enforcement of state and federal water quality regulations to prevent surface and ground water contamination.
- E. Establish regulations-standards-for riparian buffer zones in new subdivisions and encourage them elsewhere for habitat preservation and to prevent stream bank erosion and property damage from occasional flooding.
- F. Require developers, through the subdivision review process, to minimize the effects of runoff from storm waters and snowmelt.
- G. Through historic, and encouragement of new flood studies, along with, other existing information, identify areas of potential flooding that are not included in official floodplain delineations and discourage development of these areas.
- H. Require compliance with Gallatin County Floodplain Regulations.
- I. The Planning Board recognizes that natural streams and especially the East and West Gallatin rivers are major landforms. They are important wildlife corridors, and they provide important irrigation and recreational resources for our valley. Any development near any rivers or other natural streams and their adjacent riparian areas should ensure the stream's protection as a natural and dynamic force.

CIRCULATION

Traffic is continually cited as a major problem in the planning jurisdiction. It has been impossible to upgrade local roads fast enough to keep up with the increasing population, on the other hand, larger projects will not be completed unless the traffic situation reaches some sort of critical mass.

In the summer of 2006, the intersection of Jackrabbit Lane and Main Street in Belgrade was finally upgraded with turn lanes and traffic signals. Once the project was completed its benefits were immediate. Other projects identified through the 2001 Belgrade Area Transportation Plan will greatly improve traffic flow within the City and the planning area.

The most ambitious and expensive transportation project planned for the Belgrade area is the East Belgrade I-90 Interchange, planned to be located near Alaska Road and I-90. The interchange will connect to Main Street and the Airport. The City of Belgrade, Gallatin County, and the Airport Authority are working with the Montana Department of Transportation to secure funding and design the interchange. The project is expected to be completed with 5-8 years and is accomplishing a major task of the Belgrade Area Plan as well as this Growth Policy.

Improved access to I-90 will take the burden off other State and County roads that are not able to handle large volumes of traffic moving between Belgrade and Bozeman. Once the East Belgrade interchange is complete, efforts should be directed west to install another I-90 interchange to serve the developing areas west of Belgrade including Landmark, Cobblestone, and River Rock subdivisions.

To address problems within the City, the Belgrade City Council created a City Wide Street Maintenance District in 1996 to raise the funds to upgrade and maintain City streets. Since the implementation of the City street maintenance program City streets have systematically been improved and maintained. The City also requires new subdivision streets to be paved with curb, gutter and sidewalk by the developer prior to final plat approval of the subdivision.

County roads in the planning area have steadily been improved by developers for improved subdivision access, and by the County using impact fee dollars paid by development.

Belgrade is struggling to become more pedestrian friendly. The City recently passed new street standards requiring curb, gutter, and sidewalk in new subdivisions. The City also passed an ordinance requiring sidewalks to be installed along a lot when a building permit is obtained. Recent City projects in conjunction with the Jackrabbit and Main intersection upgrade extended sidewalks along Jackrabbit Lane and Main Street. More sidewalk projects are needed throughout the City to connect neighborhoods to the schools and to the commercial areas of the City.

Both Belgrade and the Bozeman Area transportation plans are adopted into this Growth Policy by reference.

In the summer of 2006 the Planning Board endorsed a grassroots effort by The Safe Trails Coalition to construct a paved multi-use trail to connect Belgrade to Bozeman and beyond. All City and County subdivisions should be reviewed for trail connectivity in conjunction with adopted Gallatin County trail plans.

CIRCULATION TRENDS

Traffic problems come up on every project reviewed in the Belgrade planning area. Most of the problems are pre-existing and cannot be completely solved by development. However, with the scale of projects being seen recently, more is being done. The Montana Department of Transportation (MDT) has stated that the stretch of Jackrabbit Lane between Frank Road and Hulbert Road are not planned to be upgraded until sometime after 2011. The developers of Gallatin Heights Subdivision offered to upgrade and improve the intersections of Jackrabbit Lane and Cameron Bridge Road, Valley Center Road, and Hulbert Road with turn lanes and traffic signals as warranted mitigating the impacts of the 343-lot project. The subdivision received preliminary plat approval in the fall of 2006. Other large subdivisions in the area could warrant further upgrades to Jackrabbit Lane and other roads.

GOAL X: CIRCULATION

Provide for the free, safe movement of people throughout the planning area.

CIRCULATION OBJECTIVES:

- A. Coordinate new roads within subdivided land with other roads, existing and planned, taking into consideration circulation patterns within new development proposals.
- B. Participate in countywide transportation plans, to insure an efficient transportation system throughout the county.
- C. Encourage the establishment of pedestrian and bike paths where appropriate to link residential, commercial, and recreational sites.
- D. All streets within the City should be paved, and through the subdivision review process require primary access roads, which will not meet current standards to be upgraded.
- E. Encourage the installation of curbs, gutters, and sidewalks where possible within the City and planning jurisdiction.
- F. Street improvements should be made on a priority basis relative to available revenue and on a graduated basis.
- G. Arterial streets should be planned for movement of through traffic and local access to them should be limited.
- H. Limit access to Highway 10 in accordance with MDT requirements.

- I. All streets crossing railroad tracks at grade should have crossing gates.
- J. Encourage a circulation system of the entire planning jurisdiction that supports other community goals, especially those related to growth and urban form.
- K. Identify rights-of-way to be reserved in advance permitting future widening of major streets.
- L. Street vacations should be discouraged and evaluated in terms of future traffic needs within a growing community.
- M. Improve access to the airport and I-90.
- N. Work with the Bozeman City-County Planning Board, the Gallatin County Planning Board, the Gallatin County Road Department, and the MDT, evaluate how Highway 10 could be improved; widened for safety reasons.
- O. Establish a policy for minimum setbacks on main roads.

CIRCULATION TASKS:

- a. Work with the MDT and the County Road Dept. to install traffic lights at busy intersections in Belgrade and the planning jurisdiction.
- b. Work with business owners and developers on the north side of Belgrade, the Gallatin Airport Authority, and Gallatin County to extend Cruiser Lane to Dry Creek Road.
- c. After completion of the reconstruction of the East Belgrade I-90 interchange, local authorities should begin the process of working with the Montana Department of Transportation to build another I-90 interchange west of Belgrade to serve River Rock and other developing areas in the planning jurisdiction.
- d. Develop a bike/pedestrian trail network for the City and Planning Area including bike/pedestrian paths to connect to Bozeman, south along Jackrabbit Lane, and west along Amsterdam Road.

AIRPORT INFLUENCE AREA

The following is an overview of Resolution #381, adopted by the Board of County Commissioners on June 28, 1979, designating an Airport Influence Area. This resolution authorizes The Board of County Commissioners to devise criteria and guidelines to control land use within the Airport Influence Area. Criteria and guidelines have been adopted to control noise-sensitive land uses and the height of structures and trees within the Airport Influence Area for Gallatin Field in order to protect the public's health, safety, and general welfare.

The Airport Influence Area is defined in Resolution #381 as "that area extending 10,000 feet out from the thresholds of runways 12 and 30, and one (1) mile in width on each side of the centerline of runways 12 and 30 and their extended centerlines, with the exclusion of the portion which extends south beyond Highway #10."

A map showing the entire Airport Influence Area is on file with the Gallatin County Clerk and Recorder.

In order to implement the provisions of Resolution #381, certain Airport Land Use Districts were established, including all of the land lying within the approach zones, transitional zones, horizontal zones, and conical zones as they apply to the Airport. However, such Airport Land Use Districts shall not extend more than 10,000 feet out from the thresholds of the primary instrument approach runway or exceed one (1) mile in width on each side of the primary instrument approach runway and its extended centerline. Such Airport Land Use Districts are shown on the Official Airport Influence Area Map. Height restrictions within the Airport Influence Area are discussed in detail in section 2.05 of Resolution #381.

Section 2.06 of Resolution #381 states the restrictions placed on noise sensitive land use within the Airport Influence Area. The following districts outline permitted uses within noise and vibration sensitive areas within the Airport Influence Area. These districts are shown on the Official Airport Influence Area Map.

1. District A.

District A is defined as the area encompassing the 75 Ldn or greater noise contour as delineated on the Official Airport Influence Area Map.

Permitted Uses:

Subject to sections 2.04 and 2.05 of Resolution #381, the following uses shall be permitted:

1. Agriculture.
2. Airport landing field with related accessory uses, except structures designed for human residency.

2. District B.

District B is defined as the area within the 65 to 75 Ldn noise contour exclusive to District D.

Permitted Uses:

Subject to sections 2.04 and 2.05 of Resolution #381, the following uses shall be permitted:

1. Agriculture or open space.

The following list may be permitted as conditional uses:

1. Public parks.
2. Industrial use.
3. Wholesale trade.
4. Retail trade.
5. Eating and drinking establishments.

Non Conforming Uses:

The regulations prescribed by Resolution #381 shall not be construed to require the removal, lowering or other changes or alteration of any structure or tree not conforming to the regulations but in place before the passage of Resolution #381.

Section 3.01 gives a detailed description of the Resolution's nonconforming use policy.

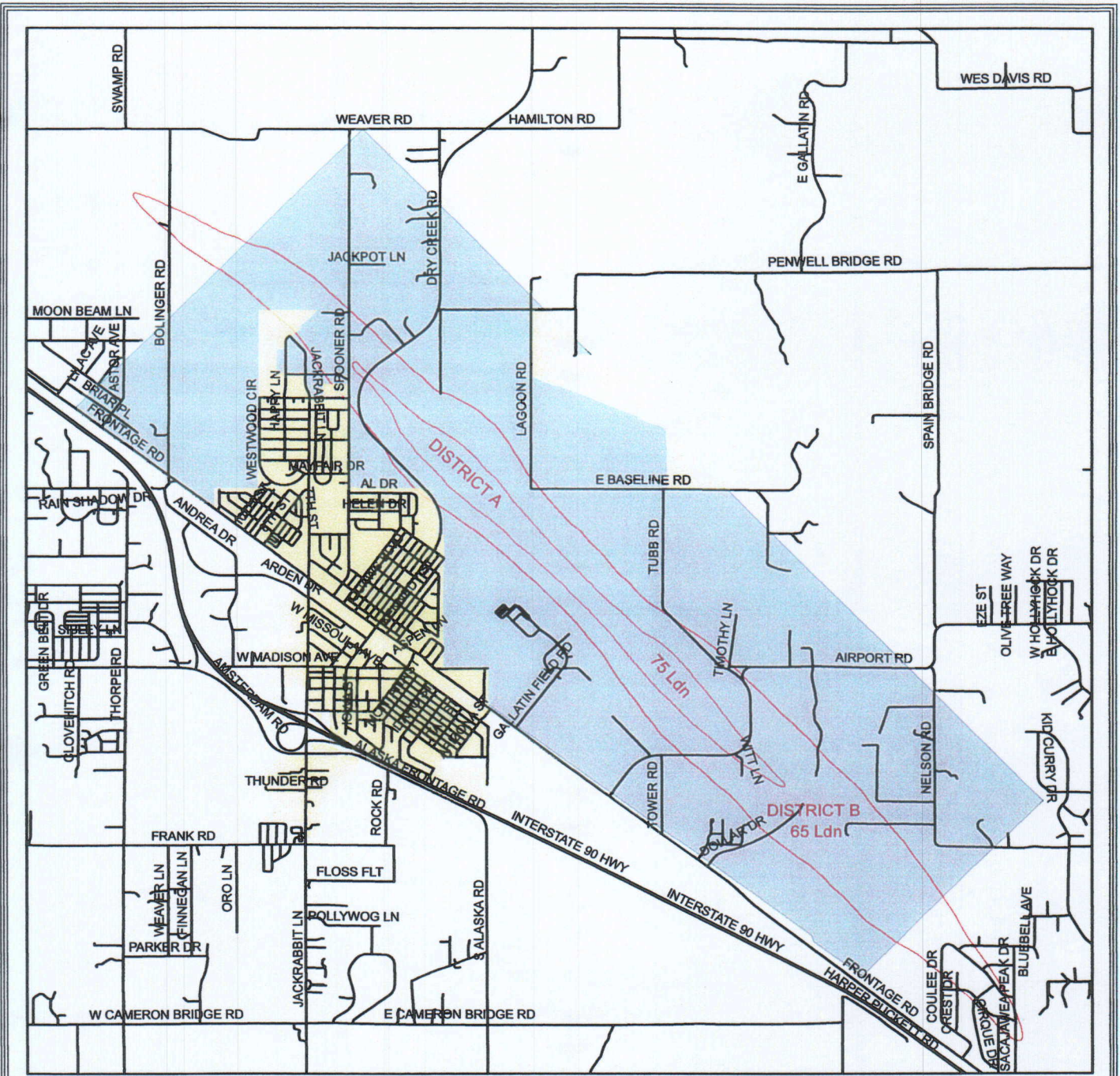
Permits and Variances:

Requests for permits or variances within the Airport Influence Area should be addressed to the Administrative Officer of the Board of Airport Hazard Adjustment, whose responsibilities are outlined in section 4.01 of Resolution #381.

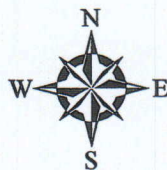
Whenever a violation of Resolution #381 occurs, or is alleged to have occurred, any person may file a written complaint, fully stating the causes and basis thereof, with the Administrative Officer. The Administrative Officer shall record the complaint, investigate, and take action thereon as provided by the Resolution. If the Administrative Officer finds that any of the provisions of Resolution #381 are being violated, he/she shall submit a written investigation report to the County Attorney.

AVIGATION EASEMENT

At the request of the Gallatin County Airport Authority, the Belgrade City Council amended the City Subdivision Regulations in 2006 to require developers to file an avigation easement with their final subdivision plat. The avigation easement is a tool used to inform property owners of the airport and affirms the airport and aviation industry the right to operate in the Gallatin Valley.



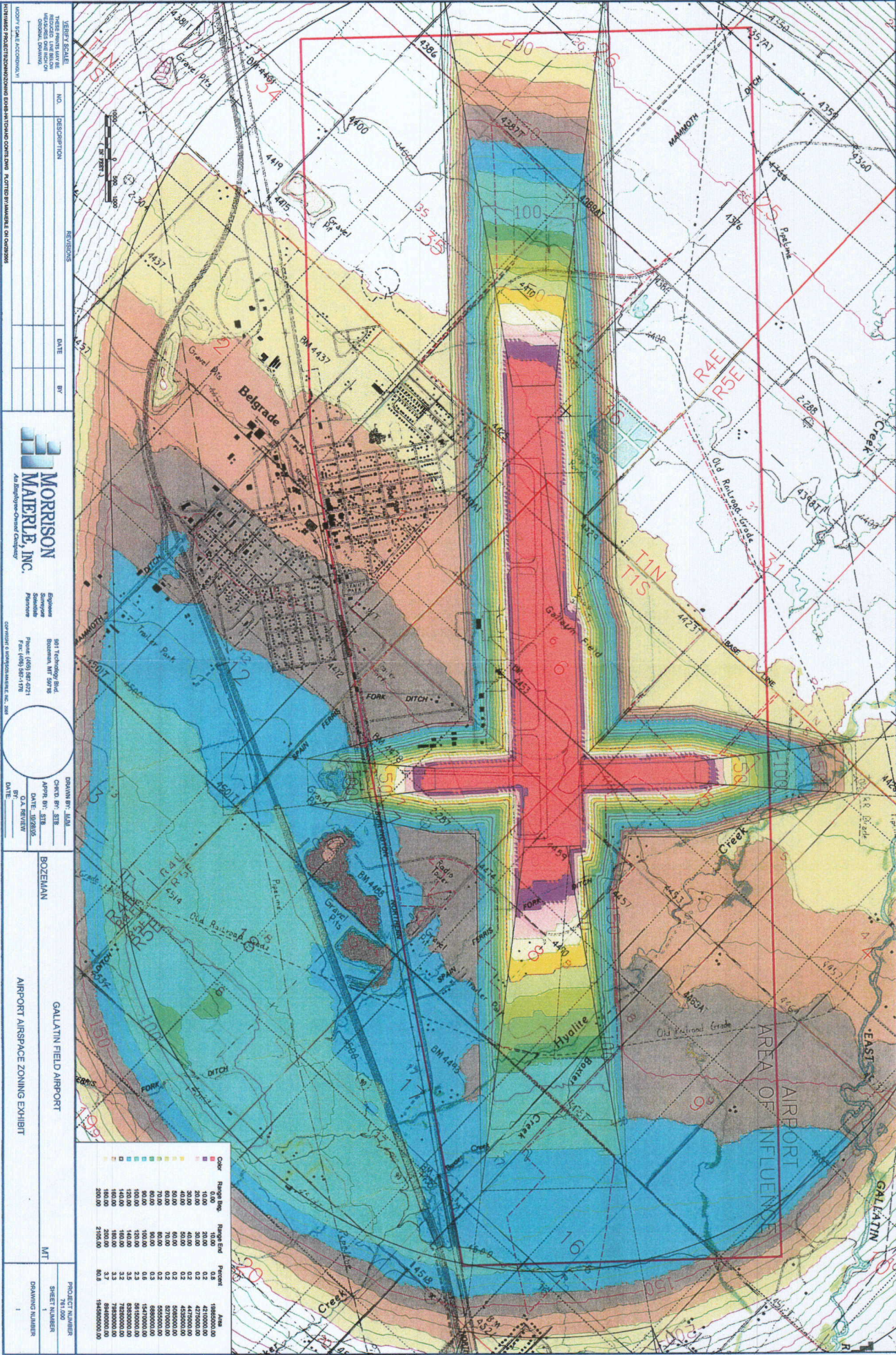
Airport Influence Area



Legend

- Airport Influence Area
- Airport Noise Contours
- Belgrade City Limits
- Roads

06/02/2006



LIBERTY SCALE
 THESE SHEETS HAVE BEEN
 REVISIONS AND FIELD
 ORIGINAL DRAWING

NO.	DESCRIPTION	DATE	BY

MORRISON MAERLE, INC.
 An Employee-Owned Company

Engineers
 Surveyors
 Planners

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DRAWN BY: JLM
 CHECK BY: STB
 APRR. BY: STB
 DATE: 10/28/04
 G.A. REVIEW
 DATE:

BOZEMAN

GALLATIN FIELD AIRPORT

AIRPORT AIRSPACE ZONING EXHIBIT

PROJECT NUMBER: 7811000
 SHEET NUMBER:
 DRAWING NUMBER: 1

Color	Range (ft)	Range (ft)	Percent	Area
Red	0.00 - 10.00	10.00	0.8	1985000.00
Orange	10.00 - 20.00	20.00	0.2	4710000.00
Yellow	20.00 - 30.00	30.00	0.2	4710000.00
Light Green	30.00 - 40.00	40.00	0.2	4710000.00
Green	40.00 - 50.00	50.00	0.2	4710000.00
Dark Green	50.00 - 60.00	60.00	0.2	4710000.00
Light Blue	60.00 - 70.00	70.00	0.2	4710000.00
Blue	70.00 - 80.00	80.00	0.2	4710000.00
Dark Blue	80.00 - 90.00	90.00	0.6	15470000.00
Light Cyan	90.00 - 100.00	100.00	2.3	56150000.00
Cyan	100.00 - 150.00	150.00	2.3	56150000.00
Light Green	150.00 - 180.00	180.00	3.3	78300000.00
Green	180.00 - 200.00	200.00	3.3	78300000.00
Dark Green	200.00 - 250.00	250.00	3.7	94500000.00

FUTURE LAND USE MAP

A key component of the Plan is the attached future land use map. The map provides visual guidance to where development of certain densities should occur.

The map shows the entire planning jurisdiction divided into four different categories: The City of Belgrade Zoning Jurisdiction, High Density, Medium Density, and Low Density. As stated by the Plan's primary goal, the intention is to encourage growth and development within and adjacent to Belgrade on soils which would be considered marginal for agricultural production. As the distance increases from the City, lower densities and agriculture are encouraged.

The following is a brief description of the land use map's four categories and the Plan's recommendations for development in those areas:

PROJECTS CONTIGUOUS WITH OTHER AREA BOUNDARIES:

The Future Land Use Map is a tool in helping the Planning Board and Governing Body generally determine whether or not a project (including zoning proposals) is appropriate in relation to its orientation in the planning jurisdiction. A project all or partially in one color may be more appropriate in a contiguous category (color on map), given site specific factors to the property (i.e. groundwater situation, flood prone areas, orientation to major roads, contiguous uses, other environmental concerns, etc.) These site-specific factors need to be analyzed by the planning staff and Planning Board on a case-by-case basis during project review. If a project is contiguous with a more appropriate land use category (color on the map) on the Future Land Use Map, the Planning Board, giving due weight to the expressed preference of the applicant, may deem that a project be considered as within the contiguous category (color on the map).

THE CITY OF BELGRADE ZONING JURISDICTION (blue):

The City of Belgrade Zoning Ordinance establishes zoning districts for the City of Belgrade and areas located roughly one mile around the City limits. Each zoning district has a specific list of permitted uses and permitted conditional uses that can be conducted within that district. Uses not specifically listed are prohibited.

To accomplish the Belgrade Area Plan and the Growth Policy's primary goal of directing growth to areas adjacent or near Belgrade, the zoning of much of the City's one-mile jurisdiction has and will continue to be modified.

The Growth Policy strongly recommends that owners of large tracts of land in and around Belgrade submit detailed master plans for their properties for review and approval showing proposed road layouts, lot sizes, residential and commercial areas, water and sewer lines, etc., before development is approved.

HIGH DENSITY (red)

The next category on the future land use map is areas labeled "High Density". These areas are located adjacent to Belgrade's zoning jurisdiction and are likely to be zoned and/or annexed by the City in the future. Property north of Belgrade adjacent to the airport noise contour, and areas along Jackrabbit Lane south of Belgrade should be expected to develop commercially. Commercial areas should be developed with adequate buffers from residential development. Whether commercial or residential, new development should be in character with adjacent existing development.

Most of this area should support higher density residential development than is normally seen in subdivisions located outside City zoning jurisdictions in Gallatin County. Residential subdivisions with lots smaller than one acre with central water and sewer systems are strongly encouraged. Water and sewer systems should be designed to easily connect to City or County mains when available. Subdivisions should include trails, sidewalks, curb and gutter and developed parks. Development in the High Density areas should be reviewed as if it will someday be located within the City of Belgrade.

MEDIUM DENSITY (yellow)

These areas are located farther outside the City, but are generally oriented to major roads and within a reasonable distance to schools and businesses. Most of the sections designated as Medium Density by the Growth Policy have already had a significant amount of subdivision activity. Some of the most successful rural residential subdivisions in Gallatin County are located in this category including, Mountain View, Valley Grove, Wiley Creek Estates, Landmark, and Cobblestone. Given the popularity of these subdivisions and others, the Plan recognizes that future subdivision activity will be strong in these areas.

Future subdivisions should be oriented to existing development, with consideration given to the existing characteristics of the area the new subdivision is being located. Central water and sewer systems are generally required, especially in areas that have already seen heavy development, for example the Valley Grove/Wiley Creek area along Valley Center Road. Subdivisions should be large enough to support their own maintenance of paved roads, fire protection water supply, and be able to develop parks, yet still maintain a rural look and feel.

Commercial development proposed in the Medium Density areas should be done with strict land use covenants attached. All outside storage should be screened, and manufacturing operations should be conducted entirely indoors. Commercial areas should have adequate buffers from adjacent residential and agricultural uses.

Existing agriculture activities in the medium density area should be encouraged to continue, and potential negative effects on agriculture from proposed development should be mitigated before the development is approved.

LOW DENSITY (green)

These sections generally contain the best soils for agricultural production in the planning jurisdiction. Most of these areas have not seen extensive development activity. Low density subdivision should only occur on property not able to be used for agriculture production and subdivisions should have covenants restricting subsequent subdivision of lots.

Most of the West Gallatin and East Gallatin Rivers in Belgrade's planning jurisdiction are located in the Low Density area. Development near the rivers and especially in the flood plain should be discouraged.

The Low Density category also includes the Gallatin Field Airport Noise Contour. According to the Gallatin Field Airport Noise-Land Use Study, areas within the noise contour that are not zoned by the County as non-development zones permit commercial development and very low density residential development (1 residence per 10 acres).

A large portion of the planning jurisdiction is located within the Airport Influence Area and is governed by the Airport Influence Area Resolution (County Commission Resolution No. 381), and its accompanying map. Development that occurs in the Airport Influence Area must comply with that resolution.

The following documents are adopted into the Belgrade Area Growth Policy by reference:

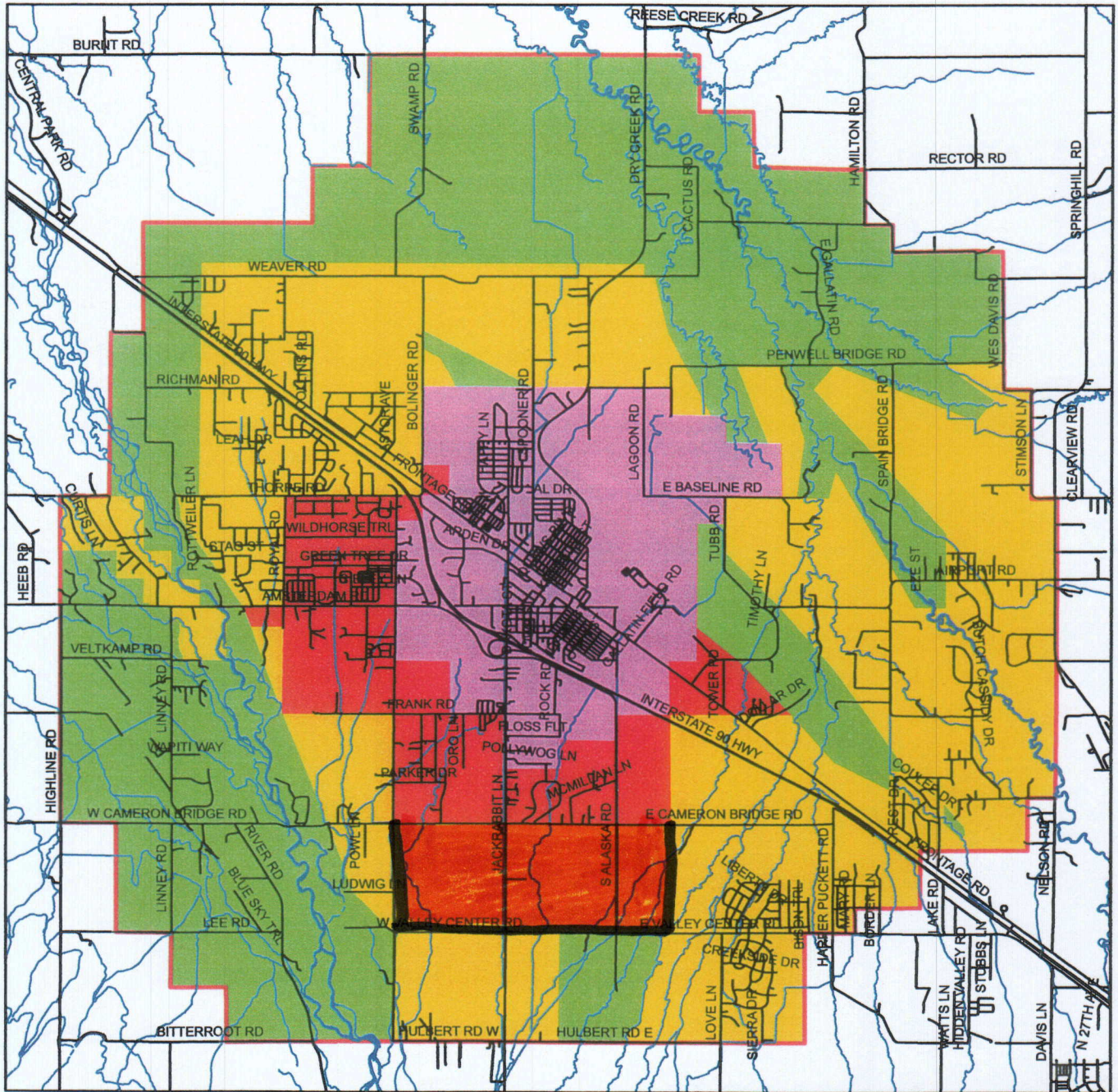
Belgrade Area Transportation Plan, revised June 2002, Prepared by Morrison Maierle, Inc.

Greater Bozeman Area Transportation Plan 2001 Update, Prepared by Robert Peccia & Associates, dated June 2001.

Wastewater Treatment and Collection Facilities (City Sewer Facility Plan), EPA Project Number C303048-AA, Prepared by Thomas, Dean, and Hoskins, Inc., July 1998.

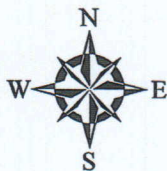
Belgrade Water System Analysis (City Water Facility Plan), Prepared by Morrison Maierle, Inc., December 2000.

Four Corners Community Plan as Amended by the Gallatin County Commission, adopted April 11, 2006.











Belgrade Future Land Use

Legend



0 1 Miles

-  Belgrade Planning Jurisdiction
-  Belgrade Zoning
-  High Density
-  Low Density
-  Medium Density
-  Roads
-  Rivers
-  Streams

06/02/2006