Future West helps communities identify, choose, and achieve their desired future.
COWS not Condos.
MONTANA LAND RELIANCE
Transportation
Water Quality and Quantity
Agriculture
Taxes
Wildlife
Gallatin County, Montana
Gallatin County
Past and Projected Growth
City Share of Gallatin County Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>70%</td>
</tr>
<tr>
<td>1980</td>
<td>63%</td>
</tr>
<tr>
<td>1990</td>
<td>58%</td>
</tr>
<tr>
<td>2000</td>
<td>55%</td>
</tr>
<tr>
<td>2010</td>
<td>55%</td>
</tr>
</tbody>
</table>
City Share of Gallatin County Population

- 1970: 70%
- 1980: 63%
- 1990: 58%
- 2000: 55%
- 2010: 55%
Accres of Land Developed Next 24 Years

- 75,000 Acres
- 53,000 Acres

50% HOUSES IN CITIES 70% HOUSES IN CITIES
<table>
<thead>
<tr>
<th></th>
<th>Gallatin Growth Policy</th>
<th>Fiscally Efficient</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Developed Acres</td>
<td>89,961</td>
<td>22,707</td>
</tr>
<tr>
<td>People per Net Acre</td>
<td>3.1</td>
<td>12.6</td>
</tr>
<tr>
<td>Housing Units per Net Residential Acre</td>
<td>2.6</td>
<td>9.0</td>
</tr>
<tr>
<td>Total New Roads needed, in miles</td>
<td>80.48</td>
<td>25.04</td>
</tr>
<tr>
<td>Total new private wells and septic systems</td>
<td>2,623</td>
<td>309</td>
</tr>
<tr>
<td>Property TaxRevenue, per acre, estimated</td>
<td>$1,711</td>
<td>$7,348</td>
</tr>
</tbody>
</table>
Sheridan County, Wyoming
Sheridan County Zoning

- Reduced density to 1/35 acres to 1/80 acres.
- One unit per 80 acres base density.
- 1 unit per 20 acres with Conservation Design.
Sheridan Joint Planning Area Plan

• Compact pattern of urban neighborhoods within an Urban Service Area.
• Feathered residential transition south of the City of Sheridan
• Clustered residential transitions into county agricultural areas.
“Sheridan County is an example of how planning should be done. It’s one of the best land plans in the West.”

Chris Duerksen, Managing Director
Clarion Associates
Keys to Getting More Growth in Cities and Towns

Think and Act as a Region
Keys to Getting More Growth in Cities and Towns

Political Leadership
Keys to Getting More Growth in Cities and Towns

Align Incentives and Disincentives
Keys to Getting More Growth in Cities and Towns

Create Great Places