

**Future West helps communities
identify, choose, and achieve
their desired future.**

COWS

not Condos.

MONTANA LAND RELIANCE



Transportation





Air Quality







Agriculture



Taxes





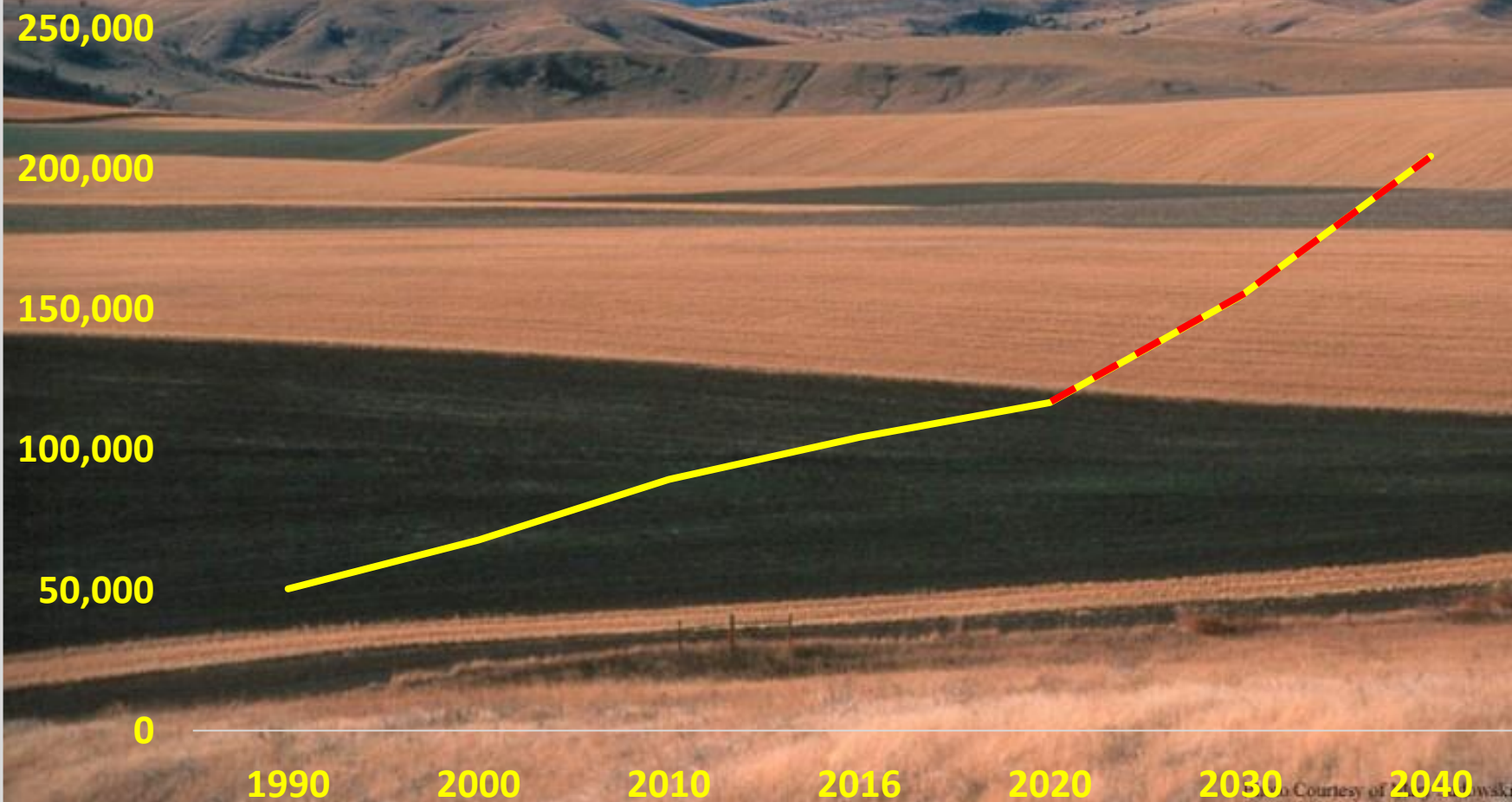
Wildlife



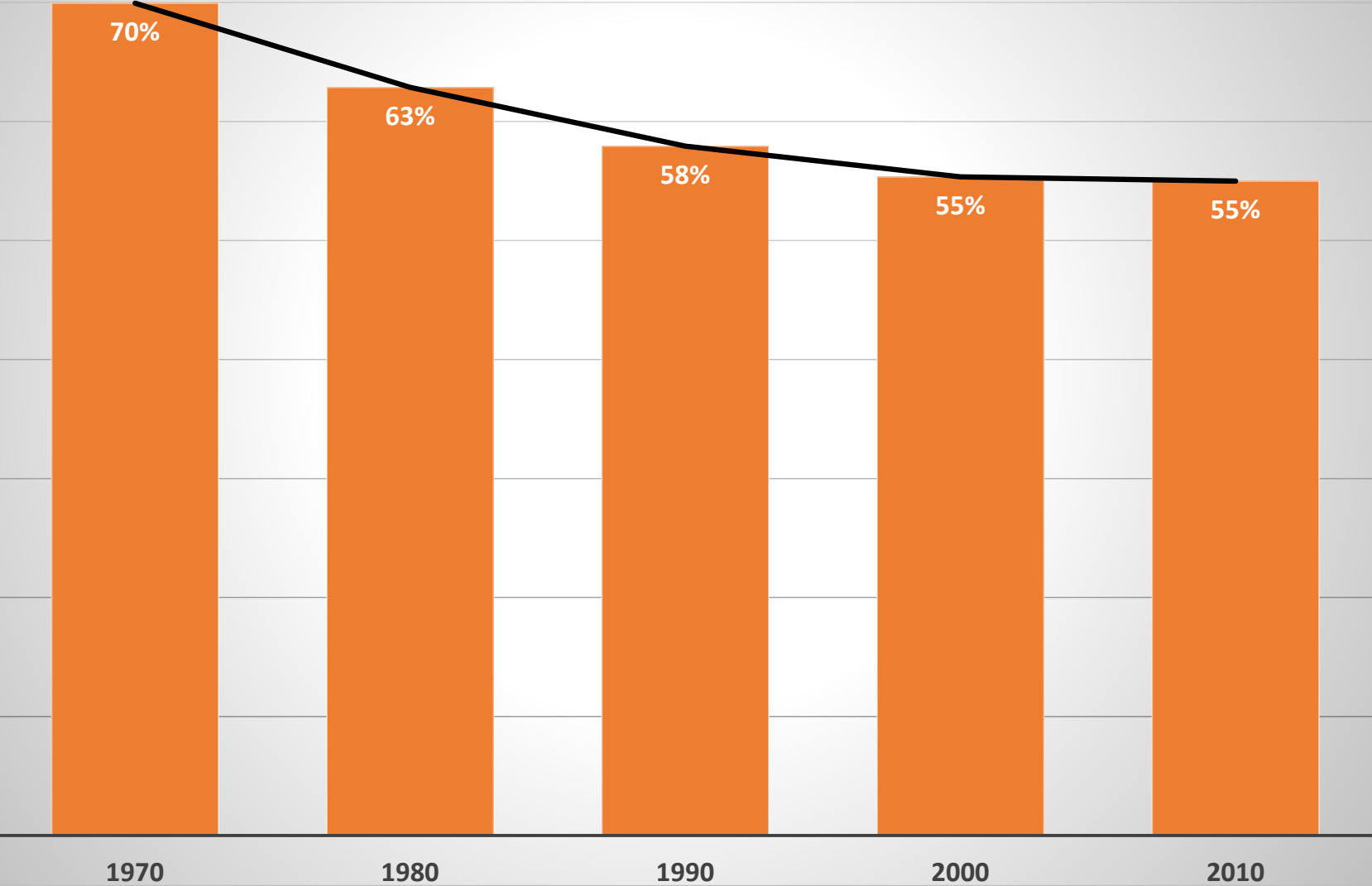
Gallatin County, Montana



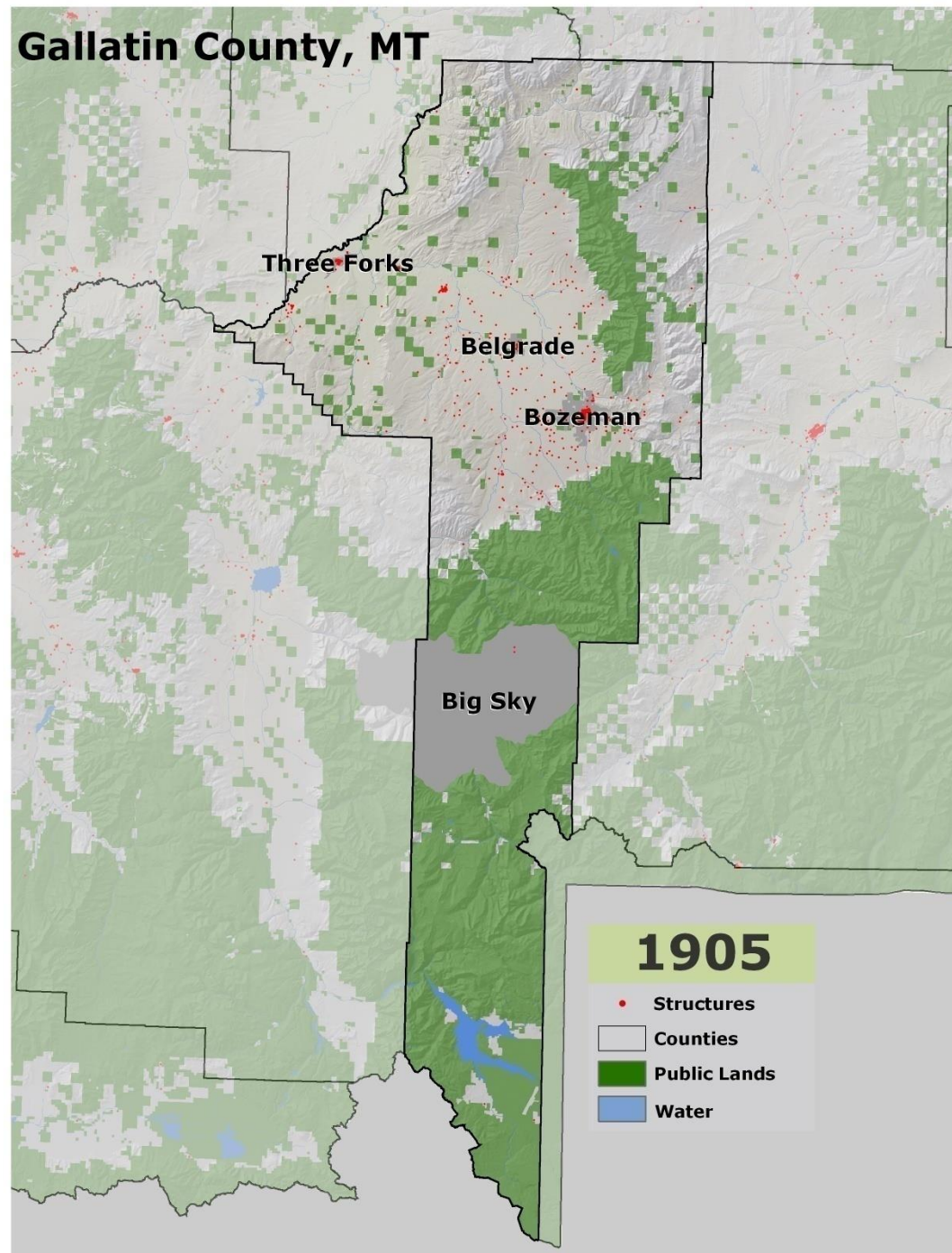
Gallatin County Past and Projected Growth

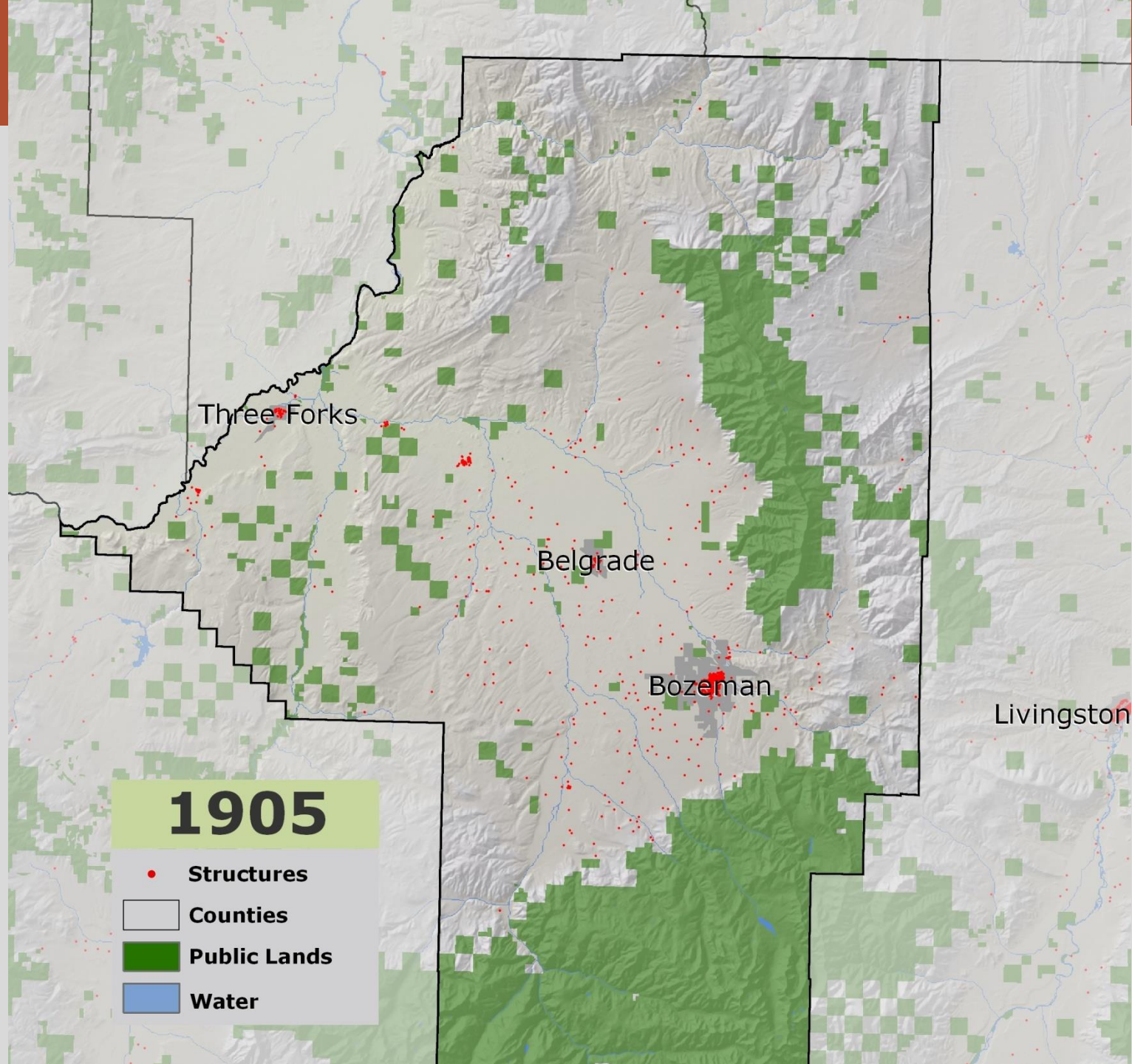


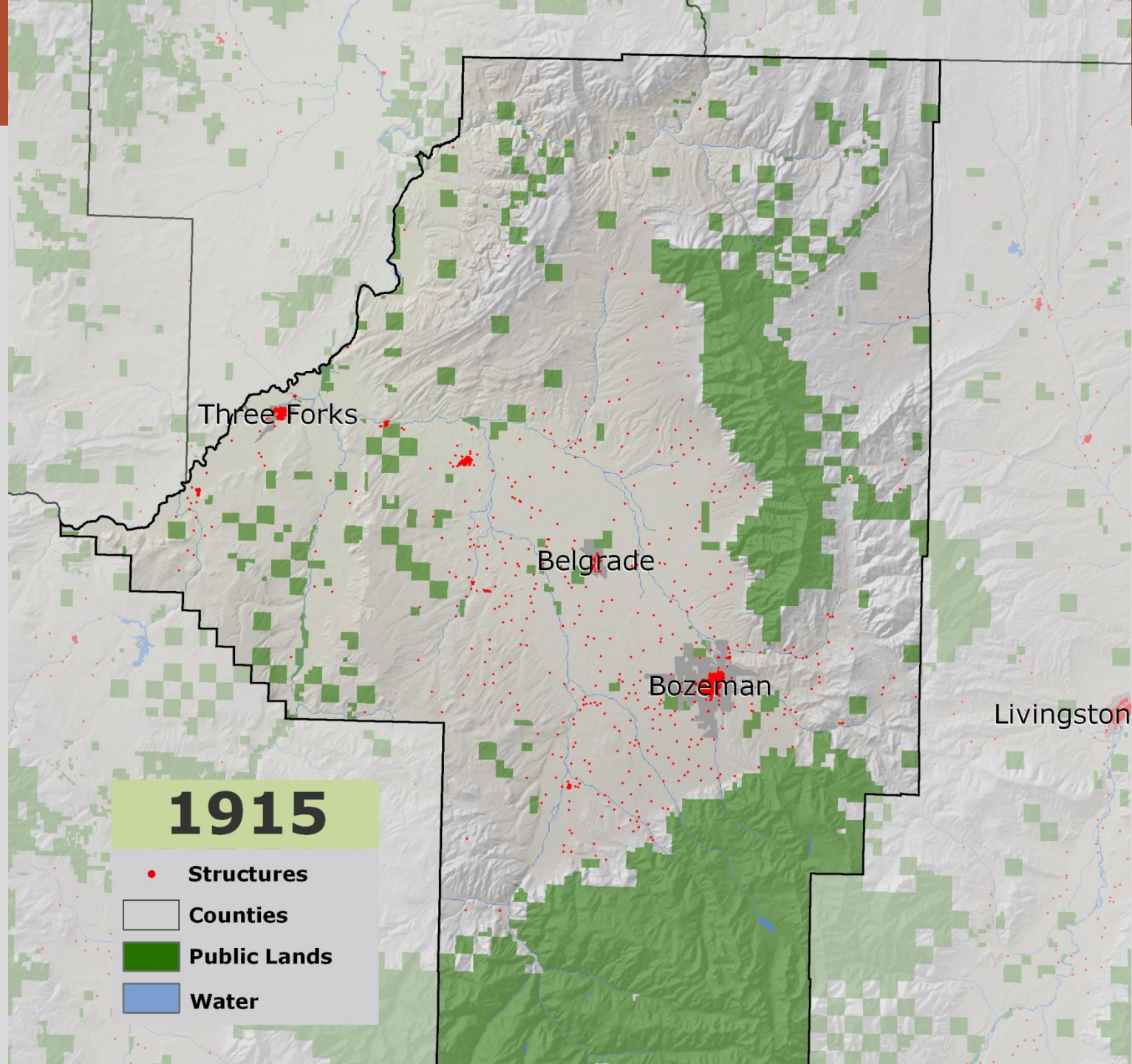
City Share of Gallatin County Population

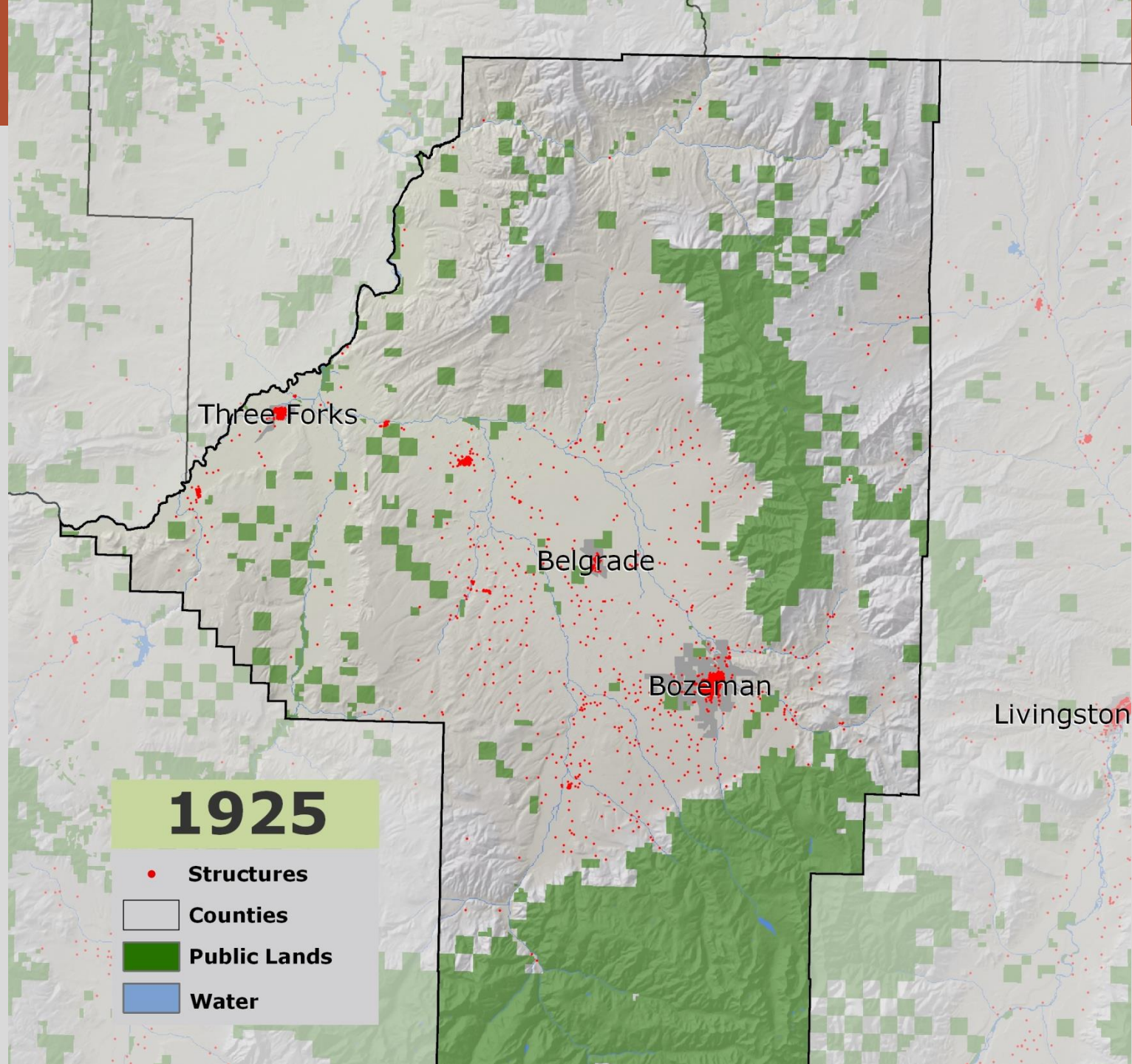


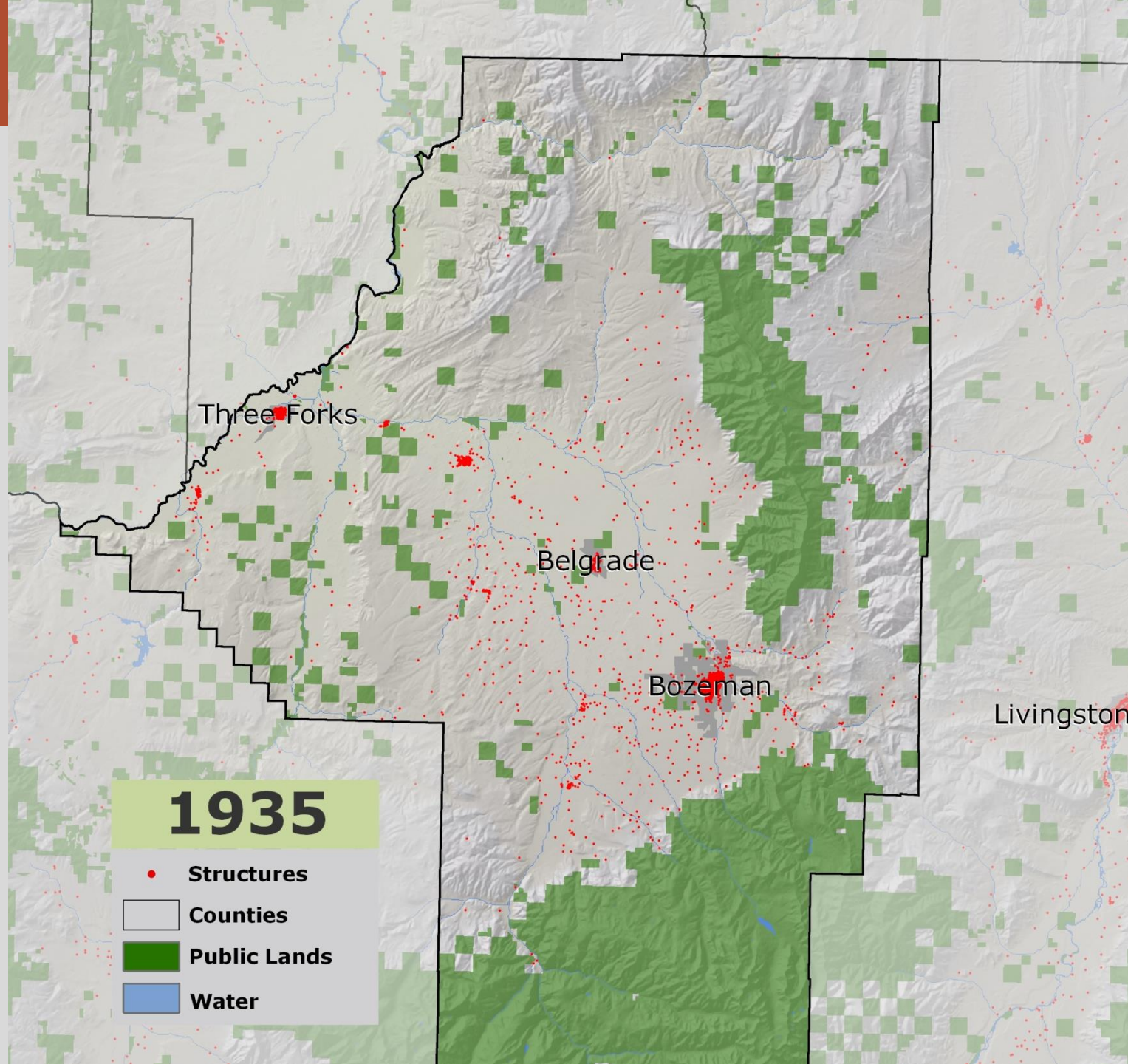
Gallatin County, MT

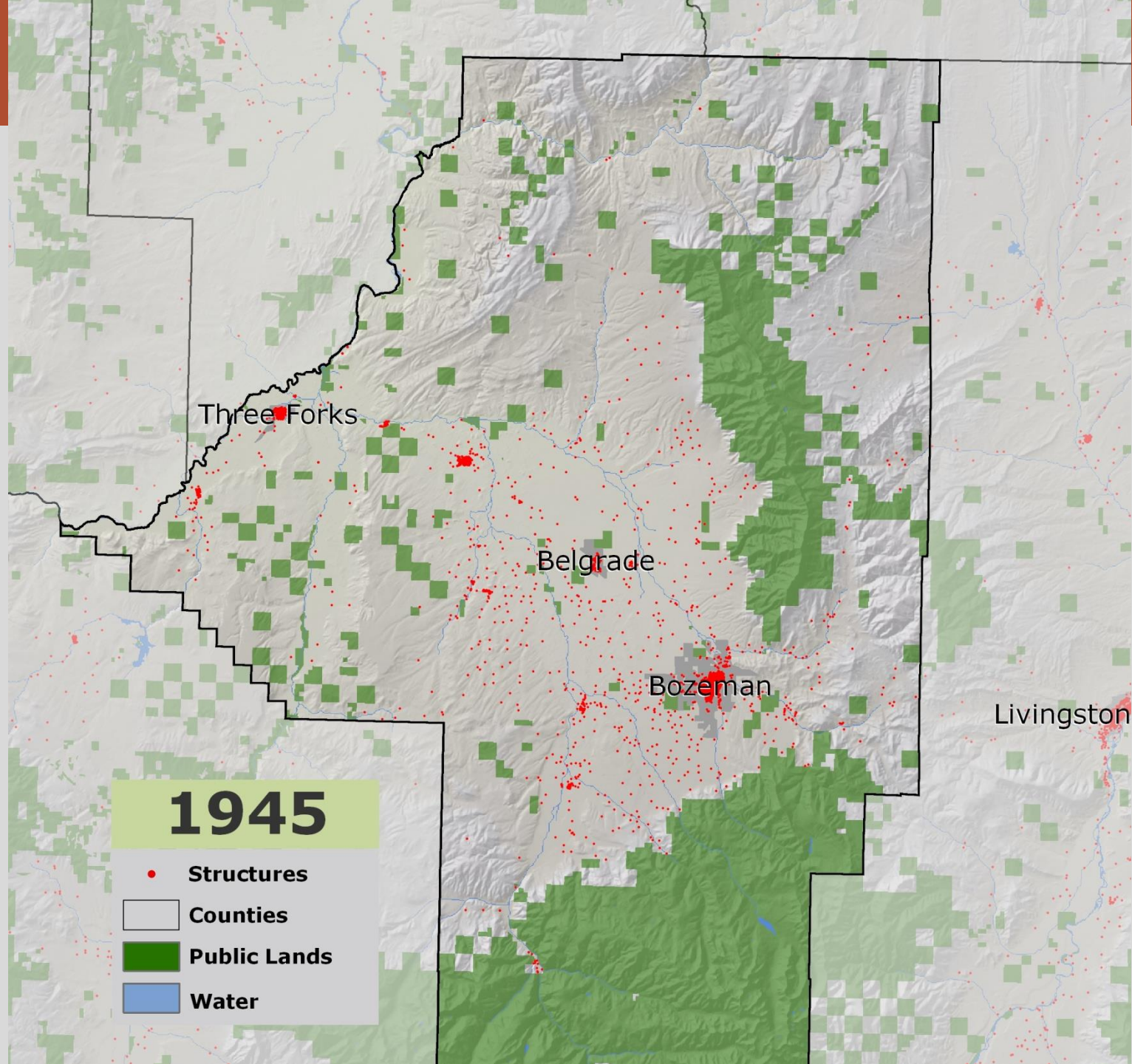


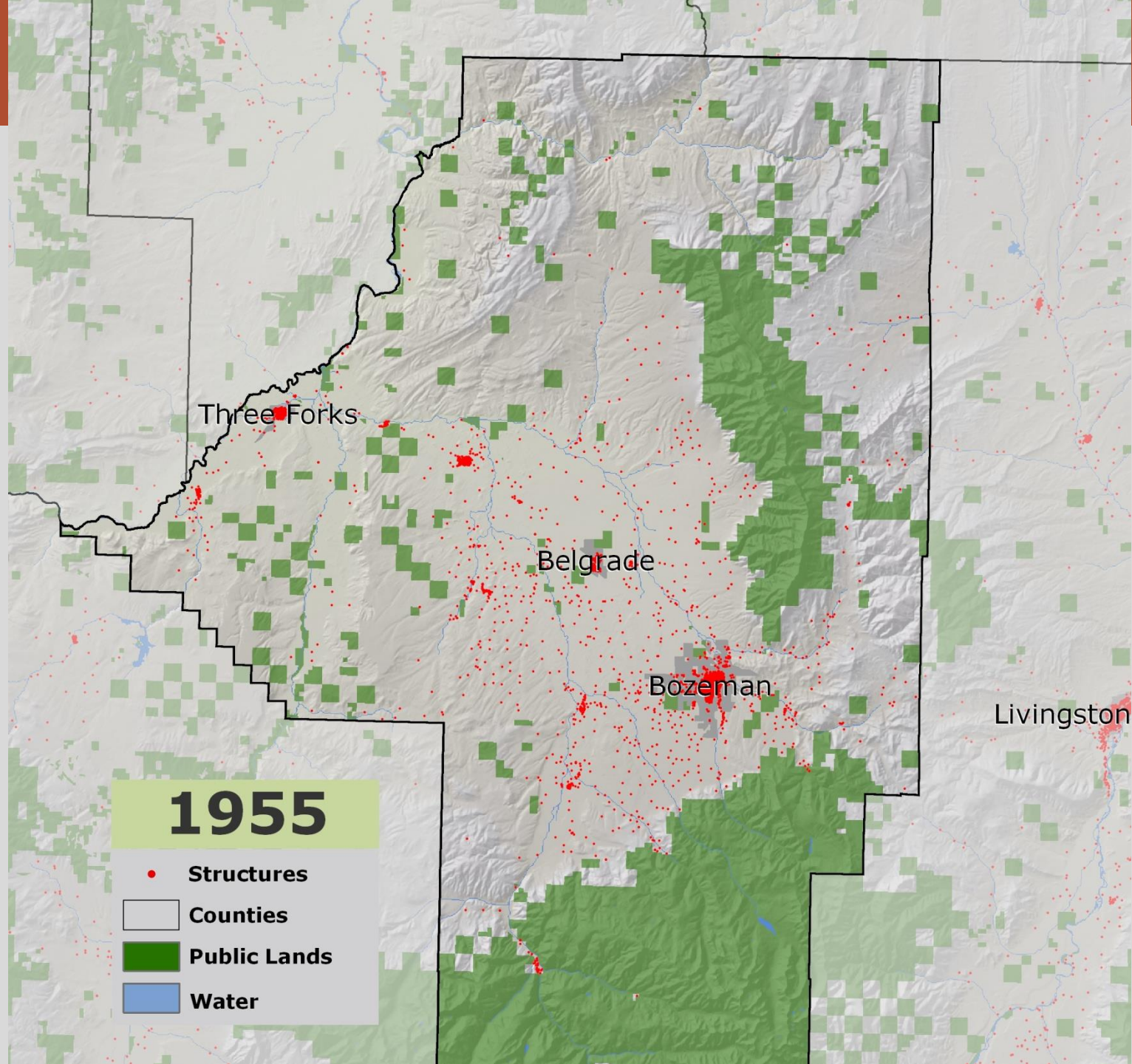


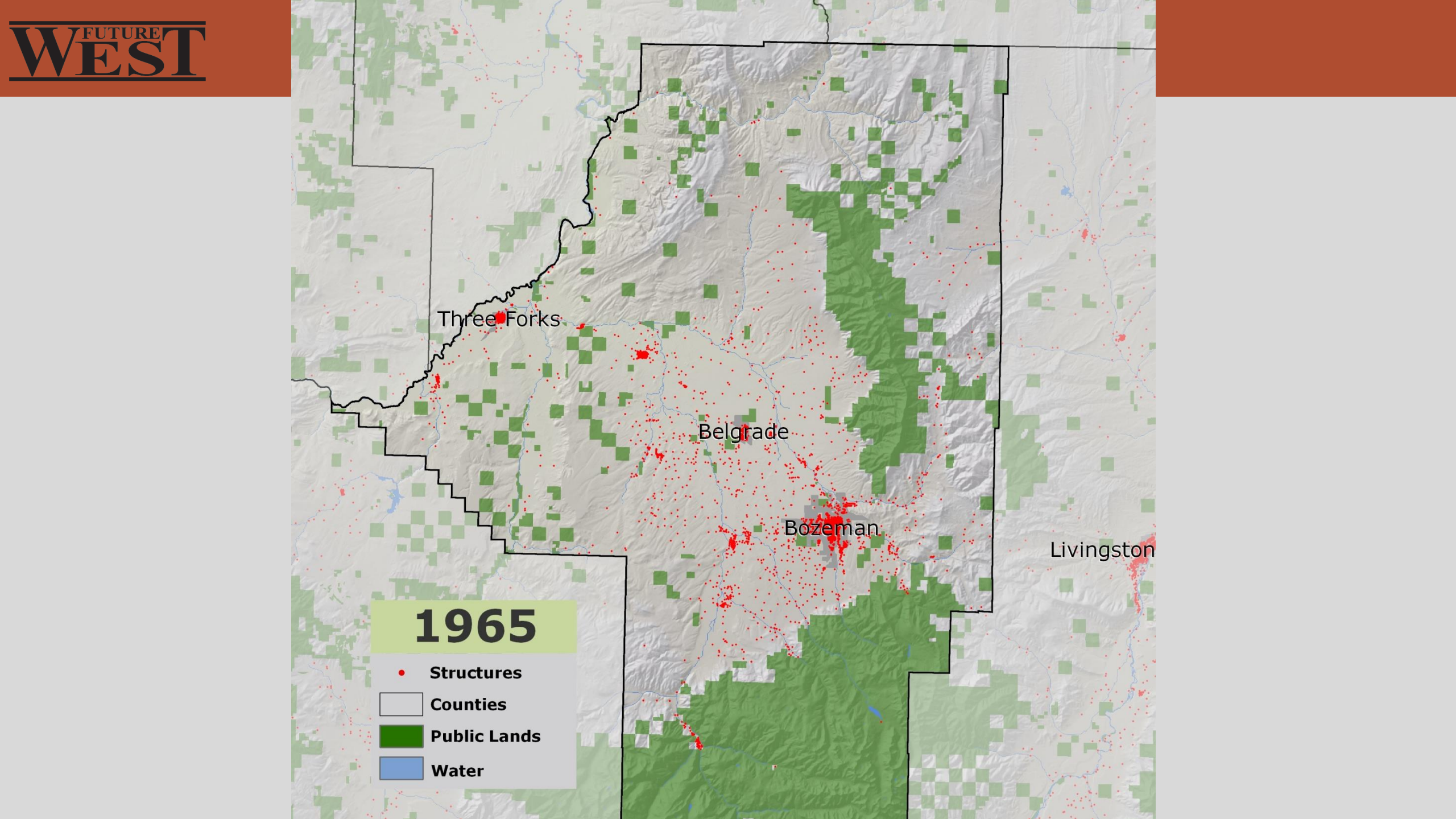


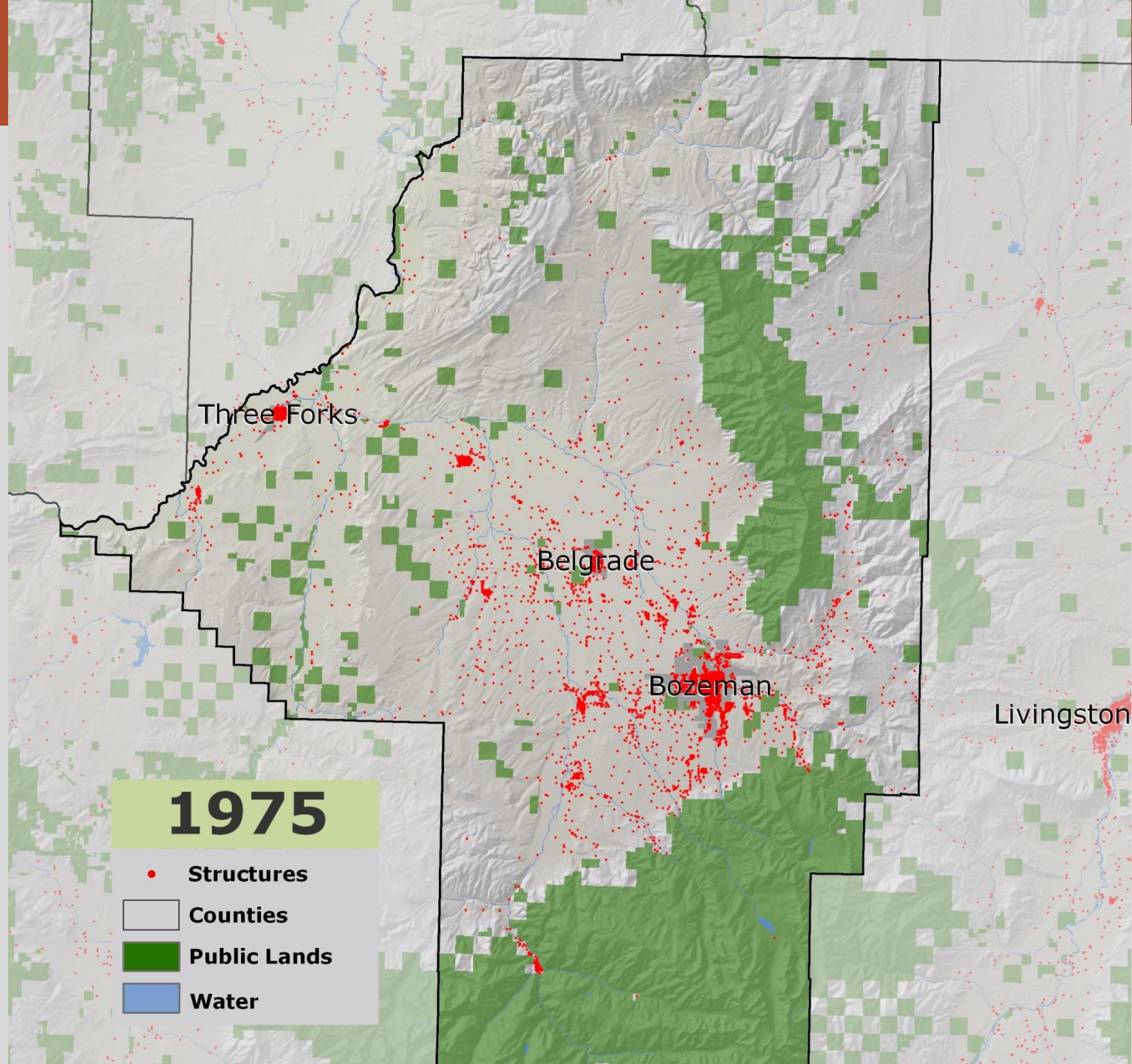


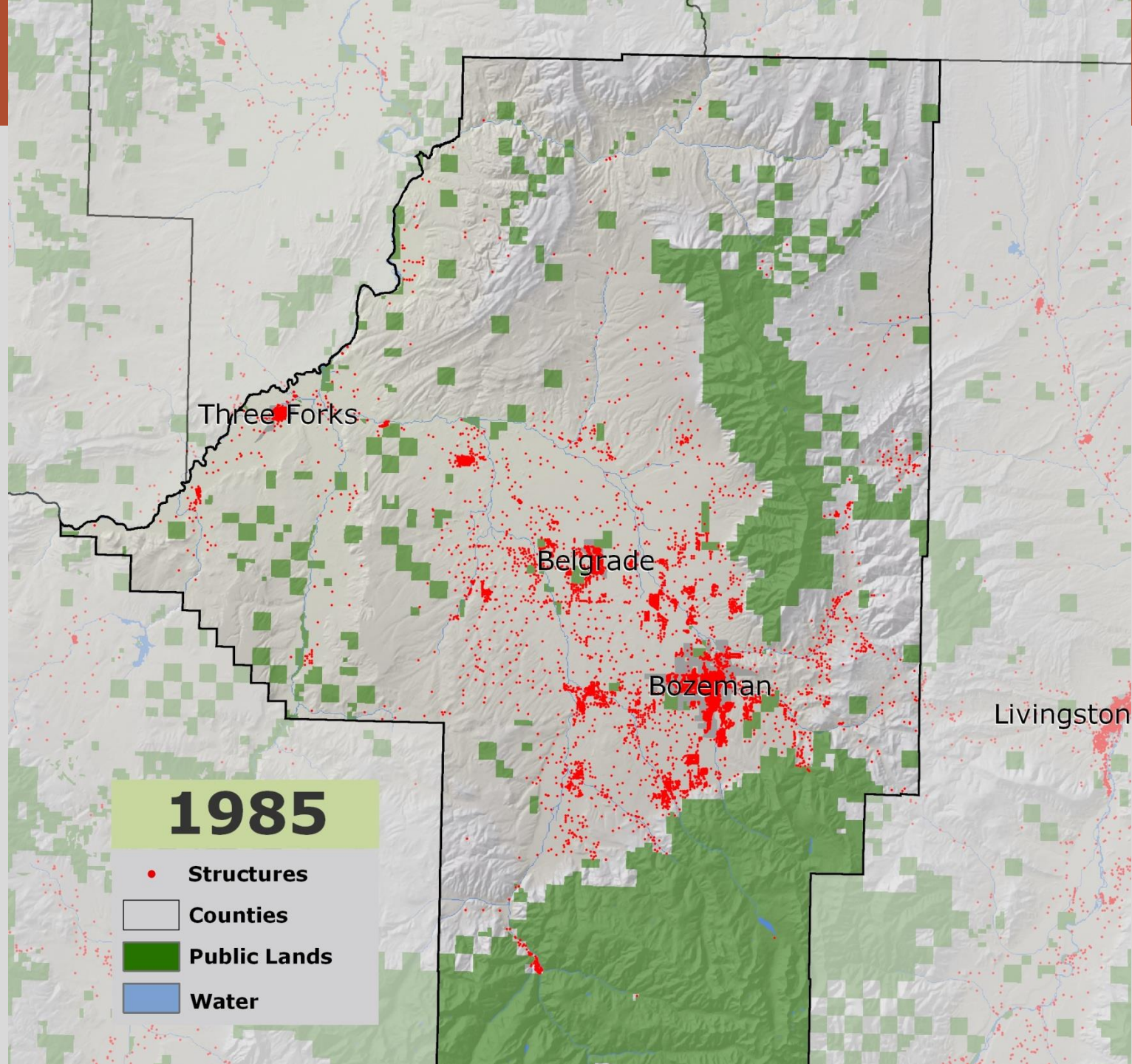


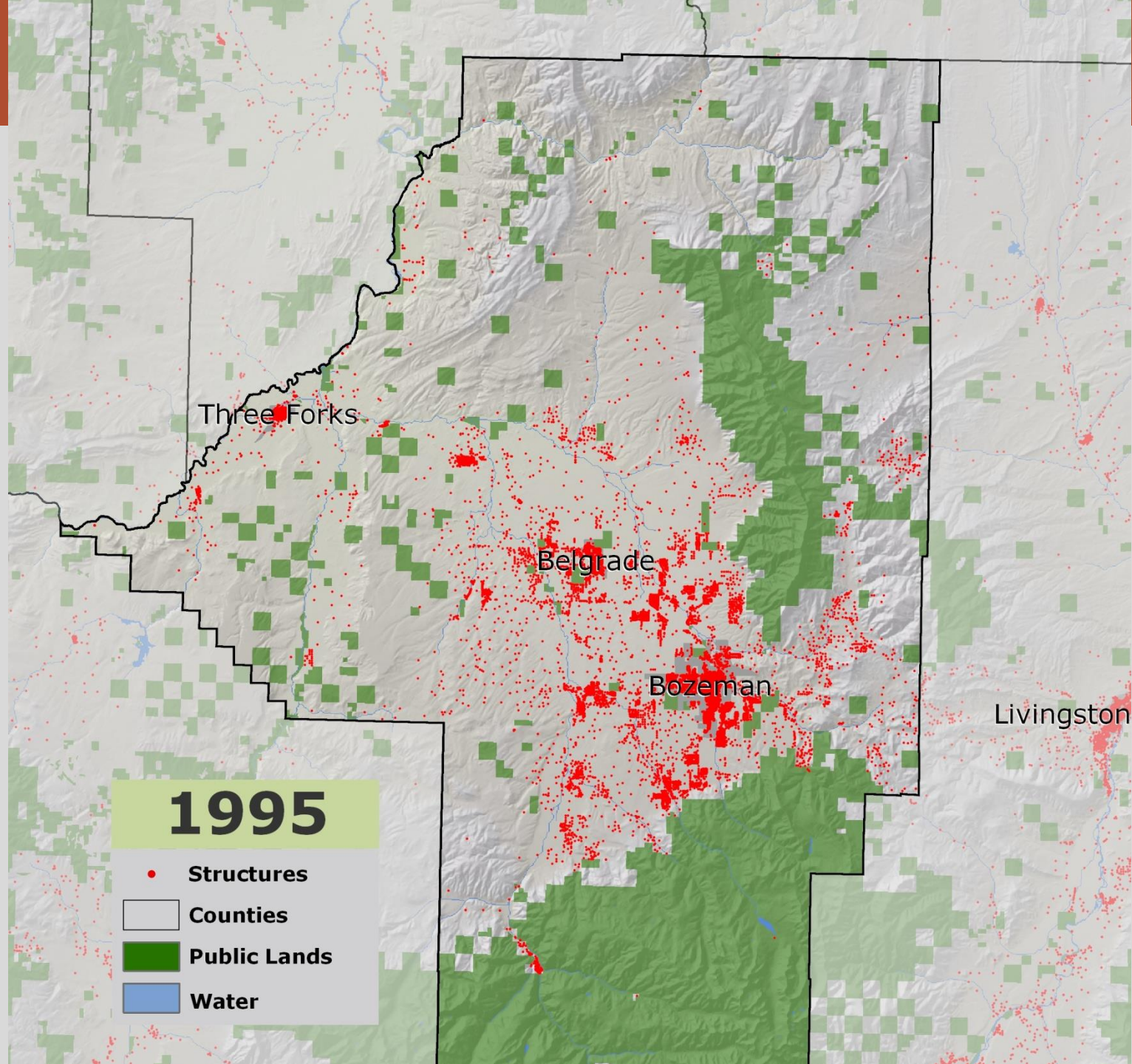


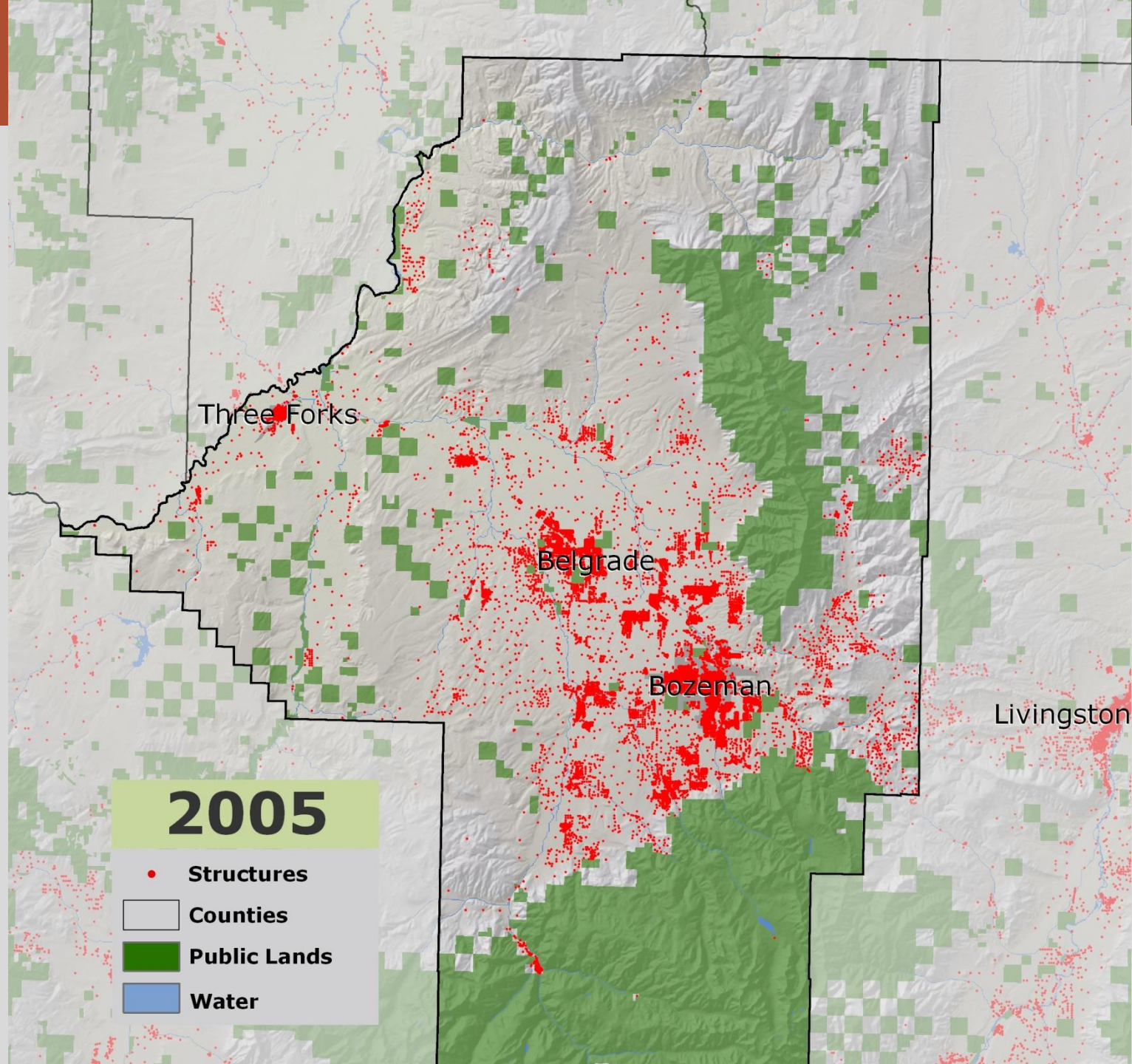


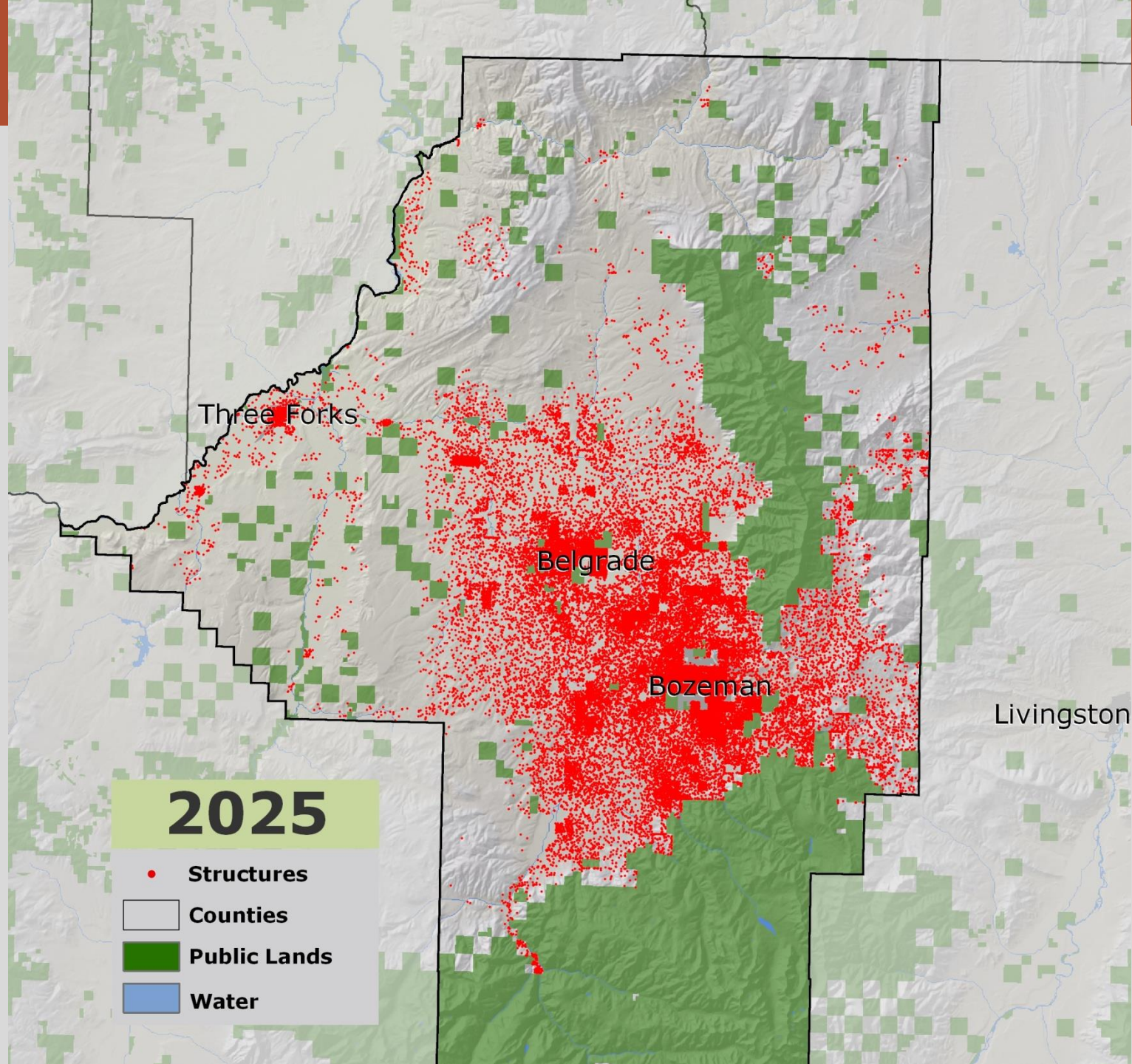




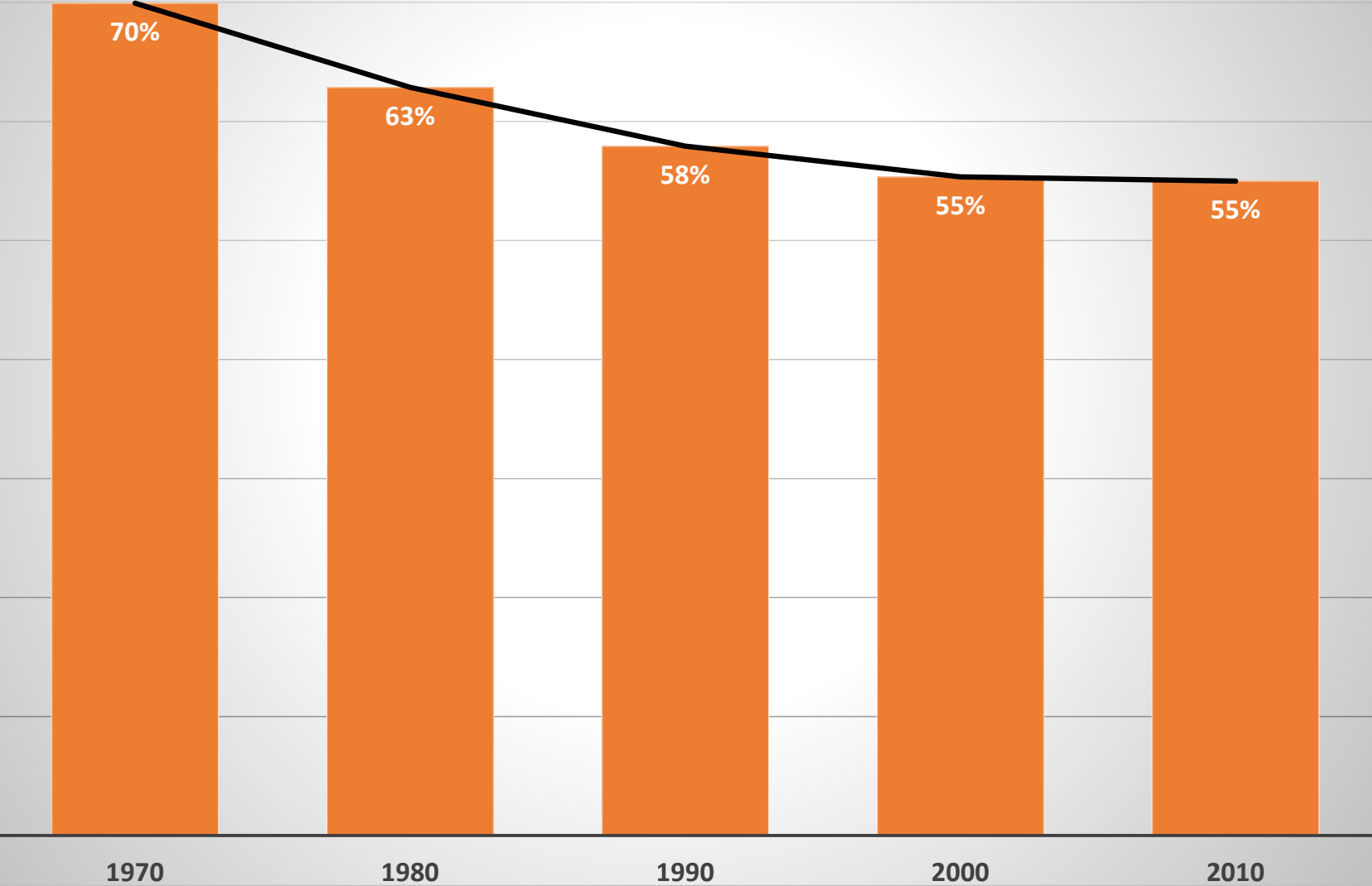




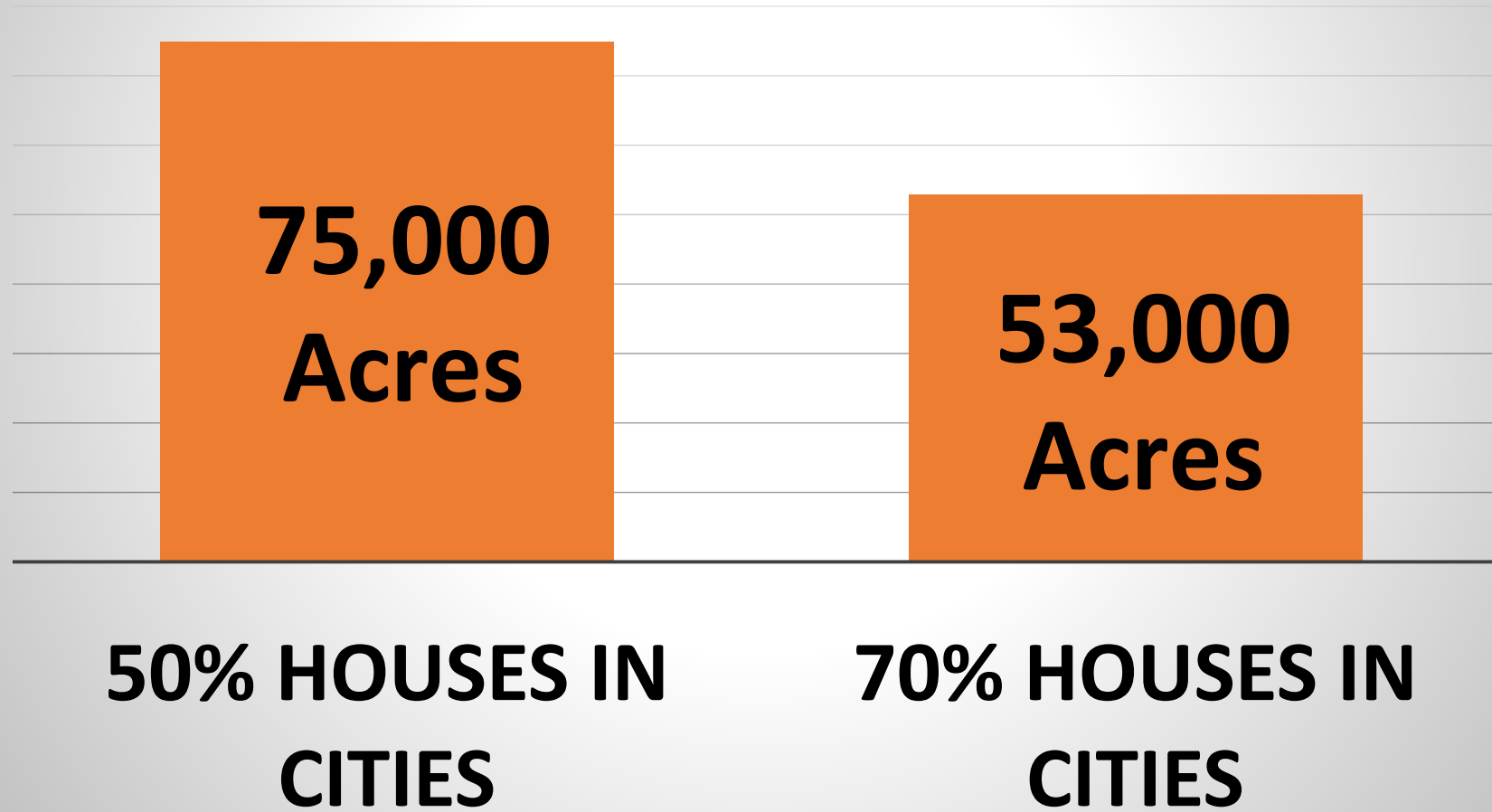




City Share of Gallatin County Population



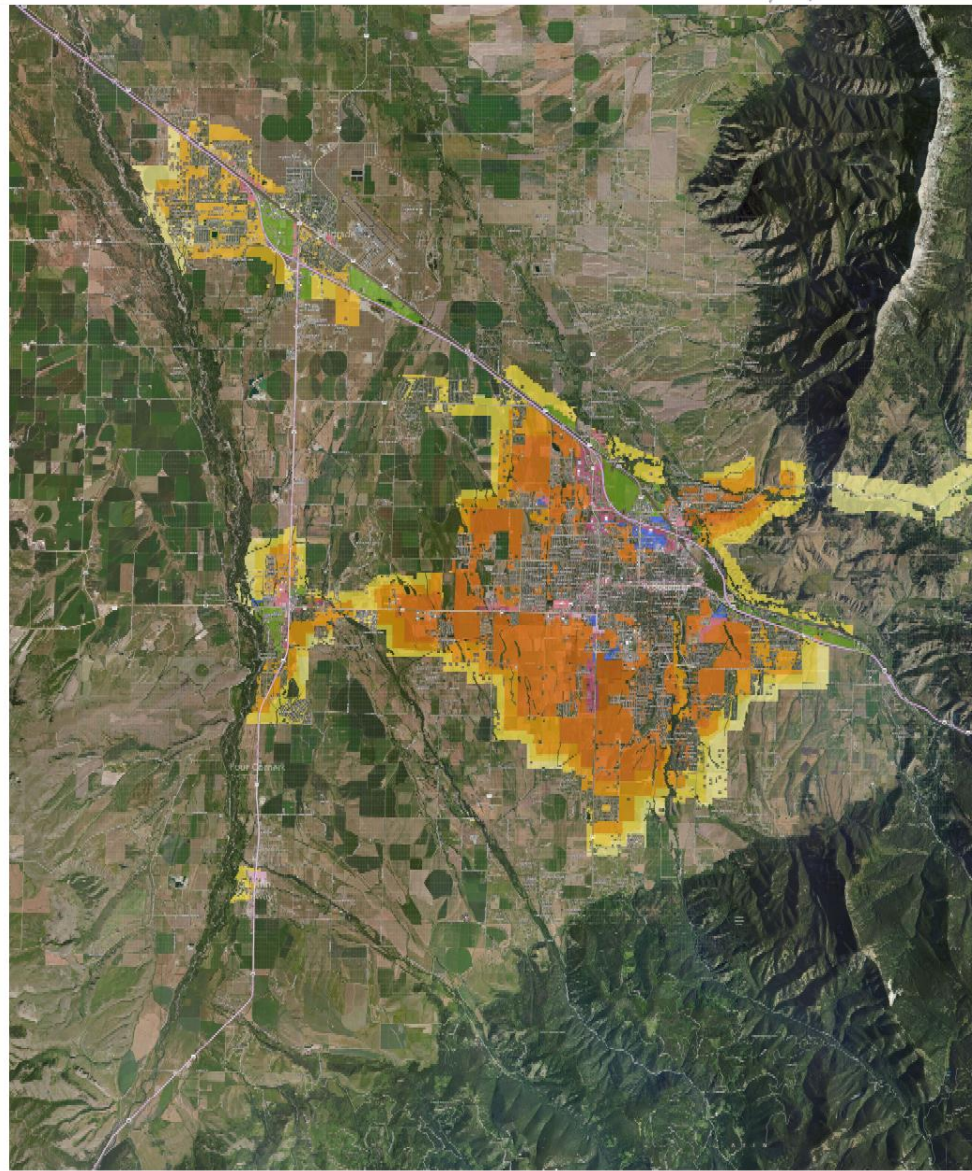
Acres of Land Developed Next 24 Years



GALLATIN 2050 SCENARIO 3: FISCALLY EFFICIENT

("HIGH DENSITY") POPULATION INCREASE 126,500 7/23/2013

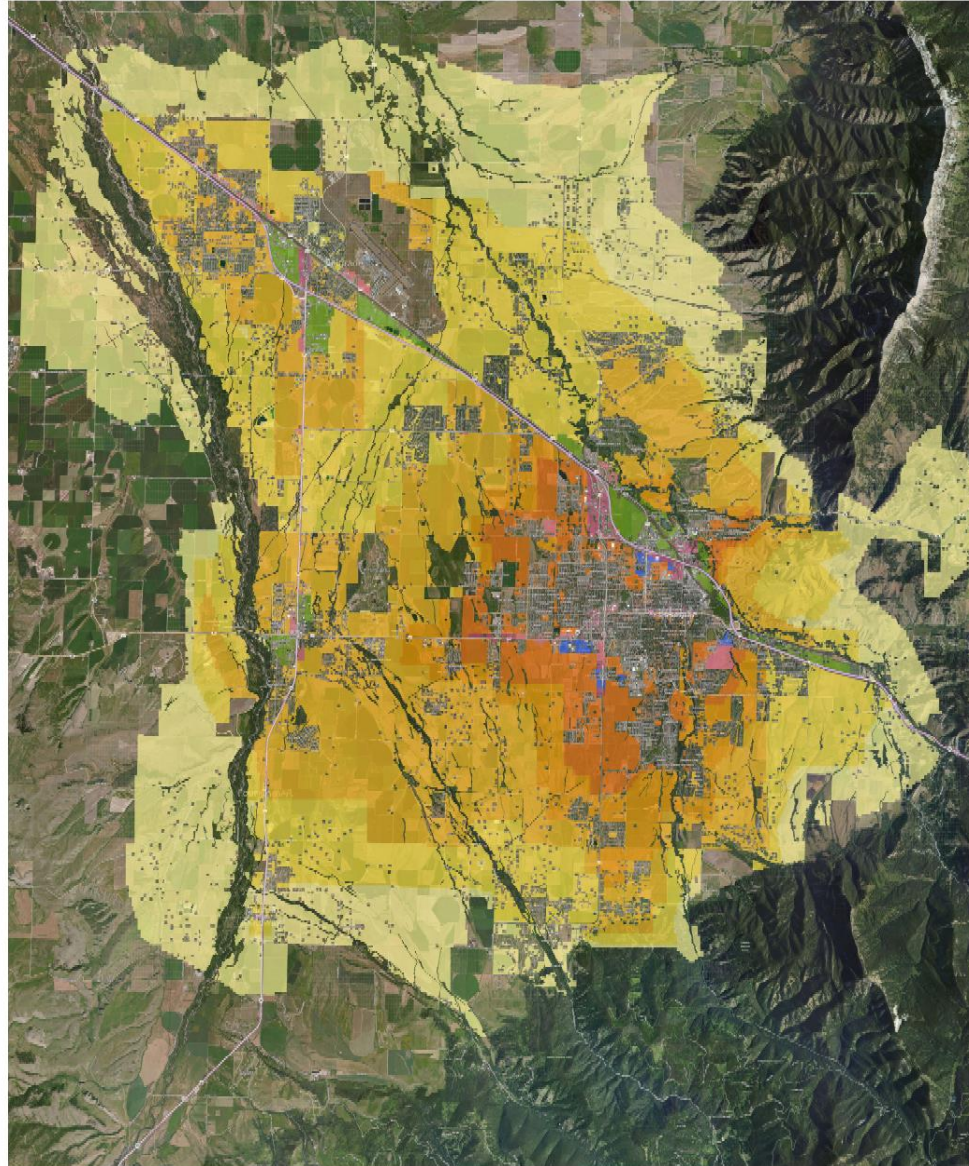
Guiding Principle: Growth is focused in the existing communities of Bozeman, Belgrade, and Four Corners. This strategy emphasizes small-lot single family homes and apartments. 20-acre lots and 5-acre lots are minimized.



GALLATIN 2050 SCENARIO 1: STATUS QUO

(BUSINESS-AS-USUAL) POPULATION INCREASE 126,500 7/23/2013

Guiding Principle: Growth will continue as it has been experienced since the mid 1980's. No significant changes in State or local government policies are adopted.



	Gallatin Growth Policy	Fiscally Efficient
<i>New Developed Acres</i>	89,961	22,707
<i>People per Net Acre</i>	3.1	12.6
<i>Housing Units per Net Residential Acre</i>	2.6	9.0
<i>Total New Roads needed, in miles</i>	80.48	25.04
<i>Total new private wells and septic systems</i>	2,623	309
<i>Property Tax Revenue, per acre, estimated</i>	\$1,711	\$7,348



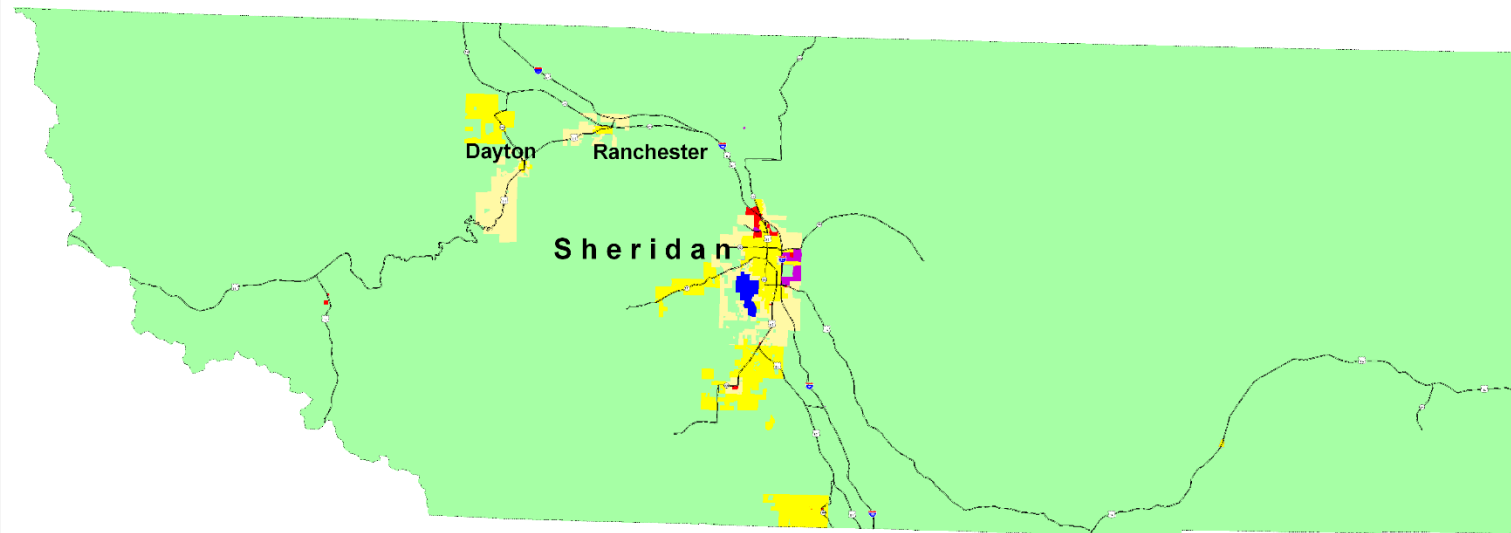
Sheridan County, Wyoming



Sheridan County Zoning

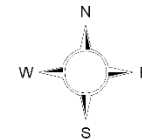
- Reduced density to 1/35 acres to 1/80 acres.
- One unit per 80 acres base density.
- 1 unit per 20 acres with Conservation Design.

ZONING IN SHERIDAN COUNTY, WYOMING



-  County Boundary
-  Major Roads
- Zoning**
-  Agricultural
-  Airport
-  Commercial
-  Corporate Limits
-  Industrial
-  Rural Residential
-  Urban Residential

0 6 12 18 24 Miles



Universal Transverse Mercator Projection
North American Datum 1983 – Zone 13
September 23, 2003

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

