

Triangle Community Plan

Planning Coordination Committee



Adopted July 28, 2020

Gallatin County Commission Resolution No.

2020-080 & 2020-081

Triangle Community Plan

V.6 March 6, 2020

1. INTRODUCTION

1.1 Triangle Description

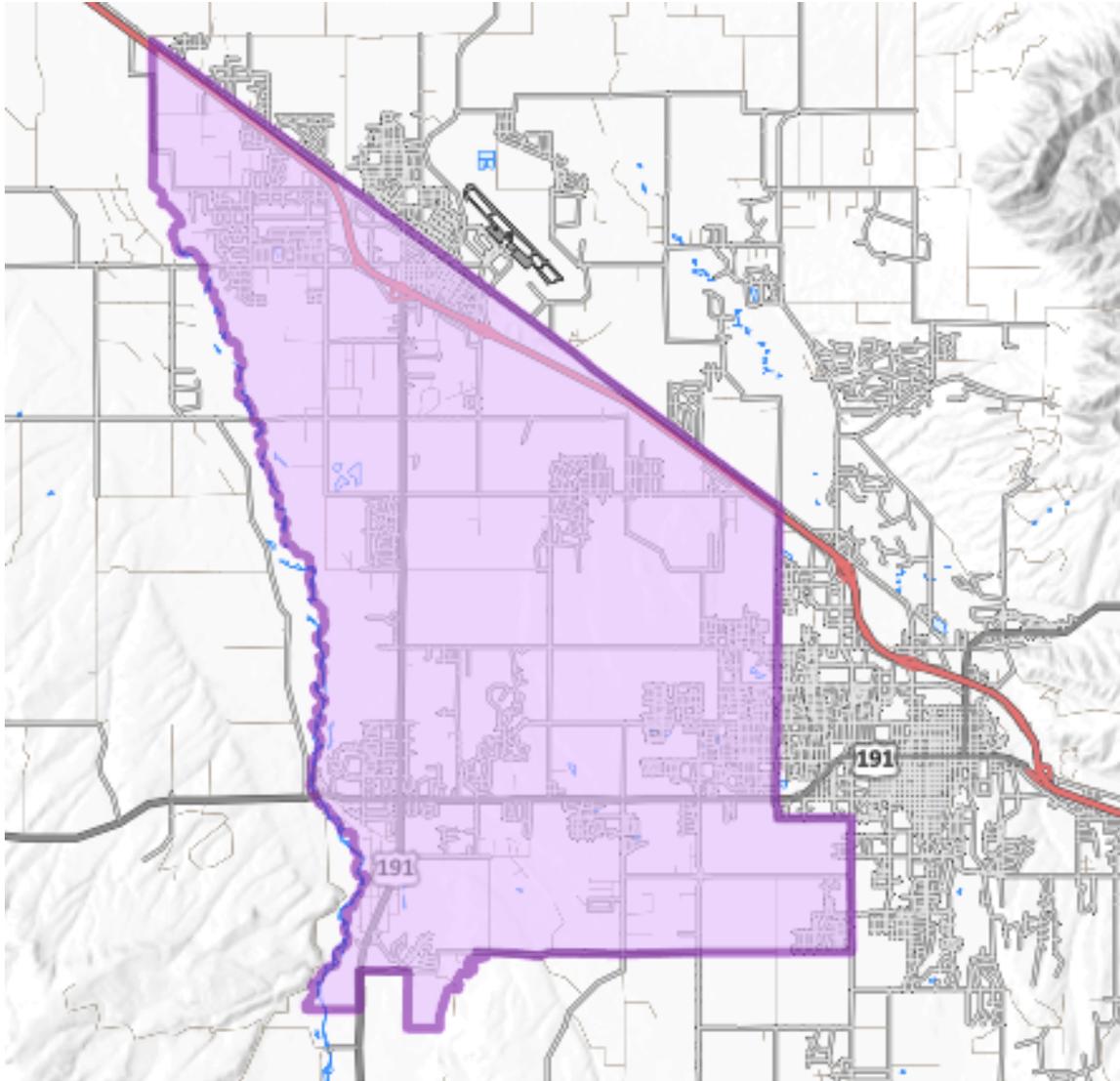
Since 2010, Gallatin County has been one of the fastest growing counties in the State of Montana. According to the U.S. Census Bureau, Gallatin County's population was 67,831 in 2000, 89,513 in 2010, and was estimated to be 111,876 in 2018, the latest year for which population estimates are available. With an estimated 22% population growth for the time period between April 1, 2010 and July 1, 2018, Gallatin County was listed as the 36th fastest growing county in the U.S. It has taken from the mid-1800s until 2015 for the County's population to reach approximately 100,000 people, but if growth continues at even a modest 2.75% annual growth rate, Gallatin County will reach a population of 200,000 by 2040.

With population growth and fast-paced land development, the Triangle area of Gallatin County, which is loosely described as the area between Bozeman, Four Corners, and Belgrade, is experiencing change. The Planning Coordination Committee (PCC) has developed the Triangle Community Plan to coordinate land use development patterns, deliver community services and infrastructure, and protect important environmental resources, all in a manner that supports community values and vision while responding to rapid growth pressures.

1.2 Triangle Community Plan Boundary Map

See map at: <http://gis.gallatin.mt.gov/webmaps/?map=pcc&lat=45.73150&lon=-111.13762&scale=577791&l4=a>

Figure (1) – Triangle Community Plan Boundary Map



The plan boundary is: The Gallatin River to the West, Frontage Road to the North, Fowler Avenue to West Garfield Street to South 19th Avenue to the East, and Blackwood Road to Four Corners Water and Sewer District to the South. The Four Corners Water and Sewer District and Utility Solutions are in the process of adjusting the service district on the southwest boundary. The PCC agreed that the south boundary should follow the service district boundary. This will be updated when finalized.

1.3 Existing Conditions

Currently, the Triangle is a mix of all land uses and represents the transition and tension between the old West and amenity rich new West. The “old West” is typified by an economy dominated by natural resources and agriculture, with disperse, rural development patterns, while the “new West” has a diverse economy focused on the service industry, technology and non-earned income with growing towns adjacent to outdoor recreation opportunities. Currently, open spaces and agricultural operations in the Triangle support a local agricultural economy that is diverse. Agricultural operations support dairy and beef cattle, hay production, grain crops, local market vegetable produce, and other specialty products. The Gallatin Valley values its agricultural heritage and also embraces local food production and new emerging agriculture markets. With rich soils and irrigation infrastructure developed over the past century, the Gallatin Valley is positioned to continue its leadership in production and innovation.

The commercial expansion in the Triangle area over the past few decades has supported and diversified the local economy and responded to the changing needs of the population. From industrial warehouses to retail to growing local businesses in technology and recreation, the Four Corners area and nodes along Huffine and Jackrabbit continue to be desired commercial locations and emerging community hubs. In addition, there are commercial gravel mining operations in the north end of the Triangle that are sources of economic activity.

Residential developments and larger, multi-phase subdivisions continue to populate the Triangle. The diversity of developments offers different housing options to the market from large country estate lots to multi-family housing.

The Triangle is rich in natural resources, most notably the Gallatin River, its’ tributaries and wetlands. The aquatic resources of the Triangle are important fish and wildlife habitat but also contribute to recreation opportunities and the high quality of life connecting to the natural world that residents value.

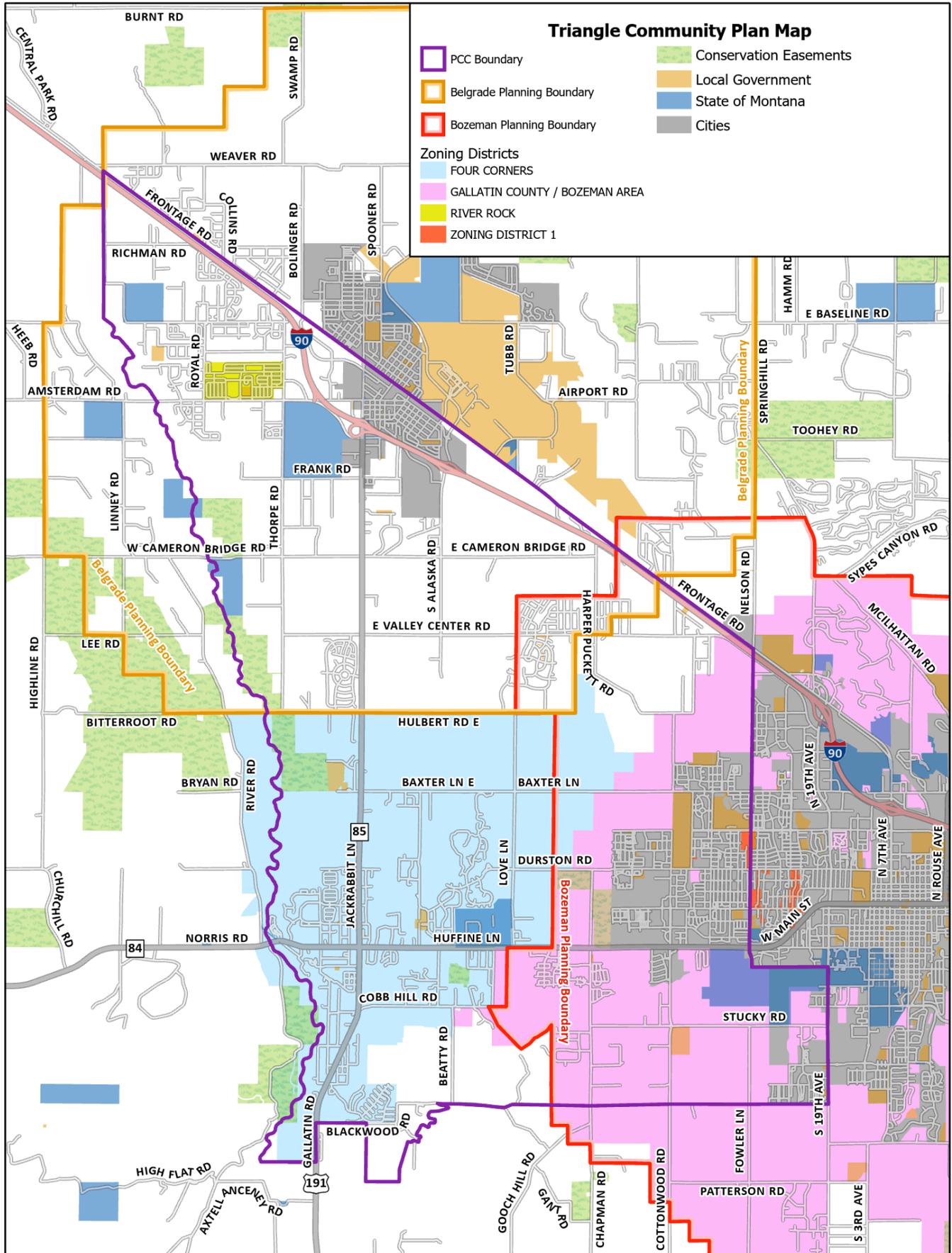
1.4 Jurisdictional Overlaps and Existing Zoning Districts

The Triangle Community Plan is an area that has many different and overlapping districts, land uses, and ownership. There are currently four (4) existing Zoning Districts within the Triangle boundaries, each with established rules and regulations that guide development in those areas. All lands within the Triangle Plan Boundary would be subject to the plan. There are however, properties that, due to conservation easements, deed restrictions, or other land use controls, have defined uses and therefore would not likely see a use change under the adoption of the Triangle Community Plan.

Figure (2) identifies the following areas on the Triangle Community Plan map.

- a) Four Corners Zoning District
- b) Gallatin County/Bozeman Area Zoning District
- c) Zoning District #1
- d) River Rock Zoning District
- e) Belgrade and Bozeman City Boundaries
- f) Belgrade City-County Planning Jurisdiction
- g) Bozeman Community Plan Boundary
- h) Conservation Easements
- i) Public Lands
- j) MSU Lands

Figure (2) – Triangle Community Plan Map Page 5.



1.5 Organization of the Plan

The Triangle Community Plan is organized as follows:

Section 1 provides a description of the planning area and existing conditions.

Section 2 offers a brief history of the Plan, the approach, and the jurisdictional coordination.

Section 3 focuses on the vision and guiding principles, as well as identifying some of the key issues in the Triangle area.

Section 4 are the goals and policies of the Plan.

Section 5 outlines next steps, including adoption and implementation.

Section 6 provides definitions.

2. HISTORY, APPROACH, AND COORDINATION

2.1 A Brief History

The creation of the PCC was one of the recommendations that came from a document called the Gallatin Triangle Planning Study, conducted by Sanderson Stewart in 2014.

The Gallatin Triangle Planning Study was conducted in response to the population growth trends of Gallatin County. The study focused on opportunities for intergovernmental cooperation involving issues around infrastructure, land use, and public services. The study concluded with four recommendations to support regional cooperation.

1. Create a Planning Coordination Committee with representatives from Belgrade, Bozeman, and Gallatin County.
2. The PCC could support efforts to; create a common portal of information, support communication and updates regarding policies and projects, learn from other communities about regional planning, and work with Montana State University on Envision Scenarios to illustrate outcomes of various planning approaches.
3. Review and update Growth Policies and adjust elements that are in conflict or do not support current vision of the area.
4. Increase community participation and citizen engagement in planning and visioning.
5. Continue evaluation of specific topics that warrant more in depth analysis including wastewater, transportation, and community services like fire protection and schools.

The PCC was formed in August 2016 to provide a forum for planning related coordination. The PCC was established through a Memorandum of Agreement (MOA) that outlined the need for coordination and communication between the City of Bozeman, the City of Belgrade, and Gallatin County, to support growth and development patterns as they expand in this area of the Gallatin Valley. The MOA identified issues around infrastructure, public safety, parks and trails, neighborhood design, and other land use concerns that would benefit from cooperative planning.

The MOA dictates that the PCC shall be advisory in nature only, without any authority over planning-related decisions in any of the participating jurisdictions. The PCC is comprised of 3 representatives from each jurisdiction: a commissioner, planning staff, and planning board member.

Jurisdiction	Commissioner	Planning Staff	Planning Board Member
Belgrade	Kris Menicucci	Jason Karp	Elizabeth Marum
Bozeman	Chris Mehl	Chris Saunders	Lauren Waterton
Gallatin County	Don Seifert	Sean O’Callaghan	Randy Visser

2.2 The Planning Process and Approach

From 2016-2019, the PCC has held over 24 meetings and explored the following subject areas: water and sewer, fire, sheriff and police, the development of MPOs, agriculture, irrigation infrastructure, parks, trails and recreation, schools, transportation, water resources, and community health.

The PCC meetings have also provided opportunity for consistent updates from each community. These updates ensure there is good information exchange and understanding of activities going on in each jurisdiction.

The improved communication between the jurisdictions that has resulted from the PCC meetings has produced these products:

1. Interactive mapper hosted by Gallatin County (<http://gis.gallatin.mt.gov/webmaps/?map=pcc>) that supports decision making and information sharing.
2. Vision statements that can be incorporated Section 3.1 of this plan.
3. Communication and Coordination plan that is outlined in Section 2.3 of the Triangle Community Plan.
4. Overview of planning approaches to support discussions of the PCC.
5. MOU between Bozeman and Gallatin County (draft 12/2019).
6. The Triangle Community Plan.

The PCC sponsored numerous opportunities for public comment on the draft Triangle Community Plan. The plan was available on the Gallatin County website and offered online comment submittal. Press releases were distributed to area newspapers and news stations and the PCC published an Op Ed in the Bozeman Daily Chronicle. The PCC hosted four open houses and had over 80 participants attend. Presentations were also made to Planning Boards and Commissions. The public comment received was diverse and detailed and overall very supportive of the plan. Final edits were made by the PCC in response to the public comment and community engagement efforts.

2.3 Inter-Governmental Coordination and Communication Plan

One of the primary goals of the PCC is to support and participate in regular communication between elected officials, staff, public, and planning board members on various planning issues, in order to stay informed and identify opportunities for collaboration. Coordination and communication between the various jurisdictions is vital to maintaining administrative efficiency and quality of life for all residents in a rapidly changing landscape.

The PCC benefits from information and input from a wide range of outside entities (e.g. water and sewer districts, emergency services, schools, airport, chamber of commerce, nonprofits, realtors, etc.), and may invite them to participate in work sessions or to participate in ad hoc committees to develop recommendations. Invitations to participate in PCC meetings, updates about PCC activities, and press releases to local media outlets will be executed on an as needed basis.

The PCC established the goal to produce a single plan through the joint effort of the three jurisdictions. The plan will be adopted under the Growth Policies of Belgrade and Gallatin County. The plan will also be referenced in Bozeman's Community Plan. Each of these plans includes a section on how the local entity will interact with other regional plans and coordinate with local, neighboring entities.

The PCC recommends the Triangle Community Plan be implemented and supported by the following communication efforts:

- Annual Planning Board Roundtable with planning board members from Bozeman, Belgrade, Gallatin County, Manhattan, Three Forks to provide inter-jurisdiction communication on activities and coordination opportunities;
- Elected Officials from Belgrade, Bozeman and Gallatin County host an Annual Land Use Roundtable to discuss projects, issues, legislation, affordable housing concerns in the Triangle, and related issues;
- Capital Improvements Plan and Infrastructure Plan Annual Roundtable, where staff and elected officials from Belgrade, Bozeman and Gallatin County review plans and update maps and / or annexation zones;
- Regular communication between school districts and local governments regarding school siting growth patterns; and
- Coordination on future Metropolitan Planning Organization (anticipated after the 2020 census).

The Triangle Community Plan was developed with a focus on coordination between jurisdictions and to provide a seamless transition between existing plans necessary to achieve the vision. It does not intend to abrogate the growth policies of Gallatin County, Belgrade, or Bozeman, or adversely affect the existing neighborhood plans and zoning

districts. Every 12-24 months the PCC will evaluate opportunities to improve the PCC functions and structure. The PCC will also evaluate and update the PCC By-laws and other agreements to ensure the necessary flexibility to improve the PCC as needed.

2.4 Authority

Authority of this community plan is authorized by Montana State Statute and the Gallatin County Growth Policy. Section 76-1-106 of the Montana Code Annotated (MCA) requires local planning boards to prepare Growth Policies, and Section 76-1-601 offers general guidance for the contents of a Growth Policy and/or Neighborhood Plan. Sections 76-1-602 through 76-1-604 gives the procedure for adoption of Growth Policy or Growth Policy Amendment. Additionally, Chapter 4.3 of the Gallatin County Growth Policy authorizes the development of Neighborhood or Community Plans throughout Gallatin County. Those community plans must be drafted in compliance with the County Growth Policy, and are designed to give greater specificity within a certain defined area.

3. VISION, VALUES, AND KEY ISSUES

3.1 Triangle Plan Vision

Regional coordination creates and maintains a coherent land use pattern that supports the needs of existing and future citizens and the desire to protect community character and amenities. Cooperation between jurisdictions supports development patterns that do not compromise the ability of municipalities to grow in the future or expand necessary infrastructure.

Belgrade, Bozeman and Gallatin County will coordinate land use in the Triangle to achieve:

- Compact, contiguous development and infill to achieve an efficient use of land and infrastructure, reducing sprawl and preserving open space, agricultural lands, wildlife habitat, and water resources;
- Well-planned transportation systems, consistent with the overall growth management vision, support the development of multi-modal and public transportation networks;
- Community core that have adequate transportation, utility, health, educational and recreational facilities. Residential areas that provide healthy surroundings; and
- Opportunities for agriculture, industry and business, while minimizing conflict between adjacent land uses.

3.2 Guiding Values

The PCC believes that the health, safety, and quality of life of our citizens is the number one value driving the vision of the Plan.

In addition to this overarching value, the PCC has identified a list of additional values that support the vision for the area and guide policymaking:

- Accessible amenities and services
- Agricultural heritage
- Connectivity
- Environmental health
- Financial responsibility, including efficiency and cost effectiveness
- High quality public services
- Intergovernmental coordination
- Open space and views

- Recreation and opportunities for healthy activities
- Safety and public health
- Transparent communication
- Walkability

3.3 Key Issues of the Triangle Plan

The policies for the Triangle Community Plan were developed with consideration of the following key planning issues:

LAND USE

General

As the population of the Triangle area continues to increase, implementation of land use policies that are consistent with the vision statement of the Plan is a vital step to ensure the Triangle is developed in a manner that provides for both current and future populations that live, work, or recreate in the Triangle.

The Four Corners area continues to grow, as it is a location in which land values are still lower than within the City of Bozeman, partly due to a lack of infrastructure and services, but this is changing. Four Corners is also becoming a bedroom community for employees of the Big Sky area economy. Development pressure is also evident around Bozeman, particularly on the west side of the City (east side of the Triangle), where the construction of Gallatin High School will only serve to exacerbate those development pressures. Belgrade's growth is in part due to being a slightly more affordable place to develop; similar to Four Corners, though that is changing rapidly as housing prices in Belgrade continue to rise.

Other factors that contribute to development pressures in the Triangle include access to three major transportation corridors (Huffine, Jackrabbit, and Interstate 90), which make vehicular movement to each major point on the Triangle relatively efficient. There is still a lack of transportation infrastructure in the heart of the Triangle, where agriculture uses make up a large portion of the landscape.

It should be noted that the Triangle could potentially maintain significant agricultural character for a very long time, depending on how much density and infill the communities around the Triangle are willing to accept and encourage. As laid out in the "Fiscally Efficient" growth scenario in the 2014 Triangle Plan Study, high-density growth directed into Bozeman, Belgrade, and the Four Corners area would protect large amount of open space and agricultural land in the Triangle, not as a primary goal per se, but as a secondary benefit of developing in a fiscally responsible way that minimizes long-term infrastructure liabilities.

The land use policies in this Plan support a vision of a coherent land use pattern that is compact and contiguous, maximizing the efficient delivery of infrastructure and other services by clustering development in established community cores, rather than facilitating development patterns that unnecessarily consume open space and agricultural land. The policies also attempt to strike a balance between encouraging developments to connect to water and sewer, while at the same time not encouraging the unnecessary extension of water and sewer service to projects that are not in line with the vision of compact and contiguous development patterns.

Ultimately, the policies in this document aim to a) provide opportunities for sensible development in the parts of the Triangle where development patterns are already taking shape and currently served by infrastructure, and b) protect valuable agricultural land and open space in the heart of the Triangle where development goes against the vision of a contiguous land use pattern and is impractical and costly from an infrastructure service standpoint. Agriculture in the Triangle may not be preserved forever, but the policies in this plan discourage premature development of land before sufficient infrastructure is available to serve it and before sufficient density has been achieved in areas of the Triangle where development patterns are already taking place.

Agriculture

Consistently, community and neighborhood plans identify how protecting and maintaining the agricultural heritage and current production are important elements that contribute to our high quality of life. Agriculture is important contributor to our local economy, local food production, open spaces, scenic views, fish and wildlife habitat, and community identity.

The Four Corners Community Plan, Bozeman Community Plan, Gallatin County Growth Policy, and Belgrade Growth Policy identify the following goals in regards to agricultural lands:

- Support development standards that protect agricultural activities
- Control of domestic animals
- Maintain agricultural fencing
- Protect of agricultural water user facilities, ditches, and water rights
- Encourage protection of surface water and groundwater resources critical to agriculture
- Support development standards that protect agricultural activities from incompatible land uses
- Identify agricultural, wildlife and hydrological resources for conservation
- Preserve farmland, open space and East and West Gallatin Rivers
- Protect and preserve natural resources

The Triangle Community Plan recognizes that future agricultural operations may have different scales and crops, and will benefit from the soil and water resources in the

Triangle area. As mentioned above, prioritizing and encouraging development practices that lead to infill and denser development near infrastructure services will not only reduce costs associated with building and maintaining this infrastructure, but will help reduce the premature conversion of agricultural land to development, thereby protecting valuable agricultural land and open space as a secondary benefit.

Open Space

Providing for parks and open space is accomplished through local government planning and coordination, as well as through partnerships with local nonprofits and other community partners.

Consistently, community and neighborhood plans identify open space and parks as highly valued amenities and resources, from recreational uses, to viewshed protection, to the ecological services provided by these natural environments. The Four Corners Community Plan, Bozeman Community Plan, Gallatin County Growth Policy and Belgrade Growth Policy identify the following goals in regards to open space:

- Establish and support plans and policy for parks, trails, and open space systems that integrate with other area planning documents.
- Establish open space, parks and trails along the Gallatin River and other waterways.
- Establish setbacks along the Gallatin River and other waterways.
- Provide viable parks and trails, with plans for long-term maintenance.
- Protect wildlife corridors and habitat.
- Preserve farmland, open space, and protect the East and West Gallatin Rivers.
- Identify and conserve agricultural, wildlife, and hydrological resources.
- Identify, protect, and preserve natural resources for future generations.
- Provide a diversity of recreational facilities, activities, and parks.

Housing

Housing affordability has become an increasingly important issue, not just in Bozeman, Belgrade, and Gallatin County, but across the country. As Gallatin County continues to grow, affordability is a pressing challenge. Offering a variety and adequate rentals and ownership options can be supported through thoughtful development patterns that include a variety of housing types.

The policies of this plan will need to balance the needs of constructing additional dwelling units across all spectrum of the housing continuum, while doing so in a way that avoids and/or mitigates impacts from this additional residential development and encourages land use patterns that do not contribute to sprawl, increased infrastructure service costs, emergency service liabilities, and premature conversion of agricultural land and open space.

Schools

Our growing community will require additional schools to serve the students of Gallatin County. The Triangle is likely to see several new schools built in the next 10-20 years. Serving students requires infrastructure, complete streets, and safe routes to school. School planning also requires coordination between the school district, private school organization, and local government to avoid and/or mitigate issues around traffic, connectivity, and safety, and to ensure that neighboring land uses are aligned properly.

Public Health

The PCC discussed how to best support public health in the Triangle Community Plan and agreed that rather than identifying a separate section on public health the entirety of the plan aims to promote and encourage land use and development patterns that support public health. For example, walkable neighborhoods and trails to local parks or community core areas support the physical, social, and mental health of people in the communities where they live, learn, work and play. The plan also promotes equity and equal access to community assets supporting everyone's opportunity to attain their full health potential regardless of social position or circumstances. This holistic approach to healthful living supports the physical, social and mental well-being of our population.

INFRASTRUCTURE AND EMERGENCY SERVICES

Infrastructure is a critical component of the Triangle. The careful and sensible development of its network is a central focus of the Triangle Community Plan. As the area grows, it is important to provide high quality infrastructure and emergency services. The goals and policies of the Plan work together to ensure that the extension of public services and infrastructure results in a connected grid that supports the efficient use of taxpayer dollars and promotes areas of density, resulting in the conservation of important natural resources and open space.

Transportation

There is a dynamic relationship between transportation infrastructure and land use, each affecting the other as development and infrastructure projects are implemented. The PCC recognized that in some areas, maintaining a connected 1 mile and ½ mile grid system with extensions to existing collectors was an important goal for delivering essential services, expanding infrastructure when the time comes, and managing increased traffic. The Triangle area is also anticipated to be included in the future Metropolitan Planning Organization (MPO) after the 2020 census. Transportation network plans are detailed in Bozeman, Gallatin County, and Belgrade plans, and are important to consider in the Triangle Community Plan as well.

The goals and policies in this plan encourage future transportation planning and infrastructure that will support the existing transportation plans of Belgrade, Bozeman and Gallatin County, and will help set the stage for the future MPO.

The PCC also recognized the important role the Triangle Community Plan can play in ensuring a safe, connected, non-motorized transportation system. The PCC utilized the expertise and insights of local government departments and community partners to create policies that support both motorized and non-motorized transportation systems in the Triangle.

Non-motorized transportation systems will be a priority and developed at three levels: *neighborhood trails* that connect locally to parks and open space; *connector trails* that connect together meaningful destinations, such as neighborhoods, schools, and hubs of commercial activity; and *commuter pathways* that connect larger community nodes, such as Belgrade to Four Corners along Jackrabbit, and Four Corners to Bozeman along Huffine, and Belgrade to Bozeman along Frontage Road.

Trail systems strive to provide maximum connectivity and serve different purposes and users. For example, transportation trails are often connecting community hubs with separated paved surfaces, while neighborhood recreation trails may access natural areas on gravel for walking and bird watching. Lastly, it should be noted that trails also add to the value of private lands, as more property owners seek out these amenities and like to be connected to their neighborhood/communities in a non-vehicular way.

Water and Sewer

The existence and development of public and private water and sewer infrastructure are a driving force in future development patterns. Not only will water and sewer services direct where public and commercial developments are located, but will likely drive housing density. The cost of extending water and sewer services is an important factor in deciding where and how far these services are extended. Those cost factors should also drive hook-ups at higher densities, in order to maximize the efficient use of taxpayer dollars. In addition, overstretching these services through rapid expansion without the consideration of long term maintenance liabilities is something this plan seeks to address and discourage.

There are numerous concerns in the Triangle that drive the goal of increasing the number of households, businesses, and public institutions serviced by public water and sewer systems. The goals and policies of the plan encourage providing infrastructure in an orderly, well-planned, and coordinated manner that supports compact and contiguous development patterns, and minimizes the installation of new septic systems and wells for environmental health reasons.

Water quality is another important consideration, and wastewater treatment is linked to the protection of water quality. Septic systems threaten water quality if they fail or are placed in location that has high ground water or substrates that are extremely porous. Belgrade's water source is groundwater that is pumped without treatment directly into the distribution system, thus maintaining water quality is critical. These conditions may contribute to the need to explore establishing a groundwater protection

area in the future and Montana law provides opportunities for inter-governmental agreements to establish source water protection. The development of source water protection would be a critical step in planning for potential public wastewater treatment in the future. The Triangle will protect water resources and public health and safety by maximizing future hook ups to public wastewater systems as the best approach to maintain water quality and manage nitrate levels, provided that expansion of these services are happening in a way that is consistent with the vision of compact and contiguous land use patterns.

Emergency Services

Community safety, health, and quality of life depend in part on the delivery of essential services. The PCC identified the goal of maintaining a minimum existing level of service to the Triangle area, and The Triangle Community Plan strives to provide residents a consistent level of service from emergency providers. This level of service is measured in a variety of ways, including emergency response times, ratio of public safety officers for the population, safe and maintained roads, snow removal, and other metrics.

By engaging community partners in discussions about community development, the PCC integrated realistic and important goals and policies that reflect the recommendations of fire districts, police and sheriff, public health officials, and citizens.

ENVIRONMENT

The Triangle area has many unique resources and conditions that support the quality of life that residents value. The PCC recognizes that these resources deserve special consideration as growth and change affect the Triangle. Protection of natural resources, including but not limited to, water quality and quantity, wetlands, and wildlife and wildlife habitat, was recognized in conversation with community partners, PCC members, and the public. It is also important to recognize of the role of private lands in active agricultural production as land uses that provide open space, wildlife habitat, and watershed protection. While not publicly accessible, they add to the quality of life we all enjoy. Policies that support the protection of these resources, as well as policies that address potential hazards, such as flooding, wildfire, and other environmental issues, are not only central to the vision of the Triangle Community but support the Gallatin Valley economy and quality of life. Lastly the PCC encourages the use of green infrastructure, which provides cost-effective public safety and supports valued resources including water, fish and wildlife habitat and scenic beauty.

Water Resources and Wetlands

The Triangle area is rich in water resources supporting residents, agriculture, fish, wildlife, recreation and our local economy and community health. Protecting these resources, most notably the Gallatin River, its tributaries and wetlands, is a top priority for Gallatin County as the benefits ripple beyond the properties in the Triangle. The aquatic resources of the Triangle are of critical importance to agriculture, agricultural

irrigation, fish and wildlife habitat, and maintenance of groundwater health. Those resources underpin the recreational opportunities and the high quality of life that resident's value.

Increasing demands on our finite water resources and trends of decreasing water quality call for careful management and protection measures. Because of this, the PCC encourages and supports on-going groundwater monitoring by the Bureau of Mines, the Gallatin Local Water Quality District and others. In addition, the PCC encourages and supports ongoing efforts to monitor water through Montana Bureau of Mines and Geology sponsored programs, such as the Groundwater Information Program and Surface Water Management Program.

Wildlife and Wildlife Habitat

Montana is rich in wildlife, and it is one of the natural resources that arguably sets our state apart from others. The Triangle area is no exception. As humans continue to influence the landscape, it is important to identify and understand the impacts of our activities on wildlife and their habitat. Utilizing informational resources available, such as wildlife migration/habitat maps from land agencies like Montana Fish, Wildlife, & Parks, will help guide best practices in how to grow and develop in a way that is sensitive to these important resources and avoids and/or mitigates potential impacts.

Hazards

The Triangle area is place where growth will likely occur, but there are known risks to developing in this area. The mix of residential, commercial, and agricultural activities in the Triangle offer complexity and opportunity when reducing risk and ensuring safety. It should be noted that hazards extend beyond the Triangle boundaries, and therefore it is important to identify the areas of overlapping management and response.

With the goal of keeping residents safe and maintaining the quality standards of our natural resources the *Gallatin County Hazard Mitigation Plan (2018)* analyzes different risks and outlines response and mitigation efforts. In addition to the standards enacted by Gallatin County, Bozeman and Belgrade have plans that identify hazards and address their potential impacts to floodplains, irrigation conveyance systems, water quality, erosion, dam inundation, and groundwater.

4. GOALS AND POLICIES

As with Section 3.3 “Key Issues,” this section is broken down into three major topic areas: Land Use, Infrastructure, and the Environment. Within each major topic area are subsections with goals and policies. Some subsections have more than one goal.

TOPIC AREA: LAND USE

Section 4.1 – General

GOAL: Provide a coherent land use pattern that is compact and contiguous, which maximizes infrastructure efficiency, protects open space and agriculture, and encourages mixed use centers with opportunities for multimodal transportation.

POLICY 4.1.1 Encourage and prioritize development to locate within the cities of Bozeman and Belgrade, and areas of the County where infrastructure is already in place.

Policy 4.1.2 Recognize the critical need for infrastructure and services to be in place prior to or concurrent with new development.

POLICY 4.1.3 Explore implementing zoning within the unzoned portions of the Belgrade Planning Jurisdiction and the County.

POLICY 4.1.4 Explore the creation of a singular zoning district within the County portion of the Triangle that is consistent to the greatest extent possible with the adopted regulations of Bozeman and Belgrade.

POLICY 4.1.5 Encourage the creation of a community core in the Four Corners area, which contains public facilities, neighborhood services, and both commercial and residential uses.

POLICY 4.1.6 Proposed rural residential developments outside of water and sewer service areas should be encouraged to be small-lot, clustered developments in order to preserve open space, maximize transportation efficiency, and minimize water use.

POLICY 4.1.7 Continue efforts to establish consistent development standards adjacent to the cities of Bozeman and Belgrade.

POLICY 4.1.8 Create a memorandum of understanding between Bozeman, Belgrade, and Gallatin County in regards to annexation policy.

POLICY 4.1.9 Consider options to reduce minimum parking requirements to support greater housing density in the Cities and within areas of the County with established development and existing suitable multimodal infrastructure.

Section 4.2 – Agriculture

GOAL: Conserve and protect agricultural land and prime agricultural soils, and support local production of agricultural products.

POLICY 4.2.1 Protect existing agricultural activities and encourage new appropriate and compatible agriculture activities in the Triangle Plan area.

POLICY 4.2.2 Avoid high-density zoning of agricultural areas outside of existing water and sewer districts in order to discourage premature conversion of agricultural land to development.

POLICY 4.2.3 Explore voluntary opportunities such as Transferable Development Rights (TDRs) and cluster development provisions in zoning codes that provide opportunities to extract value from agricultural lands or develop property while still providing opportunities for agricultural production.

POLICY 4.2.4 Encourage development designs that integrate significant agricultural opportunities, such as cluster development, community gardens, or agrihoods.

POLICY 4.2.5 Support and encourage farm-to-table opportunities in the Triangle area.

POLICY 4.2.6 Continue to support conservation easements with an agricultural component as tools for protection and preservation of important agricultural lands.

Section 4.3 – Open Space

GOAL: Create and preserve open space areas in order to support natural resource functions, community well-being, public health, and quality of life for residents.

POLICY 4.3.1 Support opportunities to establish larger swaths of open space and parks instead of primarily relying on small parks from individual review of subdivisions.

POLICY 4.3.2 Encourage connections between open space areas when feasible.

POLICY 4.3.3 Continue to offer opportunities for parkland dedication.

POLICY 4.3.4 Explore the creation of park districts to pay for maintenance and development of public parks.

POLICY 4.3.5 Support the integration of local food production in parks and open space.

POLICY 4.3.6 Encourage the use of existing irrigation water rights and conveyance facilities associated with the property to provide irrigation water for the open space or parkland.

POLICY 4.3.7 Continue to support conservation easements as a way of preserving open space.

POLICY 4.3.8 Support efforts to incorporate meaningful standards and criteria in development regulations for parkland and open space dedication.

Section 4.4 – Housing

GOAL: Address anticipated housing needs by accommodating a range of housing options at different price points.

POLICY 4.4.1 Residential zoning should allow for a variety of housing types and price points.

POLICY 4.4.2 Consider mechanisms that support the creation of affordable housing units that consider both the initial price and the on-going costs (e.g. transportation, utilities, maintenance, etc.).

POLICY 4.4.3 Encourage programs that support affordable housing goals.

Goal: Recognize and address the link between location of housing and location of infrastructure, community facilities, and services.

POLICY 4.4.4 Support Accessory Dwelling Units in residential areas served by infrastructure.

POLICY 4.4.5 Encourage residential components in mixed-use developments.

Section 4.5 – Schools

GOAL: Recognize and address the need for area schools to provide for a growing population of students, while also protecting health and safety.

POLICY 4.5.1 Explore the use of Memorandums of Understanding with school districts as a tool to coordinate on school siting, infrastructure requirements and capital

improvements, including but not limited to, complete streets, bike paths, sidewalks, and trails.

POLICY 4.5.2 As permitted by State law, continue to support the use of parkland dedication in developments for schools, such as playgrounds, sports fields, etc.

POLICY 4.5.3 Encourage schools to locate within or adjacent to existing residential and neighborhood commercial development.

POLICY 4.5.4 Invite school districts to review and comment on potential impacts from development proposals/projects in their vicinity.

POLICY 4.5.5 Encourage planners to route residential development projects to school districts to identify anticipated and potential student increases.

TOPIC AREA: INFRASTRUCTURE AND EMERGENCY SERVICES

Section 4.6 – General

Goal: Provide for cost-effective, efficient, resilient public investment in infrastructure and services.

POLICY 4.6.1 Align public investment in infrastructure and services with established land use goals and policies.

POLICY 4.6.2 Recognize the critical need for infrastructure and services to be in place prior to or concurrent with new development.

POLICY 4.6.3 Consider long-term liabilities and maintenance costs as part of the decision to improve and expand infrastructure and services.

Section 4.7 – Transportation

GOAL: Provide an efficient transportation system for all users and modes.

POLICY 4.7.1 Discourage development in areas without access to major transportation network as identified in the most recent version of the transportation plans adopted by Belgrade, Bozeman, and Gallatin County.

POLICY 4.7.2 Explore the use of mechanisms like Pay-Back Districts or Rural Improvement Districts to provide for infrastructure capacity and capital improvements.

GOAL: Promote and develop design standards that ensure safety of all road users.

POLICY 4.7.3 Keep road speeds at a level that provides safety for all road users.

POLICY 4.7.4 Arterial roads that support speeds of 45mph or higher should utilize traffic control to support efficient delivery of emergency services.

POLICY 4.7.5 Plan for multi-modal transportation facilities that offer a variety of choices for different users and purposes.

POLICY 4.7.6 Support efforts to develop a separated bike-pedestrian path along Huffine from Bozeman to Four Corners, along 191 south of Four Corners, along the Frontage Road from Belgrade to Bozeman, and along major arterials as appropriate.

POLICY 4.7.7 Support efforts to develop and incorporate design standards on Huffine, Jackrabbit, 191, Frontage roads, and all arterial roads in the Triangle area that provide safe conditions for all road users, including pedestrians, cyclists, motorists, transit users and farmers operating equipment.

POLICY 4.7.8 Continue to encourage and support coordination between the three jurisdictions and community partners on bicycle/pedestrian project funding and the adoption of standards in order to create a uniform approach to the greatest degree possible.

GOAL: Preserve and protect important Rights of Way.

POLICY 4.7.9 Adhere to road width standards to maintain access during all road conditions.

POLICY 4.7.10 Provide opportunities for utility placement in rights of way for energy (electric, natural gas) and telecom (fiber optic) utilities.

POLICY 4.7.11 Support the development and adoption of a County-wide Right-of-Way preservation plan.

GOAL: Provide for improved connectivity.

POLICY 4.7.12 Improve connectivity across jurisdictions through communication, information sharing, and development requirements.

POLICY 4.7.13 The network of local streets should be continued and connected, allowing emergency services to serve developments (not gated community pattern).

POLICY 4.7.14 Explore developing a transportation plan that focuses on transportation infrastructure needs and connectivity in the Triangle area, and supports transportation plans of Belgrade and Bozeman.

POLICY 4.7.15 Maintain the county 1 mile and ½ mile grids in some areas, and where broken, reconnect as best possible.

POLICY 4.7.16 Provide a network of connected streets that accommodate vehicles, bicycles and pedestrians as area continues to develop.

GOAL: Support and improve opportunities for trail development and active transportation infrastructure for a variety of uses and users, from avid cyclists to pedestrians, and from children to the elderly.

POLICY 4.7.17 Support creation and adoption of a trail plan specifically for the Triangle area that supplements and supports Bozeman, Belgrade, and community partner trail plans and considers the following topics:

- Connecting trails to meaningful destinations, such as parks, schools, residential areas, neighboring city centers, and other community hubs, which supports opportunities for walking, biking, and social interaction.
- Improving connections at the ends of trails and connecting into commuter routes/pathways.
- Connecting trails as developments are built and integrating smaller parcels into the trail system, as opportunities arise.
- Designing and maintaining trails and pathways for winter use.

POLICY 4.7.18 Update County Parks and Recreation Plan for the Triangle area and adopt as addendum to Gallatin County Growth Policy.

GOAL: Support public transportation systems in the Triangle to reduce traffic congestion, contribute to community sustainability goals, and support affordability.

POLICY 4.7.19 Include public transit system and community partners in future MPO and transportation plans.

POLICY 4.7.20 Encourage and promote opportunities to expand public transportation into underserved areas.

POLICY 4.7.21 Encourage new development to integrate public transportation facilities where appropriate.

POLICY 4.7.22 Encourage public transportation ridership through the provision of facilities that improve efficiency, comfort and ease of use of the public transportation system (e.g. bus shelters, system maps, and route timetables provided at bus stops).

Section 4.8 – Water and Sewer

GOAL: Provide for the safe, orderly, and efficient delivery of drinking water and collection/treatment of sewage in the Triangle Planning area.

POLICY 4.8.1 Support orderly and well-planned water and wastewater infrastructure pursuant to coordinated and adopted facility plans.

POLICY 4.8.2 Support regular communication between municipal and other existing or proposed utility service providers (e.g. RAE and Four Corners Water and Sewer) to coordinate infrastructure efficiency, maintenance, and expansion.

POLICY 4.8.3 Through education, the jurisdictions should inform the public on the benefits of utilizing public utilities.

POLICY 4.8.4 Encourage prioritization of infill development within existing public service areas over expansion of these service areas.

POLICY 4.8.5 Explore development of standard easement requirements to support maintenance and service of water and sewer infrastructure.

POLICY 4.8.6 Avoid activities and uses that would disrupt planned water and wastewater infrastructure improvements.

POLICY 4.8.7 Align water and wastewater infrastructure with the 1 and ½ mile road grid where possible to ensure access and right of way.

POLICY 4.8.8 Encourage new subdivisions to design and plan for future hook ups to public water and sewer systems when the service becomes available.

POLICY 4.8.9 Explore tools that support funding of infrastructure improvements and expansions.

Section 4.9 – Ditches and Canals

GOAL: Support the function and maintain the connectivity of irrigation ditches and canals.

POLICY 4.9.1 Support efforts to map ditch systems.

POLICY 4.9.2 Rights of way and easements associated with the ditches and canals must be recognized and protected.

POLICY 4.9.3 To the greatest degree possible, maintain consistent standards for access, maintenance, and setbacks across jurisdictions in the Triangle.

POLICY 4.9.4 Maintain current and abandoned ditches for their functions as important water management systems and infiltration systems that support late season flows and shallow aquifer recharge.

POLICY 4.9.5 Maintain the long-term functions of the irrigation infrastructure, while having flexibility to work with ditch companies/water users to move or combine or alter current ditches, provided water rights associated with the irrigation facilities are not impacted.

POLICY 4.9.6 Inform developers of high water table risks from irrigation conveyance facilities near their developments.

POLICY 4.9.7 Encourage coordination between developers and ditch owners to minimize or eliminate the number of times irrigation infrastructure must be crossed.

POLICY 4.9.8 Refine development review processes to provide for oversight after approval and throughout construction in coordination with adjacent ditch or canal company to ensure the standards are met.

POLICY 4.9.9 Through covenants, reinforce the responsibility of landowners or homeowner associations that border the water conveyance facility to participate in annual spring-cleaning of ditch infrastructure.

POLICY 4.9.10 Support the use of conveyance agreements and associated fees for the delivery of water rights through a conveyance system to facilitate appropriate funding for operation and maintenance as well as administration of the conveyance facility.

POLICY 4.9.11 Incorporate irrigation water conveyance infrastructure into the planning and development process as an equal component with other infrastructure categories.

POLICY 4.9.12 Develop mechanisms to communicate, cooperate, and coordinate with individual irrigation ditches within the Triangle to retain the existing interrelationship between the irrigation water conveyance infrastructure and other water sources, to achieve multiple goals – save agricultural lands, flood mitigation, and to reduce conflict between urban and rural uses.

POLICY 4.9.13 Use subdivision review regulations to recognize and protect rights of way and maintenance easement rights for irrigation ditches and canals.

Section 4.10 – Emergency Services

GOAL: Provide adequate emergency service to meet demand and support seamless transitions between jurisdictions.

POLICY 4.10.1 Support opportunities to include emergency services as part of development review processes as appropriate.

POLICY 4.10.2 Support development standards that require firefighting water supply flows and fire hydrant placements to be consistent with current fire codes.

POLICY 4.10.3 Continue to work toward NextGen911 standards that will provide consistency for road naming and addressing across jurisdictions.

POLICY 4.10.4 Maintain consistent way-finding (signs, locations of signs etc.) as you cross jurisdictions, to the benefit of emergency responders.

TOPIC AREA: ENVIRONMENT

Section 4.11 – Water Resources

GOAL: Conserve, protect, and manage water quantity.

POLICY 4.11.1 Maintain floodplains, wetlands, and irrigation infrastructure, which all support the recharge of shallow groundwater aquifers and maintain late season flows.

POLICY 4.11.2 Maintain and improve existing strategies for water management including conservation, groundwater recharge, flow and flood regulation, filtration and irrigation, which all support human health and safety, irrigation, fish and wildlife, and recreation.

GOAL: Protect and manage water quality.

POLICY 4.11.3 Encourage the use of ‘green’ infrastructure and low impact development techniques in order to manage and capture storm water runoff (e.g. bioswales, filtration ponds, pervious pavers).

POLICY 4.11.4 Maintain current setback standards from irrigation infrastructure, wetlands, and watercourses.

POLICY 4.11.5 Encourage developments to employ Best Management Practices for projects along and adjacent to ditches, streams, and rivers in order to manage runoff of particulates, pollutants, and sediment into surface waters.

Section 4.12 – Wetlands

GOAL: Identify, conserve, and protect wetlands.

POLICY 4.12.1 Explore tools to identify sensitive wetland areas in order to prioritize protection.

POLICY 4.12.2 All jurisdictions within the Triangle should consider the impacts of development on wetland resources and minimize those impacts to the maximum extent practicable.

POLICY 4.12.3 Avoid impacts to wetlands and encourage mitigation, as required from the Army Corps of Engineers, to be done within the Gallatin Watershed.

Section 4.13 – Wildlife and wildlife habitat

GOAL: Identify, conserve, and protect important fish and wildlife habitat.

POLICY 4.13.1 Continue efforts to work with Montana Fish, Wildlife, and Parks to identify sensitive fish and wildlife habitat in the Triangle area in order to avoid and/or mitigate impacts from development on these resources.

POLICY 4.13.2 Continue to support conservation easements as a tool for preserving and protecting fish and wildlife habitat.

Section 4.14 – Hazards (Flood, Fire, Natural Disasters)

GOAL: Continue efforts to inform residents about hazards and reduce impacts associated with those hazards.

POLICY 4.14.1 Inform residents of risks and where to get information on flooding, dam inundation, channel migration zones, wildfire, earthquake faults and other hazards.

POLICY 4.14.2 Support efforts to update floodplain maps to better assess risk.

POLICY 4.14.3 Support continued participation in the National Flood Insurance program by communities in the Triangle Area.

POLICY 4.14.4 Maintain natural flood control by encouraging implementation of Floodplain Regulations and discouraging building structures in the 100 year floodplain.

POLICY 4.14.5 Irrigation canals and ditches, both abandoned and active, serve as important water management systems in the Triangle and coordination and cooperation with the ditch owners to facilitate the reduction of flood risk should be considered.

5. ADOPTION AND IMPLEMENTATION OF THE PLAN

5.1 Adoption

The plan will be adopted under the Gallatin County Growth Policy, as well as the Belgrade Growth Policy, which covers both the City of Belgrade and the shared Belgrade City/County planning jurisdiction. The Plan will also be referenced in Bozeman's Community Plan. Each of these plans include a section on how the local entity will interact with other regional plans and coordinate with local, neighboring entities.

5.2 Implementation

As a neighborhood plan, this establishes policies that are consistent with the Growth Policies of all jurisdictions and will be implemented through a variety of means. These policies carry-substantial weight, and should inform development regulations and standards that will serve as review criteria on subdivision applications, rezoning applications, infrastructure development, transportation projects, school locations and other planning projects.

5.3 Updates and Status Reports

The Triangle Community Plan was developed with a 20 year planning horizon. The PCC should treat the plan as a living document, and review the Triangle Plan at least every 5 years, including considerable public outreach and participation. It should be updated and revised to respond to community changes and other neighboring and associated plans (transportation, capital improvements etc.).

In order to track the effectiveness of the Plan and to identify the possible need to update goals or policies, members of the PCC will be encouraged to submit annual status reports on policy implementation.

6. DEFINITIONS

Affordable Housing – Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of area median income, adjusted for household size.

Agriculture – The conduct of an agricultural activity occurring in connection with the commercial production of farm products as defined under Section 76-2-902, MCA.

Agricultural Water Conveyance Facility – Agricultural water user facilities and other facilities that convey water for agricultural, stock, domestic, fish and wildlife, industrial, irrigation, mining, municipal, power, recreation, aquifer recharge or mitigation, and all the beneficial uses set forth in Section 85-2-101 MCA. These facilities include, but are not limited to, ditches, canals, pipelines, flumes, wells, infiltration galleries, diversion structures, headgates, pumps, blowoffs, swales, and associated infrastructure. This term is not intended to include a “watercourse” as defined in this section, or any man-made structure the primary purpose of which is to convey stormwater.

Agrihood – An area that incorporates the concept of integrating farms and gardens into neighborhoods, or vice versa.

Annexation – Adding real property to the boundaries of an incorporated municipality.

Capital Improvement – Physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large in scale and high in cost, such as a public library, a park, or infrastructure improvements.

Cluster Development – A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open spaces, agriculture, and/or preservation of environmentally sensitive features.

Commercial – Activities within land areas which are predominantly used for the sale, rental, and distribution of products, or performance of services.

Community Center – A building used for cultural activities, accessible to the entire community.

Community Core - An area of developed land with established infrastructure services and a balanced, interconnected mix of land uses with walkable access to services or amenities that are intended to serve neighborhood residents and to be a focal point for the community.

Compatibility – A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Connectivity – Contiguous connection of an amenity or infrastructure, such as trails, roadways, open space, or ditches and canals.

Conservation Easement – A power invested in a qualified [private land](#) conservation organization or government to constrain, as to a specified land area, the exercise of rights otherwise held by a [landowner](#) so as to achieve certain conservation purposes.

Contiguous – Touching or adjacent.

Development – Any man-made change to improve or alter real estate, including but not limited to subdivisions of land, construction of buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations.

District – A division of territory delineated to serve a purpose or provide a service, such as schools, fire protection, water and sewer, voting, or zoning.

Dwelling Unit – A structure or portion thereof providing permanent cooking, eating, sleeping, and living facilities exclusively for human habitation.

Easement – A right acquired by public authority to use or control property for a designated purpose.

Emergency Services – Public organizations that respond to and deal with emergencies when they occur, especially those that provide police, ambulance, and firefighting services.

Floodplain – The area adjoining the watercourse or drainage that would be covered by the floodwater of a flood of 100 year frequency. The floodplain consists of a floodway and floodway fringe.

Green Infrastructure - is a low-impact development approach that mimics, replaces, or utilizes existing environmental functions in order to deliver environmental, social, and economic benefits.

Groundwater – Any water that is beneath the ground surface. Montana Department of Natural Resources and Conservation assumes that all groundwater is connected to surface water unless proven otherwise.

Growth Policy – An official public document adopted and used by a local government as a general guide for development and conservation decisions. It is not a regulation; rather, it is an official statement of public policy to guide growth and change. The required and optional elements of a growth policy are listed in Title 76, Chapter 1, Part 6, MCA.

Industrial – Activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Land Use – Development that has occurred on the land, development that is proposed on the land, or the use that is permitted or permissible on the land under an adopted land use regulation.

Local – Occurring or located within Gallatin County.

Mixed Use – The development of a lot or structure with a variety of complimentary and integrated uses, including but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Natural Resources – Naturally occurring, non-human resource that is valued and worthy of protection or impact mitigation, including but not limited to, surface and ground water, wetlands, air quality, agricultural soils, iconic landscapes and features, fish and wildlife species and their habitats, and native plant communities.

Neighborhood – An area with generally agreed upon geographical boundaries that forms a community, usually within an existing town or city, and defined by certain identifiable characteristics.

Neighborhood Plan – A planning document that guides the growth and development of a neighborhood or area, as defined by the plan.

Open Space – Unimproved, undeveloped lands suitable for recreation, conservation, or agricultural uses.

Policy – A statement that guides how programs, activities, or actions are conducted to achieve an identified goal.

Public Facilities/Services – The delivery of an essential amenity or improvement to the public, including but not limited to transportation, sanitary sewer, solid waste, drainage, potable water, education, and parks and recreation.

Recreation – Pursuit of leisure activities occurring in an indoor or outdoor setting.

Residential – Activities within land areas used predominantly for housing, such as non-commercial single or multi-family dwellings.

Retail – Businesses engaged in selling or renting goods or merchandise to the general public and rendering services incidental to the sale of such goods.

Right of Way – A public way established or dedicated for public purposes by a duly recorded plat, deed, easement, grant, prescription, condemnation, governmental authority, or by operation of law, intended to be occupied by a road, trail, motorized or non-motorized vehicle path, railroad, electric transmission lines, water line, sanitary sewer line, storm sewer line, or other similar uses.

Sanitary Sewer – Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants, and disposal systems.

Septic System – On-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal.

Subdivision – A division of land or land so divided which creates one or more parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways, in order that the title to the parcels may be sold, or otherwise transferred and includes any re-subdivision and a condominium. The term also means an area, regardless of its size, that provides or will provide multiple spaces for rent or lease on which recreational camping vehicles or mobile homes will be placed.

Sustainability - Land use patterns and infrastructure development that support the reduction of energy and fuel usage, carbon emissions, and waste, while promoting the use of renewable energy and alternative fuels.

Swale – A drainage channel or shallow depression designed to direct surface water flow.

Transfer of Development Rights – A voluntary market-based technique which seeks to preserve a landowner's asset value by moving the right to build from a location where development is discouraged to a location where development is encouraged.

Watercourse – Any natural stream, river, creek, drainage, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and has a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow. The term watercourse shall not be construed to mean any facility created exclusively for the conveyance of irrigation water.

Well – A hole in the ground excavated, drilled, dug, or driven for the supply of industrial water, agricultural water, or potable water for general public consumption.

Wetlands – Areas that are inundated and saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation and organisms typically adapted for life in saturated soil conditions, including but not limited to, swamps, marshes, bogs, wet meadows/prairies, river flood plains, or other similar areas.

Wetlands are defined and deemed jurisdictional by the Army Corps of Engineers (Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act).

Wildlife – Animals that are not human, domesticated, or feral descendants of commonly domesticated animals.

Wildlife habitat – The place or type of habitat where wildlife naturally lives.

Zoning – The process of dividing land in into zones (e.g. residential, industrial) in which certain land uses are permitted or prohibited, and the sizes, bulk, and placement of buildings may be regulated.