

Bozeman Health Subarea Plan

An Amendment to the Bozeman Community Plan 2020



Acknowledgements

Bozeman Health

| Board of Directors

| Executive Team

Dr. Kathryn Bertany

Denise Juneau

Steven Klein

Brad Ludford

| NoliWhite Group

Mike Noli

| Bird Dog Strategies

Brianne Rogers

City of Bozeman

| City Commission

| Community Development Department

| Parks & Recreation Department

| Community Development Board

| Urban Parks & Forestry Board

| Transportation Board

Community Partners

| Gallatin Valley Land Trust

| Bridger Ski Foundation

| Marwyn-Lindley Neighborhood Association

| New Hyalite View Neighborhood Association

| The Knolls Neighborhood

Sanderson Stewart

| Planning Team

John Halverson

Lenna Johnson

Chris Naumann

Lauren Waterton

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CHAPTER 1: INTRODUCTION

1. Introduction

Subarea Plan Overview

Bozeman Health owns over 500 acres of land on the eastern edge of Bozeman, Montana. Since purchasing the land in 1956, Bozeman Health has been dedicated to responsible stewardship of this land while upholding their mission to improve community health and quality of life.

To this end, Bozeman Health has incrementally developed the 100 acres of this property west of Highland Boulevard which is now home to Bozeman Health Deaconess Regional Medical Center, Hillcrest Senior Living, and The Knolls at Hillcrest.

The remaining 400 acres east of Highland Boulevard have been primarily used for agricultural purposes. In 2010, Bozeman Health partnered with the Gallatin Valley Land Trust, Bridger Ski Foundation, and the City of Bozeman to establish public access to an expansive trail network in the 140-acre area known as Highland Glen.

With the continued growth of the Gallatin Valley

and Bozeman Health’s commitment to be a ‘best in class’ integrated health system, this Subarea Plan creates a visionary framework for the future of this land. The plan focuses on the relationships between the various components of great neighborhoods—natural areas, parks, trails, active transportation network, community nodes, and a basic street grid, all supporting a variety of housing.

Impacts & Benefits

The Subarea Plan is founded on the intent statements, land use objectives, and planning themes established by Bozeman Health during this plan update. These foundational principles are based upon the objectives established by the City of Bozeman Community Plan 2020 and informed by public input received from area residents.

For years to come, the Subarea Plan will guide additional land planning and any future private development in ways that honor the vision of Bozeman Health and the Gallatin Valley community.

Figure 1. Vicinity Map



Replacing the 205 Plan

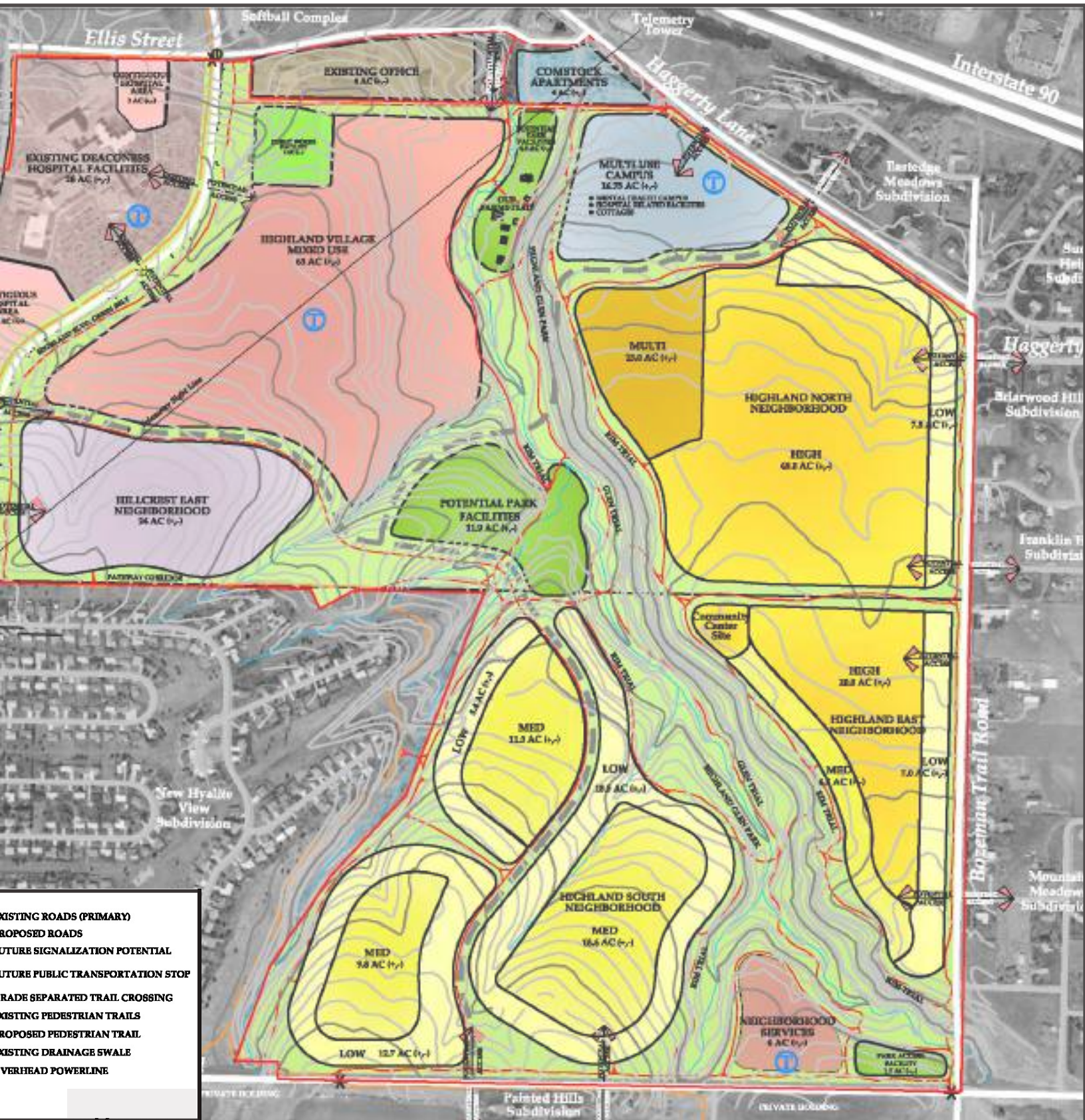
In 2021, the City of Bozeman Planning Board asked Bozeman Health to update the 2005 Bozeman Deaconess Health Services (BDHS) Subarea Plan. The Planning Board's written request clearly articulated "that the BDHS Subarea Plan no longer reflects current community planning goals and policies." The Planning Board letter concluded that "given the potential to create significant development on hospital property, the Planning Board supports the creation of a new Subarea Plan to accurately reflect current community goals."

The 2005 BDHS Subarea Plan sought to "create a plan which is credible, achievable, and based on solid background and economic logic to produce the highest and best use of the property, and to further the mission statement of BDHS." The 2005 Plan recognized that "the property is very unique in character and is located in a proximity to services and transportation corridors that make the property a very important and necessary in-fill development. Implementation of the plan will provide many residents with the opportunity to own a home within City limits and to live in a community that provides many of the needed services within walking distance."

In many ways, the 2024 Bozeman Health Subarea Plan echoes the overarching objectives of the 2005 version. But, this new plan differs significantly from the old plan. The 2024 Plan focuses more on building a framework that will support the future creation of vibrant neighborhoods and less on specific development objectives. Therefore, this plan does not include specific development scenarios and density calculations like its predecessor. Detailed development plans are more appropriate for subsequent master site planning efforts.

Figure 2. 2005 Bozeman Deaconess Health Services Subarea Plan





- EXISTING ROADS (PRIMARY)
- PROPOSED ROADS
- FUTURE SIGNALIZATION POTENTIAL
- FUTURE PUBLIC TRANSPORTATION STOP
- GRADE SEPARATED TRAIL CROSSING
- EXISTING PEDESTRIAN TRAILS
- PROPOSED PEDESTRIAN TRAIL
- EXISTING DRAINAGE SWALE
- OVERHEAD POWERLINE

Existing Conditions

Land Use

The 100 acres of the property west of Highland Boulevard is predominately occupied by Bozeman Health Deaconess Regional Medical Center, Hillcrest Senior Living, and The Knolls at Hillcrest.

The 400 acres that remains east of Highland Boulevard, the focus of this plan, has historically been used for agricultural purposes. Despite being platted for development in the past, the property has remained as farm and rangeland. The homestead at the northern end of the property is a reminder of this agrarian heritage. The 140-acre Highland Glen natural area includes seven miles of trails and is open to the public for year-round access thanks to a partnership between Bozeman Health, City of Bozeman, Gallatin Valley Land Trust, and Bridger Ski Foundation.

Natural Features & Amenities

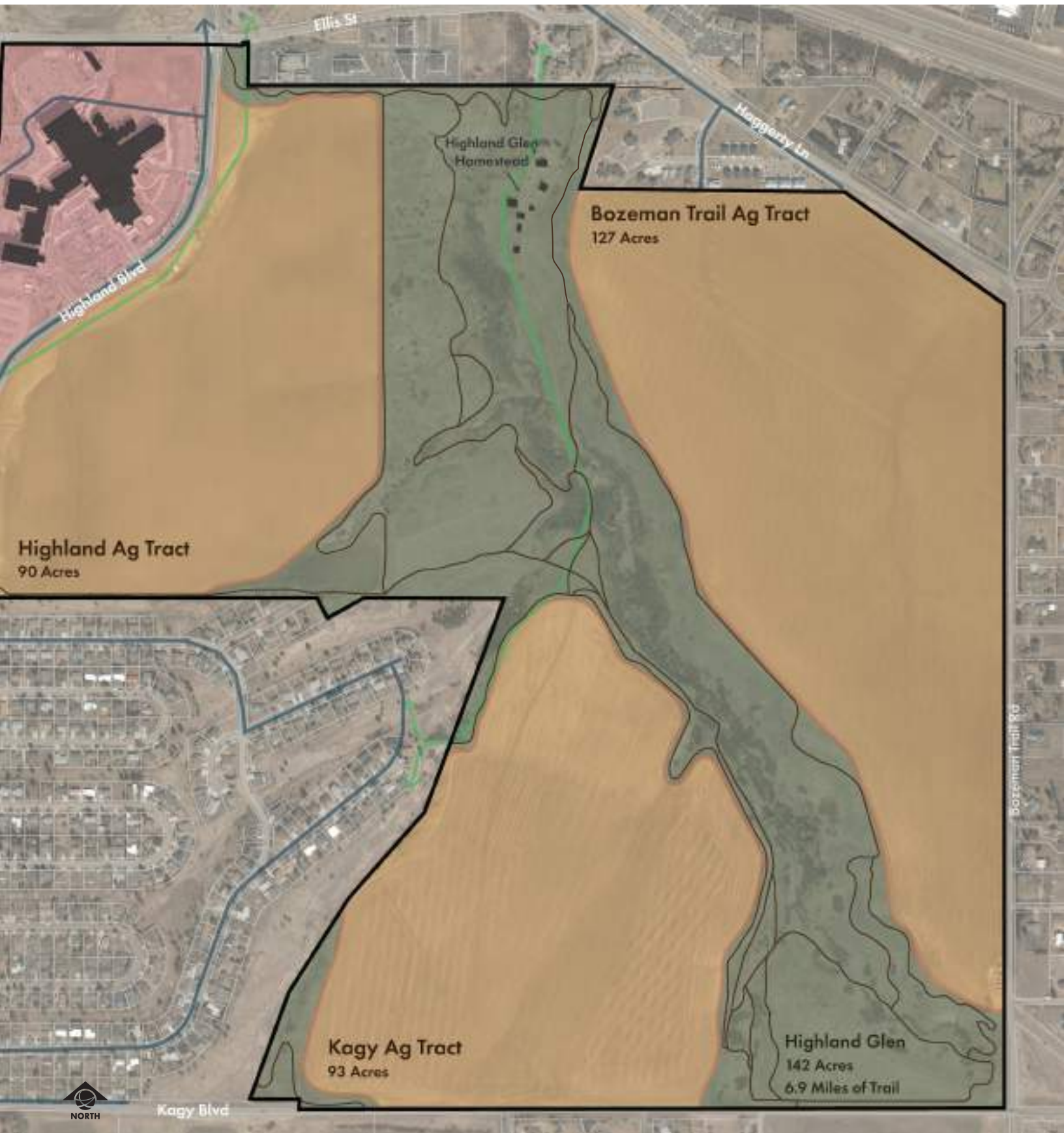
The topography of the Bozeman Health property west of Highland Boulevard generally slopes down to the north. East of Highland Boulevard the topography is more complex with the agricultural tracts gently sloping to the north while Highland Glen is defined by steep grades. An intermittent drainage occupies the coulee and is home to a variety of vegetation ranging from sage brush to stands of aspen trees. The Glen also supports nearly seven miles of natural surface trails with numerous access points that serve as rudimentary trailheads connecting to the larger Bozeman trail system.

Infrastructure

The Bozeman Health property is bordered by Highland Boulevard, Kagy Boulevard, and Bozeman Trail Road. A shared use path runs along the west side of Highland Boulevard between Main Street and Kagy Boulevard. Municipal water and sewer mains are located within the Highland Boulevard corridor. There are no public utilities adjacent to the subject property along Kagy Boulevard or Bozeman Trail Road. A municipal sewer main bisects a large portion of Highland Glen to serve the New Hyalite View neighborhood. Overhead electricity transmission lines bisect the property between Bozeman Trail Road and Highland Boulevard.

Figure 3. Existing Conditions Map





Bozeman Health History

1956 – Bozeman Health purchases 500 acres of property along Highland Blvd

1963 – Hillcrest Retirement Homes open

1986 – Bozeman Health opens the new Deaconess Hospital on Highland Blvd

1990 – Highland Park 1 medical office building opens

1992 – Highland Park 2 medical office building opens

1998 – Highland Park 3 medical office building opens

1999 – A new 10-bed Emergency Department is completed

2005 – Highland Park 4 medical office building opens

2008 – The Knolls at Hillcrest, Montana's first Active Adult Lifestyle Neighborhood, opens

2010 – Highland Glen opens to the public in partnership with nordic ski trail grooming by Bridger Ski Foundation

2012 – Highland Glen trails system is established in partnership with Gallatin Valley Land Trust and the City of Bozeman

2016 – Highland Park 5 medical office building opens

2020 – The new Critical Care Unit and Patient Care Tower opens



Context within the Bozeman Community Plan

Land Use Planning

Most communities in Montana adopt a land use plan as defined and governed by the 2023 Montana Land Use Planning Act. A land use plan, commonly called a community plan or growth policy, establishes community goals related to land use, housing, natural resources, economic development, public facilities, and local services.

State law allows for the adoption of area plans that are consistent with the overall land use plan. Often, when the expanse of an area plan is large enough to include multiple neighborhoods it is considered a subarea plan. Due to the size of the Bozeman Health property this plan constitutes a subarea plan as it encompasses several potential future neighborhoods.

Bozeman Community Plan

The current City of Bozeman land use plan was adopted as the Bozeman Community Plan 2020. From this point on, when this plan sites the Bozeman Community Plan, or simply the Community Plan, it is referring to the City of Bozeman's land use plan. This plan establishes the fundamental vision for guiding the continued growth of the community. The Community Plan articulates the citizenry's priority to maintain Bozeman as "a flourishing, safe, healthy, and a vibrant place to live, work, and raise a family."

The Bozeman Community Plan covers seven themes:

1. A Resilient City
2. A City of Unique Neighborhoods
3. A City Bolstered by Downtown and Complimentary Districts
4. A City Influenced by Our Natural Environment, Parks, and Open Lands
5. A City that Prioritizes Accessibility and Mobility Choices
6. A City Powered by its Creative, Innovative, and Entrepreneurial Economy
7. A City Engaged in Regional Coordination.

Subarea Plan

The Bozeman Health Subarea Plan directly supports

"Bozeman's high rate of growth and changing economics, the rapid development in surrounding Gallatin County, and state law mandating that community plans be kept up-to-date, all make it necessary for Bozeman to adopt a new community plan. Without guided growth and development, the community's identity and overall quality of life could be diminished by congestion and pollution. The City has had five community plans dating back to 1958, the most recent being its 2009 plan. Each plan builds upon the others, reflecting the community's vision and needs over time."

- Bozeman Community Plan 2020

and advances six of the seven themes established in the Bozeman Community Plan. Bozeman Health's planning intent statements and land use objectives form the foundation of the Subarea Plan and inform a series of proposed public infrastructure and amenity improvements. These improvements include streets, utilities, active transportation, trails, parks, and natural areas which are illustrated with a comprehensive series of maps.

It is important to note that the Subarea Plan primarily focuses on the undeveloped property east of Highland Boulevard. The vision proposed for these 400 acres responds to and supports the existing developments west of Highland Boulevard. Chapter 4 highlights the master site plan and Bozeman Health's vision for future expansion of the Deaconess Regional Medical Center west of Highland Boulevard.

While comprehensive, the Subarea Plan incorporates by reference the content of the Community Plan regarding detailed information and projections relating to socio-cultural demographics, economic development, and infrastructure planning, in addition to the adoption and amendment processes.

As referenced above, the Bozeman Health Subarea Plan will become an amendment to the Bozeman Community Plan 2020. As such, the process to formulate and adopt the Subarea Plan met the land use plan requirements established by state law.

Bozeman Health's Planning Intent Statements

Uphold our mission to improve community health and quality of life

Partner with our community in regional growth challenges and opportunities by supporting the Bozeman Community Plan

Ensure access for all to an #Outdoor HealthyLife by preserving and enhancing Highland Glen

Engage the community to identify common values and outcomes to be reflected in the Subarea Plan

Land Use Objectives

1. Preserve and enhance the natural environment, trails, and heritage of Highland Glen.

2. Provide additional health care services; commercial services that support Bozeman Health and the surrounding neighborhoods; community and workforce housing.

3. Envision neighborhoods with a variety of housing types, shapes, sizes, and intensities.

Plan Themes

1. A Resilient District

2. A Unique District

3. A Complementary District

4. A District Influenced by Natural Environment, Parks, & Open Lands

5. A District Prioritizing Accessibility & Mobility

6. A District Powered by an Innovative & Entrepreneurial Economy

Framework Elements

Future Medical & Commercial Development

Highland Glen

Linear Parks

Active Transportation Network

Community Activity Nodes

Community Engagement

A robust community engagement effort was implemented throughout the Subarea planning process. The goals of this effort were to keep the public informed, generate new ideas, and gather feedback from the local community in order to ensure that the plan reflects the values of the neighbors and Bozeman community at large.

Engagement Types

The Bozeman Health Subarea Plan employed a variety of engagement strategies throughout the development in attempt to reach as many individuals as possible. The range of strategies included an engagement website dedicated to updating the public through the project’s entirety and providing opportunities for online feedback, eleven specific focus group meetings, and four public open houses hosted at the Bozeman Health Deaconess Regional Medical Center.

Engagement Outcomes

Much of the engagement feedback confirmed the priorities that the planning team had already identified for the Subarea Plan. First and foremost, community members reiterated the importance of preserving Highland Glen and its current public access, solidifying it as a community-wide asset. In addition, many community members pushed for the prioritization of walkable neighborhoods, increased recreation access, a complete multi-modal transportation network, thoughtful expansion of medical services, and modest development that maintains mountain viewsheds and the character of the area. These community priorities were addressed and reflected as well as possible through the Plan’s land use objectives and framework.

Engagement Timeline

Focus Group Meetings

4/11/22	Bozeman Health Employees
5/19/22	New Hyalite Neighborhood Association
6/1/22	Gallatin Valley Land Trust (GVLT)
6/6/22	Marwyn-Lindley Neighborhood Association
6/7/22	Northern Rockies Professional Association
6/8/22	The Knolls Homeowners Association
6/13/22	Bridger Ski Foundation (BSF)
9/8/22	City of Bozeman Department Staff
10/5/22	GVLT & BSF
1/10/23	City of Bozeman Department Staff
5/10/23	New Hyalite Neighborhood Association

Public Open House Events

6/21/22	Public Open House #1
7/12/22	Public Open House #2
10/6/22	Public Open House #3
10/12/22	Public Open House #4

Public Comment Period – Draft Plan

11/7/23	60-day public review and comment period of Draft Plan
11/27/23	Draft Plan Presentation #1
12/5/23	Draft Plan Presentation #2

Engagement Website Statistics



5570 | Total Visits



3528 | Total Unique Users



195 | Completed Surveys



2603 | Downloaded Documents



CHAPTER 2: PLAN VISION

2. Plan Vision

Vision Overview

The new vision for the Subarea Plan focuses on the 400-acres east of Highland Boulevard in a way that complements and integrates with the well-established vision for the 100-acres of property west of Highland Boulevard. The overall vision of the Subarea Plan seeks to balance the opportunity to preserve open space while addressing the challenges of a growing community.

West of Highland Boulevard

All of Bozeman Health's development to date of the Subarea Plan property has occurred west of Highland Boulevard. Bozeman Health Deaconess Regional Medical Center, Hillcrest Senior Living, and The Knolls currently provide an wide spectrum of residential and

medical services to the community. Any additional infill development will stay true to these established uses by enhancing the existing built environment.

East of Highland Boulevard

The property across the street from the Deaconess Regional Medical Center consists of three large agricultural tracts and Highland Glen natural area. Despite its longstanding history as farming and natural open space, this land has been considered for development over recent decades. In light of increasing growth challenges, Bozeman Health sees an opportunity to create a vision for this land that honors its rural heritage and maintains Highland Glen as a community asset accessible to the entire community.



Planning Intent Statements

Bozeman Health began the planning process by defining four planning intent statements to serve as the Plan's guiding principles. The first intent statement is Bozeman Health's primary organization mission as a health care provider, which guides all their efforts. The other three intent statements prioritize

the importance of partnerships to address regional growth, promoting healthy outdoor lifestyles, and committing to community engagement.

Bozeman Health's Intent is to...

1. Uphold our mission to improve community health and quality of life
2. Partner with our community in regional growth challenges and opportunities by supporting the Bozeman Community Plan
3. Ensure access for all to an *#OutdoorHealthyLife* by preserving and enhancing Highland Glen
4. Engage the community to identify common values and outcomes to be reflected in the Subarea Plan

Land Use Objectives

Considering the amount of land within the Subarea Plan, the variety of existing conditions, and the City's Future Land Use Map, Bozeman Health identified three primary land use objectives for the distinct parts of their property. The plan is founded on the preservation of Highland Glen's natural character

and public access. The second objective focuses on providing additional medical and supportive services adjacent to Highland Boulevard. The final land use objective addresses the need for additional housing of all types.



↑ Photograph of Highland Glen by Matt Lavin, under a CC BY-SA 2.0 license

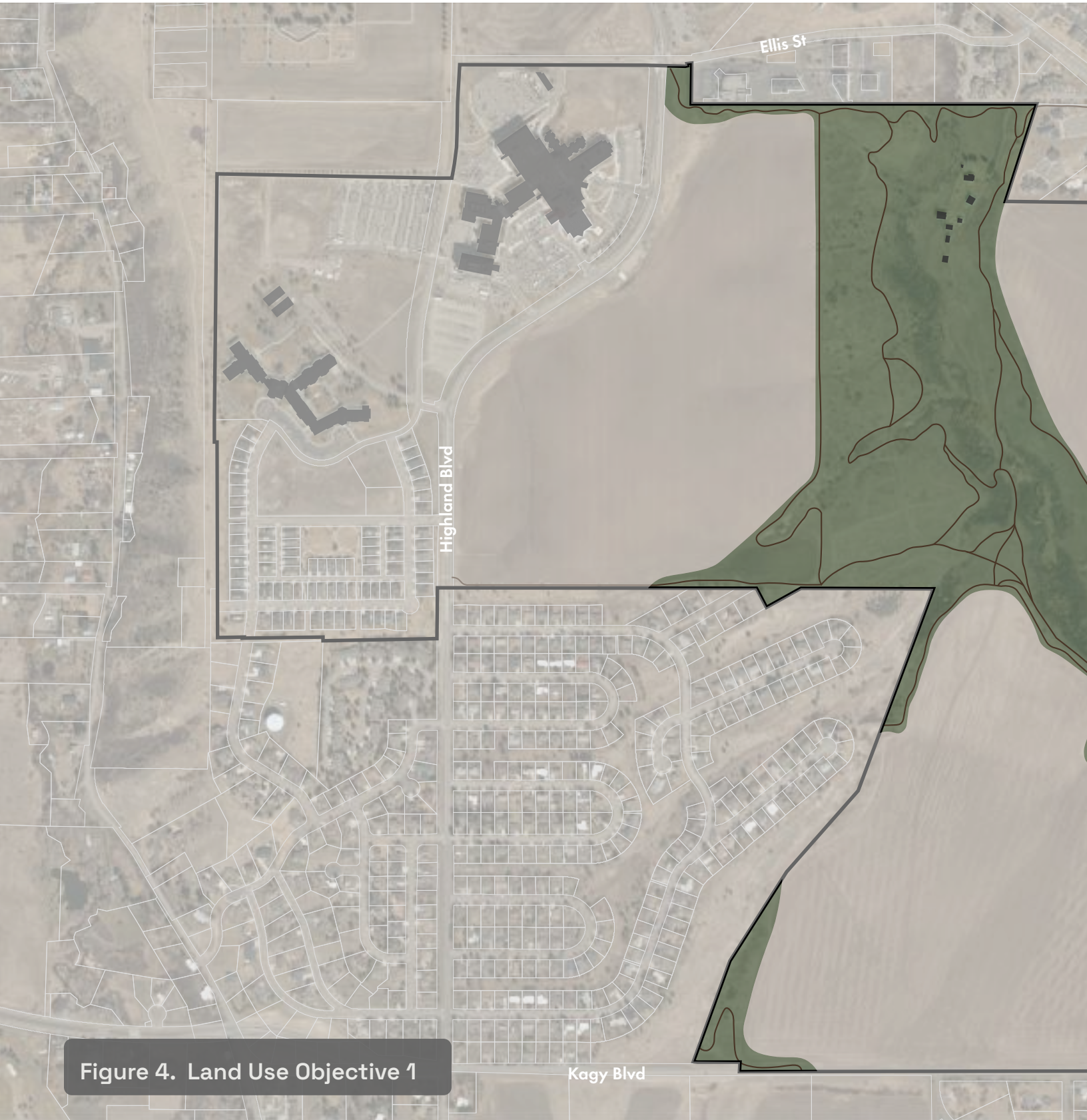


Figure 4. Land Use Objective 1

Land Use Objective 1: Preserve and enhance the natural environment, trails, and heritage of Highland Glen.



Community Plan Definition:

PARKS & OPEN LANDS

All recreational lands, including parks, are included within this category, as well as certain private lands. These areas are generally open in character and may or may not be developed for active recreational purposes. This category includes conservation easements or other private property which may not be open for public use.





Figure 5. Land Use Objective 2

Land Use Objective 2: Provide additional health care services; commercial services that support Bozeman Health and the surrounding neighborhoods; community and workforce housing.

Community Plan Definitions:

RESIDENTIAL MIXED USE

This category promotes neighborhoods substantially dominated by housing, yet integrated with small-scale commercial and civic uses. The housing can include single-attached and small single-detached dwellings, apartments, and live-work units. Multi-unit, higher density, urban development is expected.

COMMUNITY COMMERCIAL MIXED USE

This category promotes commercial areas necessary for economic health and vibrancy. This includes professional and personal services, retail, education, health services, offices, public administration, and tourism establishments. Density is expected to be higher than it is currently in most commercial areas in Bozeman and should include multi-story buildings.

REGIONAL COMMERCIAL & SERVICES

Regionally significant developments in this land use category may be developed with physically large and economically prominent facilities requiring substantial infrastructure and location near significant transportation facilities. Development within this category needs well-integrated utilities, transportation, and open space networks that encourage pedestrian activity and provide ready-access within and adjacent to development.



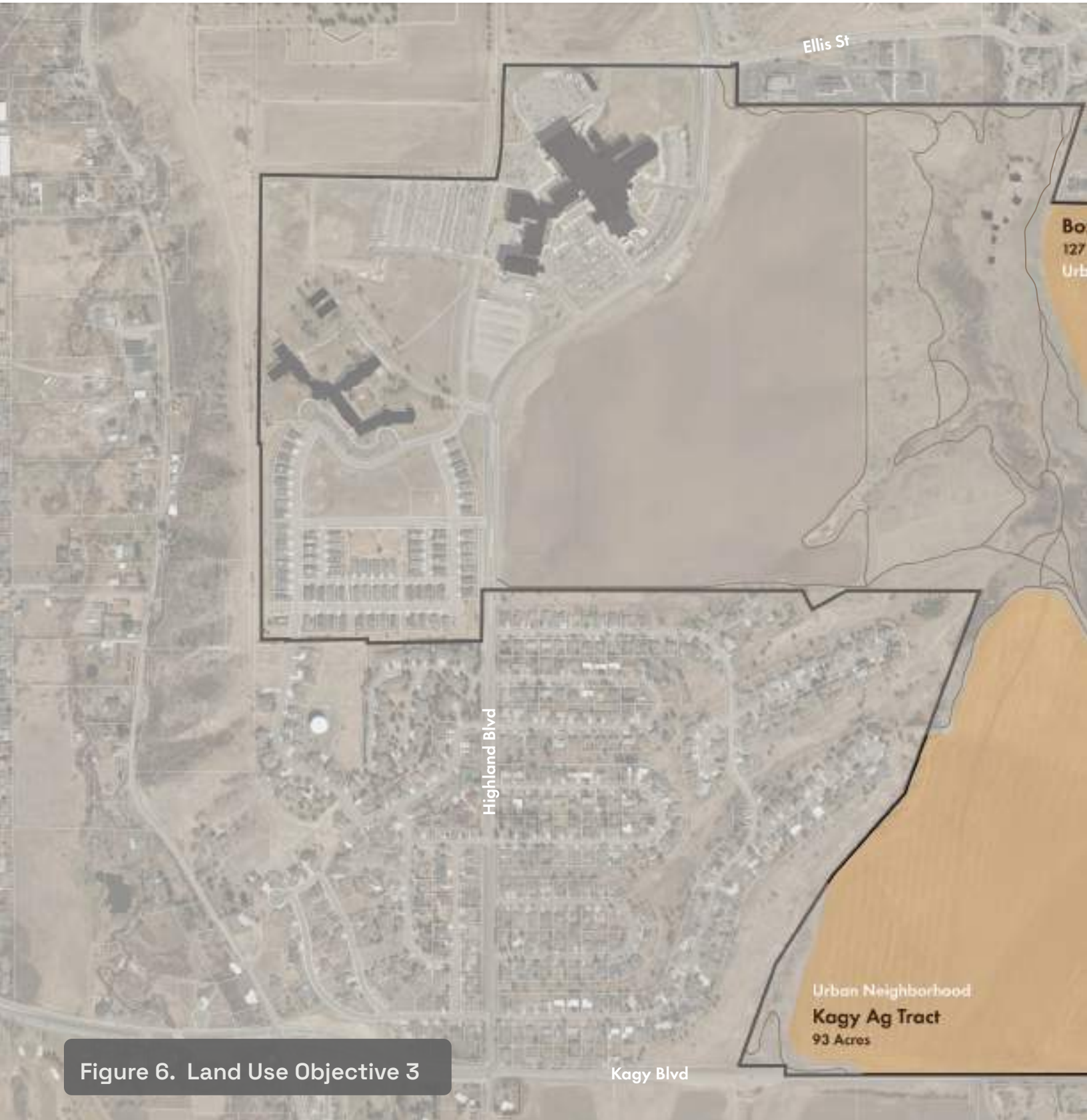


Figure 6. Land Use Objective 3

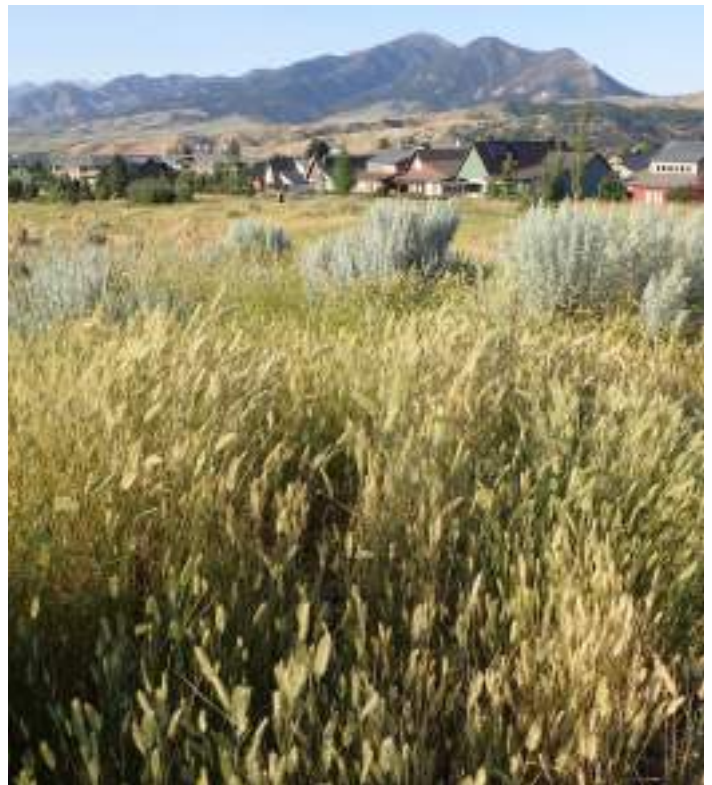
Land Use Objective 3: Envision neighborhoods with a variety of housing types, shapes, sizes, and intensities.



Community Plan Definition:

URBAN NEIGHBORHOOD

This category primarily includes urban density homes in a variety of types, shapes, sizes, and intensities. Large areas of any single type of housing are discouraged. Complementary uses such as parks, home-based occupations, fire stations, churches, schools, and some neighborhood-serving commerce provide activity centers for community gathering and services. Higher density residential areas are encouraged to be, but are not required or restricted to, proximate to commercial mixed use areas to facilitate the provision of services and employment opportunities without requiring the use of a car.



↗ Photograph of Homes near the Deaconess Regional Medical Center by Matt Lavin, under a CC BY-SA 2.0 license

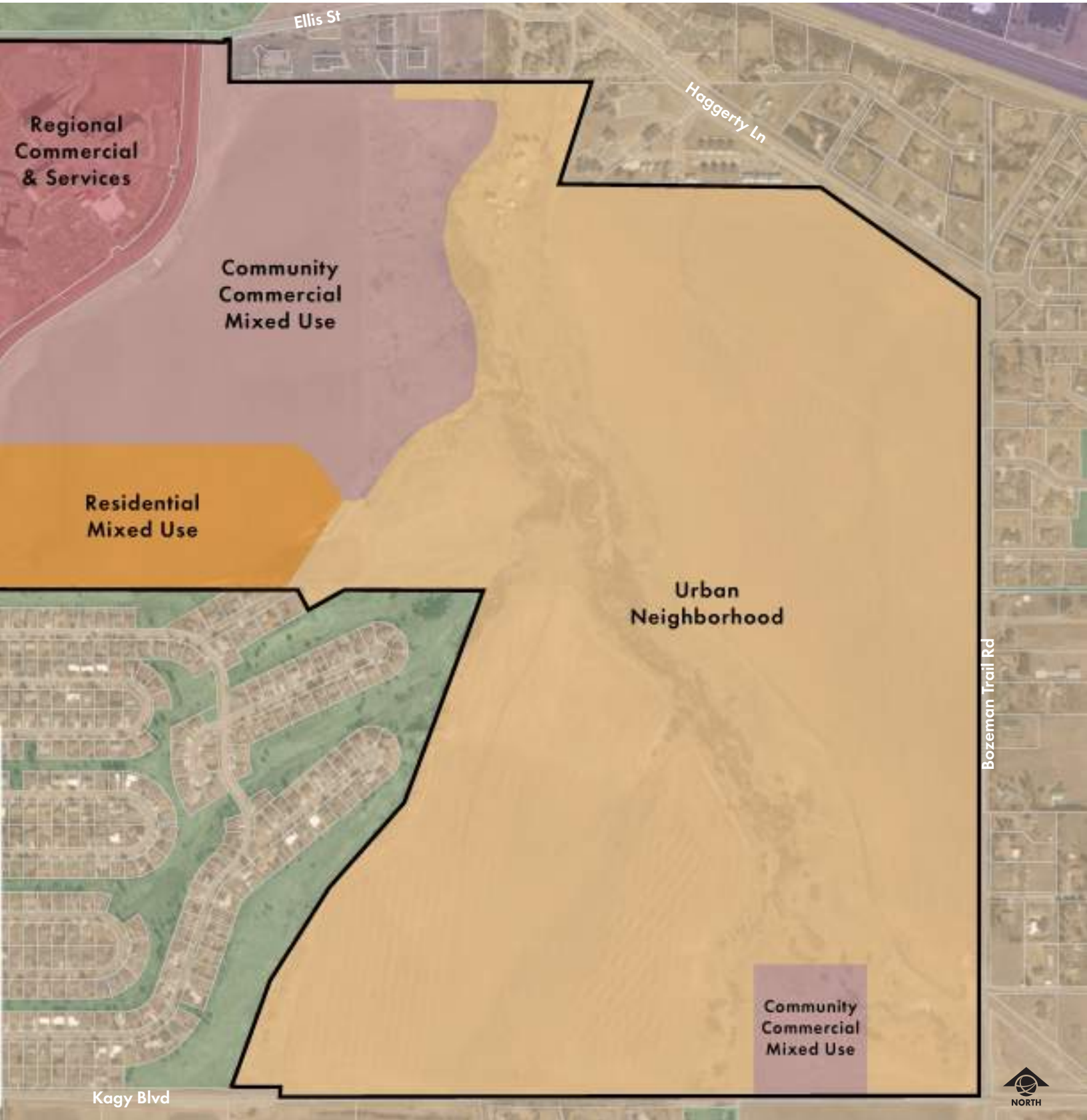
Future Land Use

The Bozeman Community Plan 2020 includes a Future Land Use Map that prescribes general categories of desired development types and densities for every area of the city. Each future land use is compatible with numerous existing zoning designations that would effectively implement the intended uses.

The current Future Land Use Map has established that the land within the subarea boundary is a mix of five different land use designations: Urban Neighborhood, Community Commercial Mixed Use (CCMU), Regional Commercial & Services, Residential Mixed Use, and Parks & Open Lands. The land west of Highland Boulevard is largely defined by Urban Neighborhood over the residential areas of Hillcrest Senior Living and The Knolls at Hillcrest, and Regional Commercial & Services and CCMU over the Bozeman Health Deaconess Regional Medical Center campus. On the east side of Highland Boulevard, the agricultural tract directly adjacent to Highland Boulevard is designated as CCMU and Residential Mixed Use. The rest of the vacant land to the east of Highland Boulevard is designated as Urban Neighborhood, apart from a small region identified as CCMU along Kagy Boulevard.

Based upon the City's current land use designations, the entirety of Highland Glen has been identified as developable land under Urban Neighborhood or CCMU permitted zones. Bozeman Health looks to change this possibility and take appropriate measures to protect Highland Glen from future development.





**Regional
Commercial
& Services**

**Community
Commercial
Mixed Use**

**Residential
Mixed Use**

**Urban
Neighborhood**

**Community
Commercial
Mixed Use**

Kagy Blvd

Bozeman Trail Rd



Proposed Future Land Use

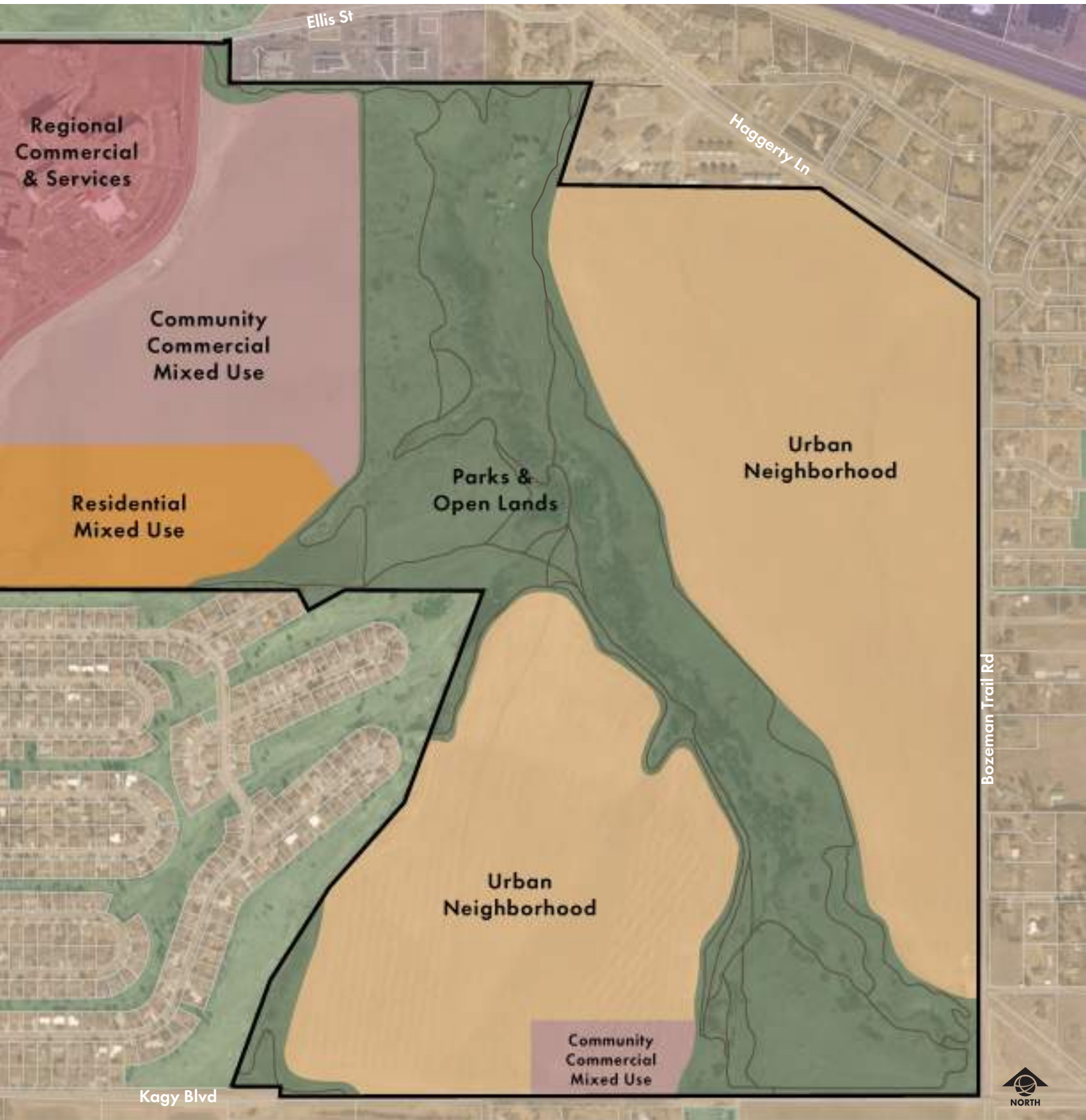
The Plan proposes to revise the Community Plan’s future land use map by designating Highland Glen as privately held “Parks & Open Land,” as shown in Figure 8. This change would reduce the amount of land designated as “Community Commercial Mixed Use” and “Residential Mixed Use” immediately east of Highland Boulevard. Recategorizing Highland Glen would also reduce the amount of “Urban Neighborhood” designated along Kagy Boulevard and Bozeman Trail Road. The node of Community Commercial Mixed Use proposed along Kagy Boulevard in the Community Plan is recommended to be relocated to the west.

“Future land use is the community’s fundamental building block. It is an illustration of the City’s desired outcome to accommodate the complex and diverse needs of its residents. The land use map sets generalized expectations for what goes where in the community. The land use categories and descriptions provide a guide for appropriate development and redevelopment locations for civic, residential, commercial, industrial, and other uses. The future land use designations are important because they aim to further the vision and goals of the City through promoting sustainability, citizen and visitor safety, and a high quality of life that will shape Bozeman’s future development.”

- Bozeman Community Plan 2020

Figure 8. Proposed Future Land Use Map





Plan Themes

The six themes of the Subarea Plan directly reflect and support the major components of the Bozeman Community Plan which “describe community-derived desired outcomes.” The Community Plan explains that the themes “contain objectives and actions to guide the City towards its vision and evolve as the City grows.”

Each Community Plan theme has been tailored to apply specifically the unique attributes of Bozeman Health property. The Subarea Plan envisions the Bozeman Health property evolving into a distinct district

centered around services, housing, and amenities that support community health. Therefore, where the Community Plan themes refer to the entire City or individual neighborhoods, the Subarea Plan reframes those objectives at the district level.

The Subarea Plan themes inspired the plan Framework elements established in Chapter 3. The Framework provides the structure for outlining goals and objectives for each planning theme in Chapter 4. Finally, these actionable outcomes set the stage for a review of implementation challenges and opportunities in Chapter 5.

A Resilient District

“Our City desires to be forward thinking, collaborative, and deliberate in planning and execution of plans and policies to enable our community to successfully ride the waves of change.”

- Bozeman Community Plan

Bozeman Health envisions a resilient district planned to be environmentally, economically, and culturally sustainable.

A Unique District

“Our City desires to be diverse, healthy, and inclusive, defined by our vibrant neighborhoods, quality housing, walkability, excellent schools, numerous parks and trails, and thriving areas of commerce.”

-Bozeman Community Plan

Bozeman Health envisions a unique district of distinct, walkable neighborhoods including housing, basic services, and employment opportunities.

A Complementary District

“Our City is bolstered by our Downtown, Midtown, University and other commercial districts and neighborhood centers that are characterized by higher densities and intensities of use.”

- Bozeman Community Plan

Bozeman Health envisions a regional health services district with a diverse mix of medical, commercial, and residential uses.

A District Influenced by Natural Environment, Parks, & Open Lands

“Our City is home to an outdoor-conscious population that honors and protects our natural environment and our well-managed open space and parks system.”

- Bozeman Community Plan

Bozeman Health envisions a district influenced by the natural environment and open lands anchored by Highland Glen.

A District Prioritizing Accessibility & Mobility

“Our City fosters the close proximity of housing, services, and jobs, and desires to provide safe, efficient mobility for pedestrians, cyclists, transit users, and drivers.”

- Bozeman Community Plan

Bozeman Health envisions a district prioritizing accessibility and mobility with a network of complete streets and active transportation encouraging bicyclists and pedestrians.

A District Powered by an Innovative & Entrepreneurial Economy

“Our City benefits from and desires to further an expanding economy that is powered by the talents of its residents, a dedicated and engaged business community, and strong regional partnerships.”

- Bozeman Community Plan

Bozeman Health envisions a district powered by an innovative and entrepreneurial economy with expanded regional health care facilities and services.



3

CHAPTER 3: THE FRAMEWORK

3. The Framework



Framework Elements

The framework described in this chapter provides the critical backbone to this plan. It identifies six unique framework elements that will ensure that any future development on this land will create desirable neighborhoods that will thrive through their walkability, active community, unique identity, and access to valuable community assets.

Context: Deaconess Regional Medical Center & Hillcrest

The west side of Highland Boulevard is home to the Bozeman Health Deaconess Regional Medical Center and Hillcrest Senior Living. Although this land is already largely developed, Bozeman Health will continue to expand and adapt their Deaconess Regional Medical Center to respond to the growing medical care needs of Bozeman and the local region. Because the trajectory of the west side of Highland Boulevard is already largely defined, this land is not the focus of the Subarea Plan, its context has a great influence on the remaining area addressed in this document.

1. Future Medical & Commercial Services

This plan identifies approximately 15 acres of land

along the east side of Highland Boulevard, adjacent to the current Deaconess Regional Medical Center, for future medical and complementary commercial services. This land will provide the opportunity for Bozeman Health to expand their Deaconess Regional Medical Center if needed or allow for supporting health services and businesses to be located adjacent to the current Medical Center. Auxiliary primary services may include private specialized medical practices and wellness clinics, while secondary services may include hotels, restaurants, fitness centers, and pharmacies. Reserving the land for these specific uses will ensure the accommodation of future Deaconess Regional Medical Center growth.

2. Community Activity Nodes

Three specific community nodes have been identified within the planning area to serve as activity anchors for current and future adjacent communities.

The first community node is the Homestead Node located at the northern end of Highland Glen. Highland Glen's historic homestead was established nearly 150 years ago and the land has been farmed and ranched by several local families since. The intent is for the farm to be transformed into a local heritage center, cultural and ecological learning hub, community event space, and public gardens.

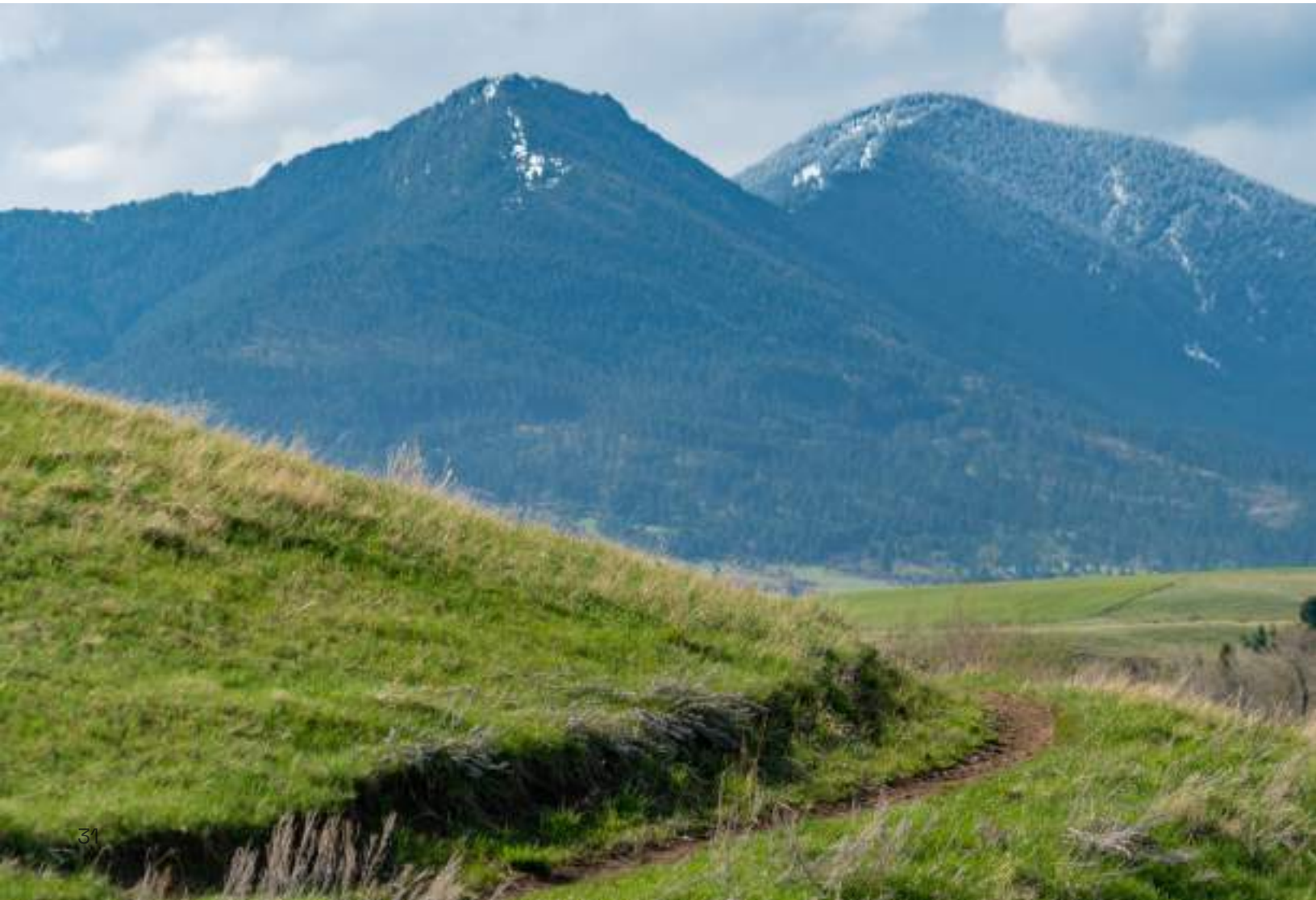


The second node is the Highland Glen trailhead node located at the southern end of the Glen off Kagy Boulevard. The trailhead will provide improved access, service, and amenities to Highland Glen nature preserve for all users and recreationalists. The facility could include a paved parking lot, year-round restrooms, a picnic pavilion, winter warming center, and bike repair station.

The third identified node is a commercial node located in the southeast corner of the Kagy agricultural tract, adjacent to Kagy Boulevard. This commercial node will allow for neighborhood-oriented local businesses that will provide walkable amenities to residents in the area. These commercial businesses could include coffee shops, restaurants, convenience stores, or other small businesses.

3. Highland Glen

Highland Glen and its expansive trail system is an extremely valued asset in the Bozeman outdoor community. Thousands of Bozeman residents seek out



the peaceful 142-acre glen year round. In the warm months, Highland Glen trails are bustling with walkers, runners, and bikers, while in winter, the groomed ski trails are busy with cross-country skiers. Bozeman Health is committed to maintaining public access to this treasured trail system and will protect Highland Glen from any potential future development. This plan has prioritized the preservation and enhancement of Highland Glen as a protected open space with public access.

4. Linear Parks

Linear parks will be an essential feature if development is sought on any of the three agricultural tracts. The linear parks will be long stretches of designated park land located along the boundary between the three agricultural tracts and Highland Glen Nature Preserve. Designed to be about 100 feet in width, the linear parks will provide a crucial transitional buffer between the nature preserve and any future development. The parks should have amenities for all ages and abilities that Highland Glen does not have

the opportunity to support, including paved shared use paths, playgrounds, climbing boulders, benches, shade structures, and improved access to Highland Glen itself.

5. Active Transportation Network

A network of non-motorized shared use paths is outlined within the planning area to circumnavigate each agricultural tract, boarder Highland Glen, and create east-west connections through the Glen. Where available, each section of the proposed linear parks will include a shared use path. With a comprehensive active transportation network that includes connections between all agriculture tracts, no vehicle streets will be required to bisect or disturb Highland Glen. In addition, three bike and pedestrian tunnels under Highland Boulevard and one tunnel under Kagy Boulevard are proposed to create safe crossing options between the existing Deaconess Regional Medical Center and potential development on the east side of Highland Boulevard, and between Highland Glen and Painted Hills trailhead.



Photograph of a Shared Use Path by James Lewis, under an Unsplash License

6. Potential Street Alignment

A preliminary alignment of primary streets has been established for the three agricultural tracts (shown as dashed gray lines). A defining and foundational feature of each tract's road network is the parkway street that runs adjacent to the three linear parks. The critical purpose of these parkways is to secure universal and continuous access to the linear parks and Highland Glen Nature Preserve by establishing adjacent public right-of-way and preventing private property from abutting the park areas and blocking public access. These parkways also provide an opportunity to create low-speed scenic routes through the potential neighborhoods. Additional primary streets are placed in intuitive alignments within the tracts that extend from existing streets across Highland Boulevard, Kagy Boulevard, and Bozeman Trail, connecting potential new development to the current transportation network.

A Holistic Framework ▶▶▶▶▶▶

The combination of these six essential elements creates a holistic framework for guiding smart and desirable development for the land addressed in this plan. The graphic on the right illustrates how the elements fit together to create a single vision for the rest of the Subarea Plan.







CHAPTER 4: THE PLAN

4. The Plan



Goals & Objectives

The Bozeman Health Subarea Plan reflects and supports the Bozeman Community Plan 2020, and as such both plans “aim to further the vision and goals of the City through promoting sustainability, citizen and visitor safety, and a high quality of life that will shape Bozeman’s future development.” As outlined in Chapter 2, the Subarea Plan is structured on six of the seven themes of the Community Plan.

1. A Resilient District

The Community Plan states, “our City desires to be forward thinking, collaborative, and deliberate in planning and execution of plans and policies to enable our community to successfully ride the waves of change.” To that end, the Subarea Plan envisions Bozeman Health’s property as a resilient district. It is a deliberate plan that prioritizes a sustainable

and equitable neighborhood framework focused on accessibility, active transportation, and natural open space.

As Bozeman continues to grow, the Subarea Plan provides an opportunity in the core of town to create a place where a diversity of people can live, work, socialize, and recreate. The Subarea Plan proposes a mix of uses that would complement one another to create a complete district.

Downtown Bozeman and Montana State University are within 1.5 miles and 2.5 miles respectively from the Bozeman Health property. The proximity adds tremendous access between these important community centers for pedestrians and bicyclists.

The key to a resilient city is utilizing infill opportunities to create compact, mixed-use neighborhoods which reduce dependency on vehicles and build social capital.

2. A Unique District

The Community Plan identifies Bozeman as “diverse, healthy, and inclusive, defined by our vibrant neighborhoods, quality housing, walkability, excellent schools, numerous parks and trails, and thriving areas of commerce.” As described in Chapter 3, the Subarea Plan Framework outlines a unique district with a distinctive combination of residential neighborhoods, commercial areas, natural open space, and multimodal accessibility.

Complete Community

Future residential neighborhoods would include a full spectrum of housing options ranging from single detached homes to a variety of apartments and workforce housing. The commercial development envisioned would include small-scale neighborhood retail to medical offices to hospitality businesses. The proposed residential and commercial areas are connected to Highland Glen and one another by an all-season active transportation network. This diversity of residential and commercial options, natural open spaces, and multimodal trails would create an inclusive and accessible neighborhood.

Unique Sense of Place

Bozeman Health envisions the preserving the homestead at the north end of the Glen as a community center to honor and celebrate the cultural and agricultural heritage of the Glen. Central to this heritage were the generations of farming and ranching by the King, Molendyks, Knutson, Kurk, and Kraft families.

Bozeman Health maintains land use licenses with the Gallatin Valley Land Trust (GVLT), Bridger Ski Foundation (BSF), and the City of Bozeman. These agreements allow for public access to and year-round use of nearly 7 miles of trails. To enhance and facilitate public access, a full-featured trailhead is proposed at the south end of the Glen.

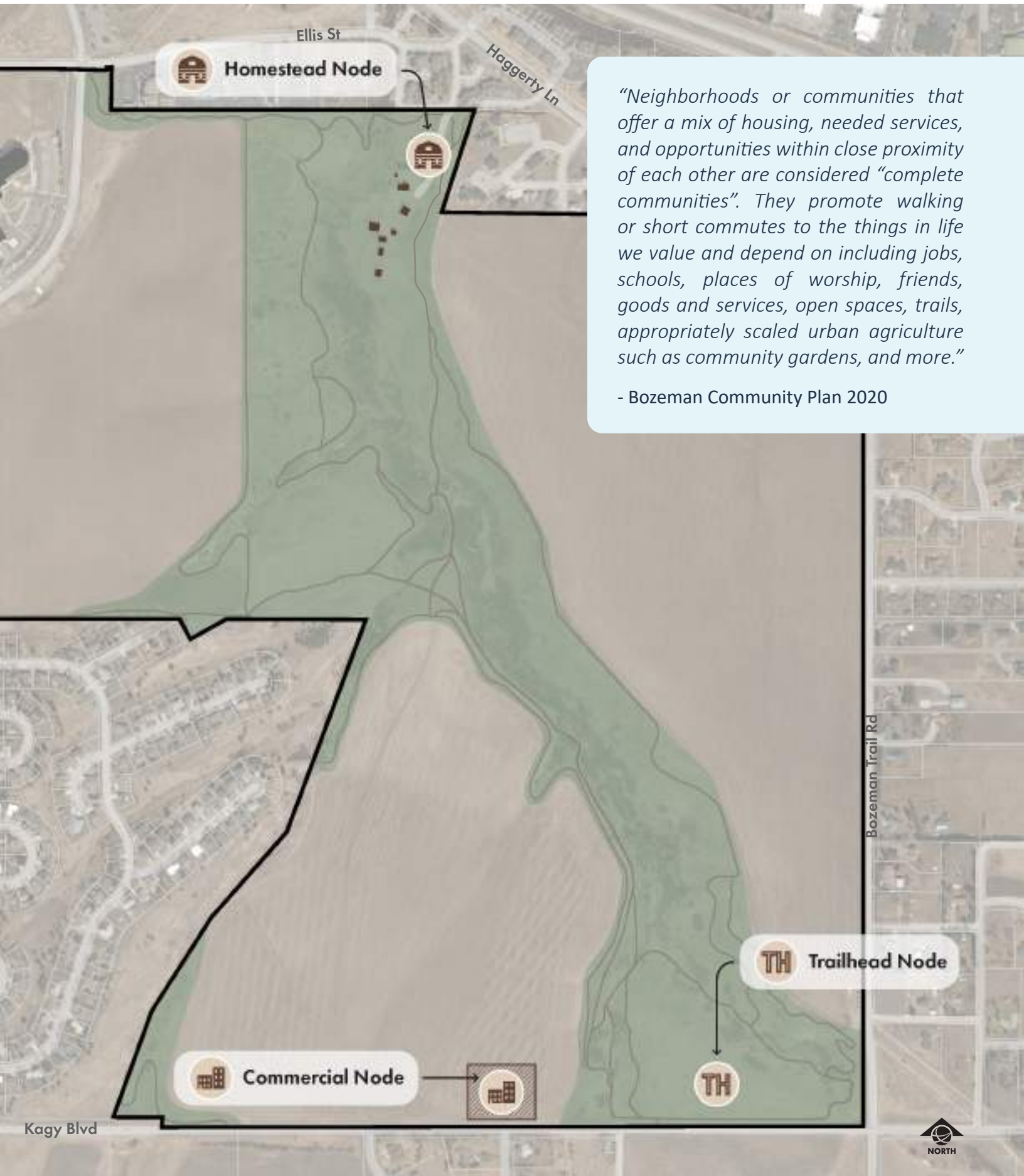
These proposed community activity nodes, the Homestead and the Trailhead, would anchor the ‘complete’ neighborhood and create a truly unique place.

Figure 10. Framework Element: Community Activity Nodes Map



History of Highland Glen

Bannock, Blackfoot, Crow, Nez Perce, Salish, and Shoshone likely traversed the Glen while traveling between the Gallatin Valley and the Paradise Valley. In 1806, William Clark of the Corps of Discovery established a survey benchmark on a knoll along the coulee’s edge. One hundred years later, Otto and Nellie Knutson build and settle in the homestead at the north end of the Glen.



Ellis St
Homestead Node

Haggerty Ln

“Neighborhoods or communities that offer a mix of housing, needed services, and opportunities within close proximity of each other are considered “complete communities”. They promote walking or short commutes to the things in life we value and depend on including jobs, schools, places of worship, friends, goods and services, open spaces, trails, appropriately scaled urban agriculture such as community gardens, and more.”

- Bozeman Community Plan 2020

Commercial Node

TH Trailhead Node

Kagy Blvd

Bozeman Trail Rd



3. A Complimentary District

The Bozeman community is defined by a variety of unique districts that provide specific services, feature distinct built environments, and offer diverse experiences. This is recognized by the Community Plan which declares “our City is bolstered by our Downtown, Midtown, University and other commercial districts and neighborhood centers that are characterized by higher densities and intensities of use.” The Subarea Plan envisions the Bozeman Health Deaconess Regional Medical Center as the nucleus of a new complimentary district.

The Bozeman Health District

Like the others identified in the Community Plan, the Bozeman Health district will be a complete and self-sufficient neighborhood but will also complement other nearby districts.

The envisioned evolution of Bozeman Health’s property represents a unique opportunity for responsible infill development. The Bozeman Health district would take advantage of and improve existing community assets. The Subarea Plan represents a counterbalance to the recent expansion of town to the west without requiring annexation and the costly extension of public services.

The addition of more residences and expanded medical facilities in the Bozeman Health area will help support the MSU, Downtown, Midtown, and the Northeast Neighborhood districts. The proximity of these districts to one another will allow residents and employees to conveniently access a wider variety of services.

Interconnected Districts

The symbiotic relationship between the districts on the east side of the community will rely on robust multimodal connectivity. The Subarea Plan proposes an extensive active transportation network that would connect to existing shared use paths, trails, and bike lanes. Proactively planning multimodal connectivity would allow residents and visitors numerous low-stress options to travel within and between the Bozeman Health, MSU, Downtown, Midtown, and Northeast Neighborhood Districts.

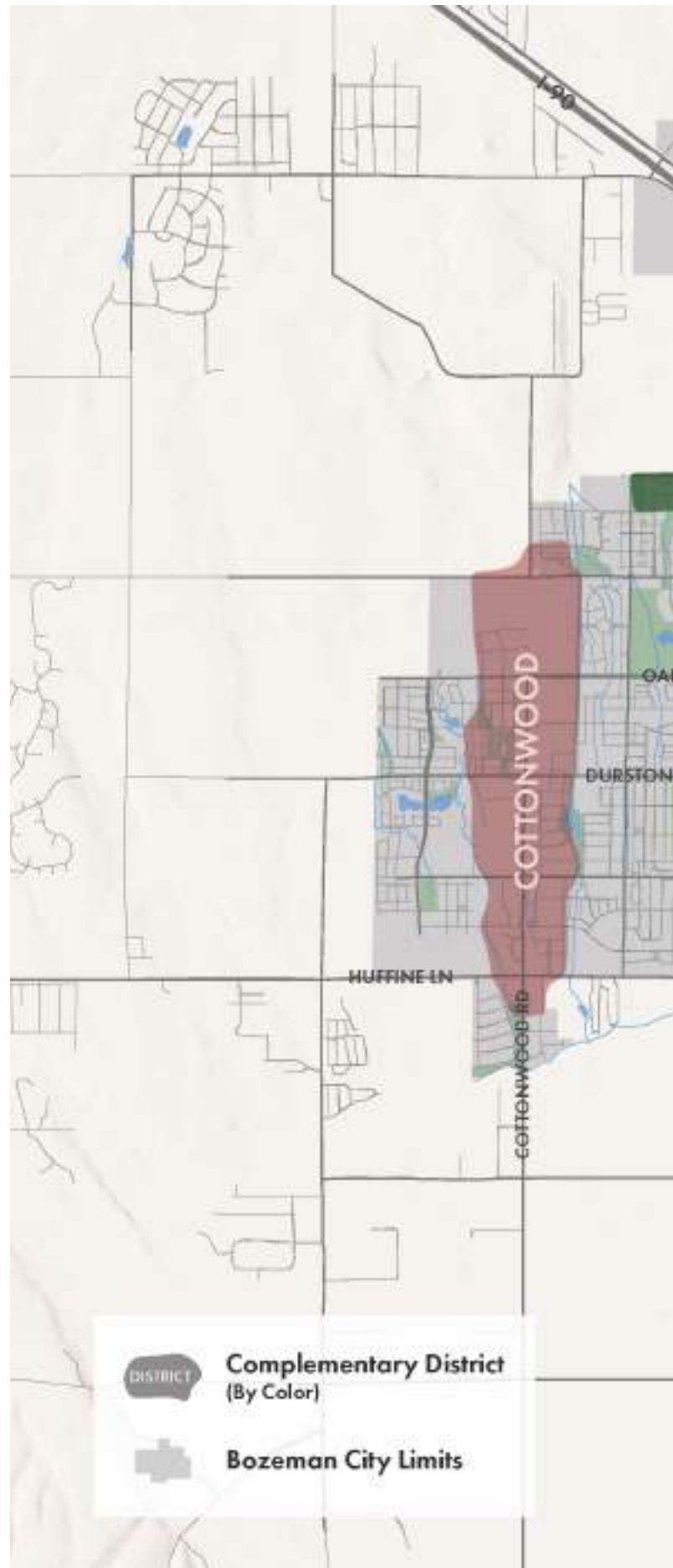
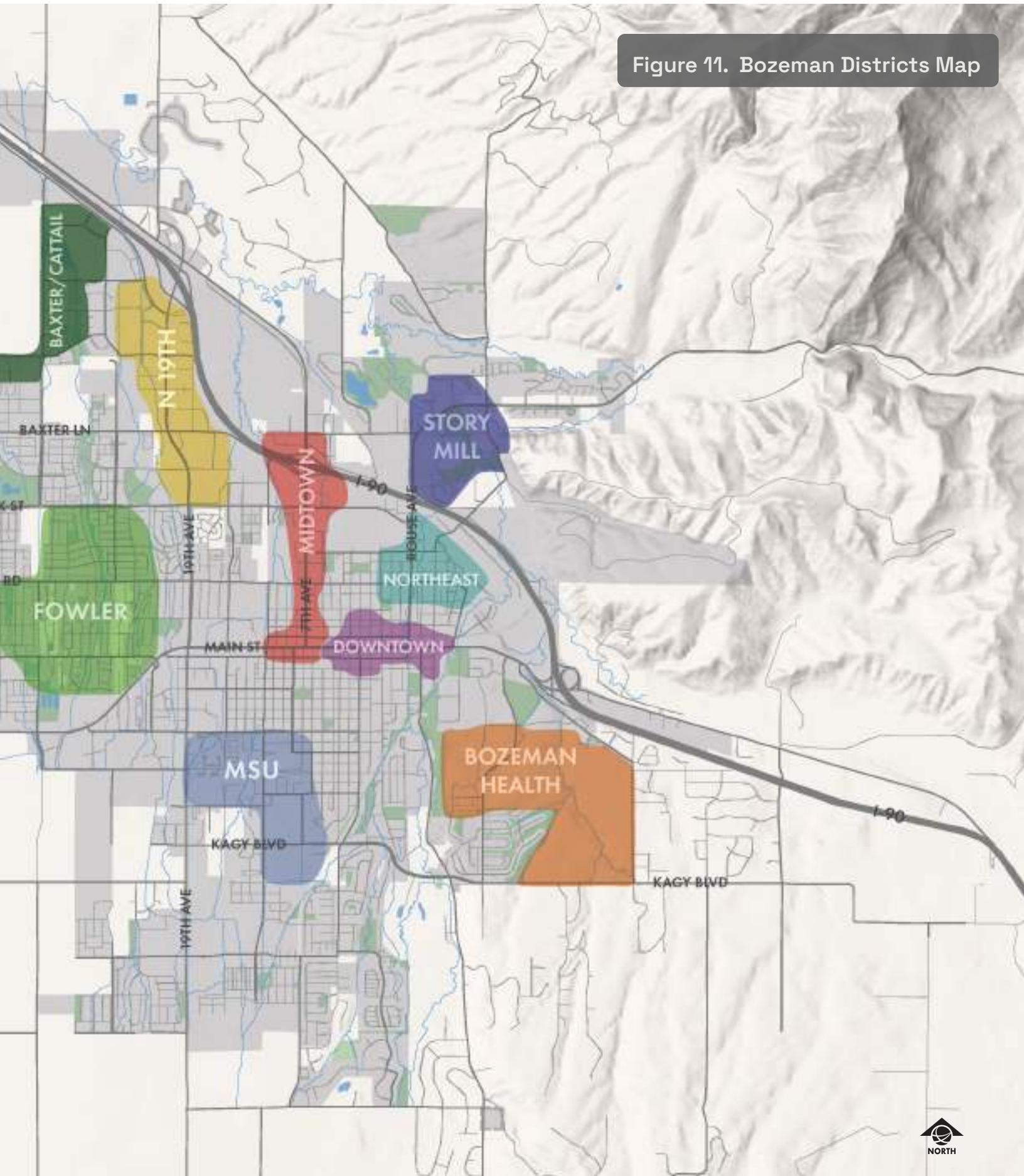


Figure 11. Bozeman Districts Map



4. A District Influenced by Natural Environment, Parks, & Open Lands

A high priority of the Subarea Plan is to protect and enhance Highland Glen. Therefore, no part of the Community Plan resonates more than its acknowledgement that Bozeman is home to “an outdoor-conscious population that honors and protects our natural environment and our well-managed open space and parks system.” As envisioned by the Plan, the Bozeman Health district is heavily influenced by the natural open space of the Glen.

Preserve Highland Glen

The backbone of the Subarea Plan’s framework is preserving Highland Glen, perpetuating public access, and enhancing its accessibility. As such, the Glen directly influences how the other Subarea Plan framework elements are defined, located, and interact with one another. The linear parks, active transportation system, and internal street network all respond to, help preserve, and enhance the Glen.

Bozeman Health intends to continue partnering with GVL, BSF, and the City to ensure that Highland Glen is well-managed in a collaborative way. The proposed Homestead and Trailhead community nodes will improve access to the Glen and contribute to a holistic management strategy.

The Subarea Plan imagines the Glen as both a natural open space preserve and a healthy recreation hub for the Bozeman Health district and the greater community.

Connected Parks & Trails

The proposed linear parks lining the perimeter of Highland Glen would establish a network of highly accessible green spaces. Highland Glen and associated linear parks would complement, enhance, and connect to Burke Park (aka Peet’s Hill), Lindley Park, and Painted Hills trail corridor.

This collaborative vision to connect and manage parks and trails supports Bozeman’s recently adopted Park, Recreation, and Active Transportation (PRAT) Plan goal to “strengthen programs, places, and partnerships to meet changing community needs.”





“Bozeman’s physical landscape provides residents and visitors variety when moving amongst its streets, bike paths, and trails. This variety is often noted as an important part of Bozeman’s unique character – to experience open, agricultural, and recreational spaces just minutes from dense, urban corridors from the seat of a bike or a car, a bus, or when walking.”

- Bozeman Community Plan 2020



Highland Glen

Kagy Blvd

Bozeman Trail Rd



5. A District Prioritizing Accessibility & Mobility

A primary goal of the Subarea Plan defines a transportation vision that accommodates vehicle access but prioritizes active transportation. Therefore, the backbone of the mobility network is system of shared use paths that provide connectivity to, from, and within the Bozeman Health district. This mobility plan embodies the goal of the Community Plan to equally “provide safe, efficient mobility for pedestrians, cyclists, transit users, and drivers.”

Shared Use Paths

The recommended shared use paths create an extensive network of year-round routes for pedestrians, bicyclists, and other micromobility users. Wide paved paths are located adjacent to the Highland Glen linear parks to not only provide continuous access but also to serve a buffer between the streets and the greenspaces.

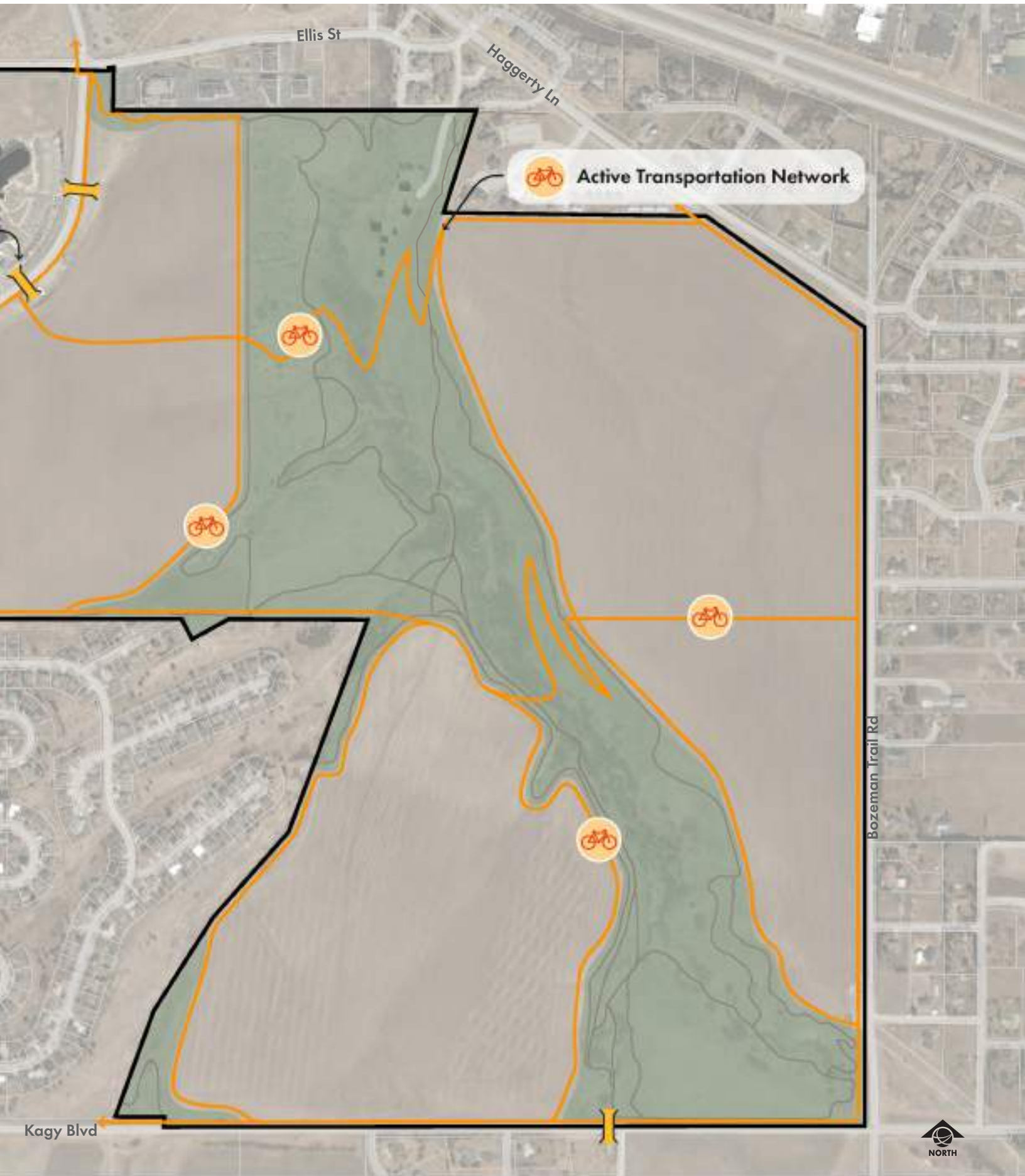
Shared use paths are the only paved transportation infrastructure proposed to bisect Highland Glen. Previous plans included local streets cutting through the Glen in several locations. Doing so would not be feasible due to the steep grades and spanning the Glen with streets would be cost prohibitive. But more important, the introduction of streets and vehicles would damage the Glen’s open space, natural habitat, and recreational trail system. The proposed shared use paths traverse the Glen in a sensitive way that would preserve the natural setting while providing efficient transportation connectivity.

“An affordable, livable, sustainable city should grow with reduced reliance on driving alone to reach daily destinations. Active transportation increases daily physical activity, improving health and lowering healthcare costs. Thoughtful community planning provides residents and visitors with a wide range of transportation options. Appropriately designed trails, sidewalks, crossings, bike lanes, and transit networks help us move around our neighborhoods and promote safe, efficient passage to our destinations.”

- Bozeman Community Plan 2020

Figure 13. Framework Elements: Active Transportation Network Map





Safe Street Crossings

A critical component of a comprehensive active transportation network is safe street crossings for pedestrians and bicyclists. When streets carry a large amount of traffic or higher vehicle speeds a safe crossing must be what is technically called “grade separated”. The Subarea Plan calls for four tunnels to provide grade-separated street crossings. Two would connect across Highland Boulevard to and from the Deaconess Regional Medical Center. The other two would connect the proposed shared use paths and existing natural trails to the Burke Park and Painted Hills trail systems.

More than Complete Streets

The internal local street network proposed by the Subarea Plan would meet or exceed the City’s “complete street” requirements for vehicle lanes, bike facilities, landscaped boulevards, lighting, and

Bike Boulevards

Bike boulevards, also known as neighborhood greenways, are local streets that prioritize bicyclists, pedestrians, and micromobility users of all ages and abilities. The goal of a bike boulevard is to increase bike and pedestrian comfort, safety, and accessibility to provide more active transportation opportunities through urban settings. Although vehicle traffic is still allowed on these boulevards, cars are demoted to secondary users.

Creating successful bike boulevards require

sidewalks. The streets adjacent to the proposed linear parks would be “parkways” to create safe, low-stress environments. Likewise, “bike boulevards” should be incorporated into the local street network to provide additional multimodal neighborhood routes.

The Subarea Plan’s shared use paths, bike boulevards, and parkways combined with the existing Highland Glen trails would help implement the PRAT Plan active transportation goal to “connect the community with safe and enjoyable pedestrian and bicycle facilities.”

Integrated Transit

The envisioned mix of land uses and moderate density of future development would provide the critical mass necessary to warrant Streamline servicing the Bozeman Health district with public transit. The addition of transit services to the other proposed transportation modes would create a holistic mobility system for the Bozeman Health district.

implementing a variety of strategies including traffic-calming mechanisms, ample signage and pavement markings, and protected crossings.

A local example of a bike boulevard is currently in progress in Bozeman. The City of Bozeman has identified Black Avenue as a designated bike boulevard and is in the process of implementing a temporary version to gather data and feedback before permanent implementation. The Black Avenue bike boulevard will include quick-build delineators, planters, signs, and pavement markings.



↑ (Left) Photograph of a bike boulevard by Payton Chung, under a CC BY 2.0 license

↑ (Right) Photograph of bike boulevard signage by Erica Fischer, under a CC BY 2.0 license

Parkways

Parkways are scenic roadways located alongside public green spaces such as linear parks, streams, or lakes and are designed to establish public access to those natural spaces and their associated recreation opportunities.

Parkways are characterized by narrow vehicle lanes, traffic-calming features, mid-block tabletop pedestrian and bike crossings, tree-planted medians and boulevards, and slow vehicle speeds. Being recreational in nature, they are not intended for motor vehicle through traffic. In addition, parkways are typically paired with an adjacent shared use path for pedestrian and bike use. Street parking along one side of the parkway next to the public natural areas can provide improved access to the green spaces, shared use paths, and park amenities.



↑ (Top) Photograph of a parkway shared use path and street by Ben, stock.adobe.com

↑ (Bottom) Photograph of a parkway in Minneapolis, MN by Minneapolis Public Works, under a CC BY 2.0 license

6. A District Powered by an Innovative & Entrepreneurial Economy

Bozeman Health’s primary mission is to improve community health and quality of life. Over the decades this mission has propelled Bozeman Health to become a regional medical provider offering a variety of services at scale across an ever-growing geography. The Subarea Plan supports the continued evolution of this mission and aligns with the Community Plan by contributing to “an expanding economy that is powered by the talents of its residents, a dedicated and engaged business community, and strong regional partnerships.”

Deaconess Regional Medical Center

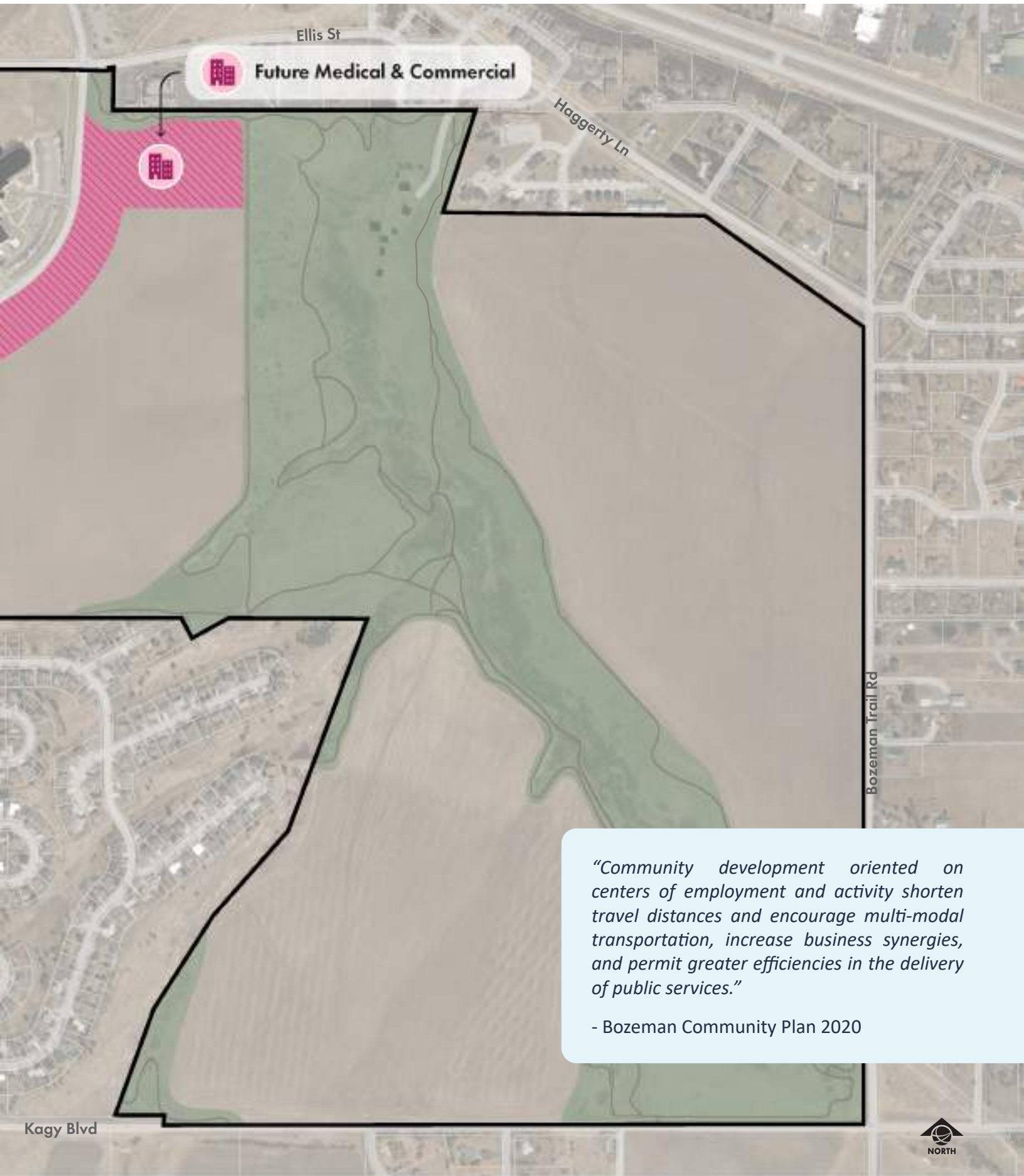
As the Bozeman Health Deaconess Regional Medical Center grows it will need the support of other medical and commercial services. Additional outpatient needs could be served by locating new and expanded primary health care facilities along the east side of Highland Boulevard. To accommodate the needs of more patients, visitors, and employees, complementary commercial development would likely include a hotel, a variety of food and beverage establishments, and related small businesses. The expanded variety of medical and commercial services would create a synergistic economic environment fostering Bozeman Health continued growth as a regional medical center.


A Diverse Live-Work District

The Bozeman Health district would not only be home to the Deaconess Regional Medical Center, other medical offices, and complimentary commercial businesses, but also to residents. Diverse housing options ranging from single detached homes to townhomes to apartments would provide living opportunities for employees working in the district. Specifically, the Highland Agricultural Tract presents a prime location for the development of affordable workforce housing to support those who are employed by the Deaconess Regional Medical Center. Thoughtfully developing medical, commercial, and residential projects in close proximity fosters an ideal environment for affordable and workforce housing.



Figure 14. Framework Elements: Future Medical & Commercial Map



Ellis St
 **Future Medical & Commercial**



Haggerty Ln

Bozeman Trail Rd

“Community development oriented on centers of employment and activity shorten travel distances and encourage multi-modal transportation, increase business synergies, and permit greater efficiencies in the delivery of public services.”

- Bozeman Community Plan 2020

Kagy Blvd



The Deaconess Regional Medical Center Campus

Since relocating Bozeman Deaconess Hospital to the property along Highland Boulevard in 1986, the campus has grown significantly into a regional medical center. Five medical office buildings were constructed between 1990 and 2016. The emergency department was expanded in 1999. And most recently, the critical care tower was completed in 2020. As Bozeman Health continues to evolve so will the Deaconess Regional Medical Center.

Master Campus Plan

In 2023, Bozeman Health formulated a master campus plan to strategically expand their capacity to meet the community's increasing demand for inpatient and outpatient medical care.

This plan considers adding a sixth medical office building, expanding the emergency department, expanding the critical care tower, and constructing a parking garage.

The campus plan also focuses on providing better patient convenience by constructing an enclosed wayfinding concourse connecting several building entrances. Additional landscaped open spaces are proposed to beautify the campus and provide more welcoming approaches along Highland Boulevard.



Figure 15. Bozeman Health Master Campus





-  **MOB 6**
5 Floors, 100,000 Total SF
-  **Emergency Dept Expansion**
Up to 10,000 SF
-  **Bridger Tower Expansion**
2 New Floors,
35,000 Total SF
-  **Parking Garage**
500 total parking spaces
-  **Wayfinding Concourse**
-  **Maintenance Yard**
Old maintenance yard to be brought to compliance

-  **Shared Use Paths**
-  **Connector Trails**
-  **Proposed Streamline Bus Stop**



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CHAPTER 5: IMPLEMENTATION

5. Implementation

This chapter outlines factors that will guide and impact when and how the Subarea Plan vision can be realized. The Plan does not obligate Bozeman Health to implement all or any of the outlined framework elements. Likewise, with formal adoption, the City of Bozeman is not obligated to implement the public improvements referenced in this Plan.

Any implementation that does come to fruition will likely involve collaboration between Bozeman Health and the City of Bozeman on many levels addressed below. Implementation will be phased and take years if not decades to materialize. Seeing this vision become a reality will require an openness to be flexible, continued community participation, building upon existing partnerships, and establishing new collaborative relationships.

Future Development

Bozeman Health recognizes that their property could play a positive role in the evolution and growth of the community. The Subarea Plan establishes a framework

for vibrant neighborhoods but does not contemplate future development in certain terms. The Community Plan “approaches growth as something that overall is positive but recognizes that it does not come without drawbacks and that the community will change over time.”

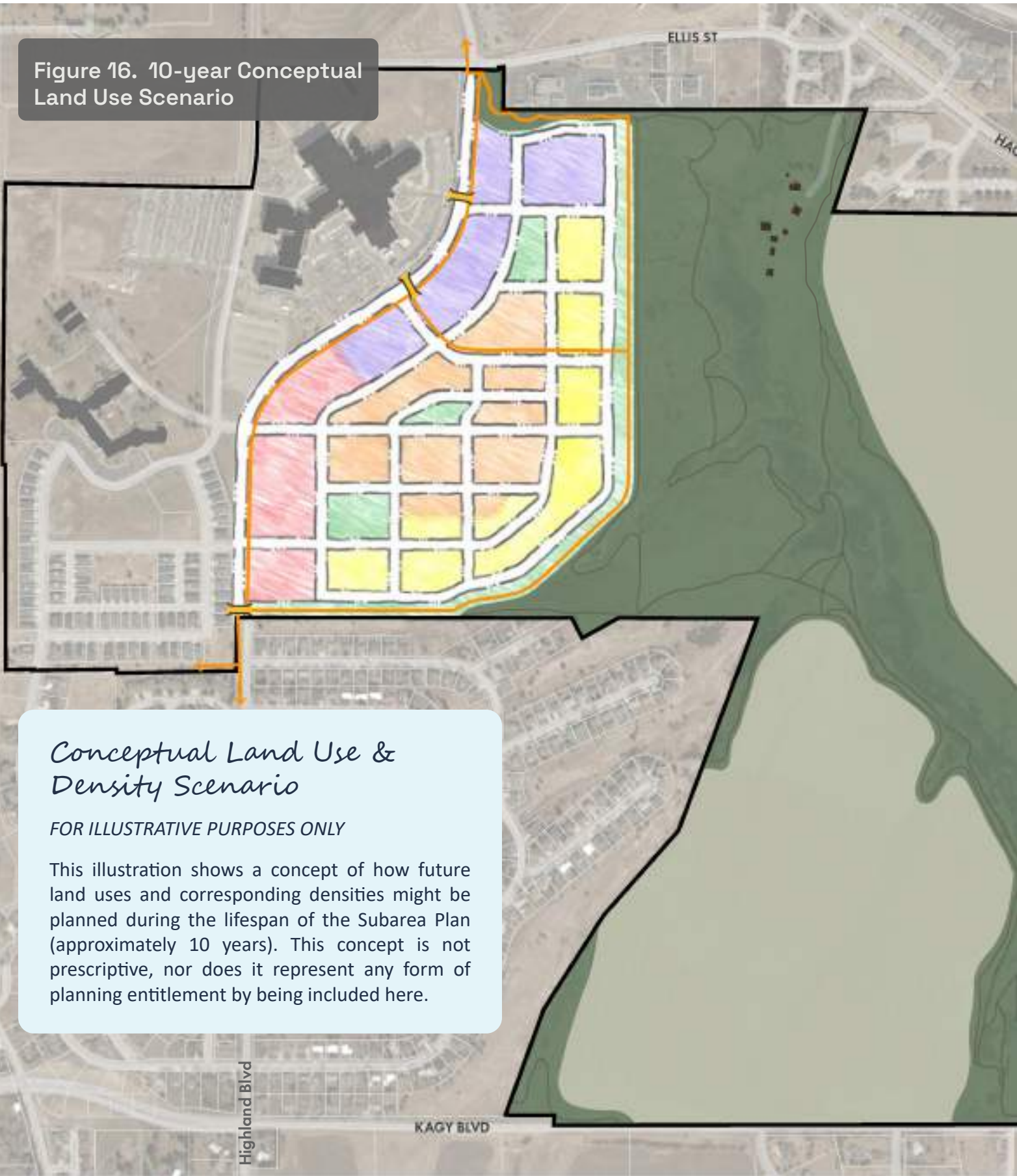
To guide positive outcomes and limit negative impacts, the City has adopted land development regulations. Land planning and development policies address the issue of growth by answering the question of “If so, how.”

Land Uses & Density

As outlined in Chapter 2, this Plan generally accepts the future land uses for the Bozeman Health property as prescribed by the Community Plan. Correspondingly, Bozeman Health’s land use objectives include utilizing the Community Plan designations of Parks & Open Lands, Urban Neighborhood, Residential Mixed Use, Community Commercial Mixed Use, and Regional Commercial & Services.



Figure 16. 10-year Conceptual Land Use Scenario



Conceptual Land Use & Density Scenario

FOR ILLUSTRATIVE PURPOSES ONLY

This illustration shows a concept of how future land uses and corresponding densities might be planned during the lifespan of the Subarea Plan (approximately 10 years). This concept is not prescriptive, nor does it represent any form of planning entitlement by being included here.



Beyond recognizing the intended future land uses, the Subarea Plan does not project more detailed development patterns or estimate potential densities. Specific development scenarios will be determined in the future by others following the City’s land planning processes and development regulations described below.

Each of these future land uses have one or more applicable zoning designations which define appropriate development use and intensity standards. These standards are meticulously articulated in the Bozeman Unified Development Code (UDC).

The UDC prescribes minimum and maximum dwelling units per acre for each residential zoning designation. Both the residential and commercial zoning designations regulate building scale and mass with specific standards for property line setbacks, lot area coverage, and maximum building heights. The UDC also mandates minimum amounts of open space and parkland for residential developments in addition to required amounts of pedestrian-oriented open space for commercial developments.

The City has invested considerable time and resources updating these land use and development policies to accomplish the vision and goals of the Community Plan, and thus the UDC is a regulatory reflection of the community’s shared values. Nonetheless, there are inherent realities about growth poignantly articulated in the Community Plan:

“Regulations can do many things to ensure adequate physical facilities and a visually appealing and functional development of sites. They provide a framework within which people may pursue dreams of their own homes and businesses. For all they can accomplish, there are some things they cannot do. They do not prevent change or guarantee that change will happen in the way any particular person prefers.”

Challenges & Constraints

City planning documents, land use policies, and development regulations govern how growth can occur, but other challenges and constraints also influence property development. The ability to serve new development with public and community services will play a pivotal role in the future of Bozeman Health's property east of Highland Boulevard.

Transportation Network

A comprehensive analysis of the existing transportation network, potential traffic demand increases, and corresponding infrastructure improvements will need to be conducted to determine future development impacts. The Subarea Plan strives to minimize single-occupancy vehicle impacts by prioritizing walking, biking, and public transit.

Future master site and site planning efforts will require formal traffic impact studies and trip generation sensitivity analyses. This work will identify existing street capacities and project future traffic volumes to determine needed network expansions. In addition, future transportation studies would evaluate the capacity of and potential improvements to the following intersections: Main-Highland, Highland-Old Highland, Highland-Kagy, Kagy-Bozeman Trail, Bozeman Trail-Haggerty, Haggerty-Main.

Any future transportation network and intersection capacity analyses will require coordination with the Montana Department of Transportation (MDT) as Main Street is a state highway and Kagy Boulevard is an MDT Urban Route.

Public Utilities

Any future development contemplated in the Subarea Plan will require detailed analysis of public water and sanitary sewer services. This work will be performed as part of future master site and site planning efforts.

Water and sewer demands will need to be calculated based on proposed land uses and densities. These demands will be input into the City of Bozeman utility models to determine if the existing infrastructure has the necessary capacity to accommodate the new uses. If not, upgrades and improvements to the water and sewer systems will be required. If, over time, the

full extent of the Subarea Plan comes to fruition, the City of Bozeman may need to locate new Public Works facilities in the area to support the additional water and sewer services.

Taking a more holistic view, the ability to service new development is dependent on regional, national, and global pressures on water. The City of Bozeman accesses its water from a closed basin which includes three main sources: Lyman Spring, Sourdough Creek, and Hyalite Reservoir. Assuming a consistent 4% growth rate, the City has estimated that "water demand will outpace the reliable yield of the existing water supply in 2033." Therefore, to some extent, changing climate and limited supply will likely impact the community's ability to provide enough water for competing uses.

These challenges could be mitigated by implementing sustainable water and energy systems at scale. This could include implementing wastewater recycling, renewable solar energy, or geothermal energy systems that would serve the entire neighborhood.

Public Services

As Bozeman continues to grow other public services like police, fire, and schools continually expand to meet the additional needs of the community. If the Bozeman Health property east of Highland and other nearby properties see significant development, the City of Bozeman may need to consider locating a new fire and police facility nearby.

Likewise, the Bozeman School District would likely evaluate the feasibility of building a new school in the area with any significant residential development.

Opportunities

The Subarea Plan highlights several opportunities to perpetuate Bozeman Health's long-standing commitments to their property's agricultural heritage and public access. The land use objectives in Chapter 2 clearly establish these as foundational elements of Bozeman Health's vision for the property.

Agriculture

In 2023 Bozeman Health leased the 317-acres of farmable land east of Highland Boulevard to Montana



“For new people and businesses to come and establish in the community the City must be able to provide land area, utility services, and other functions. It is the long standing policy of the City to balance the interests of new and existing residents. Therefore, the City has established standards and procedures to strive to ensure that new development proportionately contributes to the services and facilities needed to support new development.”

– Bozeman Community Plan 2020

State University's Agricultural Experiment Station as part of the Foundation Seed Program. After generations of family farming, this new relationship represents the next chapter in the area's long history of agricultural use.

For Bozeman Health the MSU lease is an opportunity to continue their legacy of land stewardship. The partnership allows MSU to cultivate several foundation seed varieties and will also provide numerous research opportunities for soil science and precision agriculture. Bozeman Health intends to continue leasing Highland Glen for seasonal livestock use. For many years, a generational rancher has pastured cow-calf pairs in the Glen between the months of June and October.

As discussed in Chapters 3 and 4, the Highland Glen homestead community node will honor the agricultural heritage of the property.

Another possible opportunity to carry on the land's agricultural heritage is through the intentional development of "agrihoods." An agrihood is a primarily residential neighborhood designed to revolve around shared community agriculture that is

inherently woven throughout the neighborhood. The local production of sustainable food by community members provides a community nexus both physically and socially; fostering a strong sense of relationship to the land, food, and one another. This agrihood model could replace conventional urban residential development on one of the existing agricultural tracts.

Public Access

Bozeman Health will continue to partner with the City of Bozeman, Gallatin Valley Land Trust (GVLTL), and Bridger Ski Foundation (BSF) to provide public access and year-round recreational opportunities at Highland Glen. Whether by renewing the current land use licenses or by contractual means, these community partnerships are invaluable to programming and managing a variety of healthy outdoor uses.

There is a current opportunity for Bozeman Health to coordinate with the City, GVLTL, and BSF to create a Master Trail Plan for Highland Glen. This master plan could identify future trail improvements, outline ongoing and long-term maintenance needs, establish operational best practices, and identify the roles and responsibilities of each partner. In addition, this plan

Community Commitment to Public Access:

“Bozeman Health is inspired by a desire to take outdoor active and healthy lifestyles and combine them with traditional services including behavioral health to increase health and wellness in a way that is accessible to all. Our leadership care team members and community have grown to love since beginning our trails partnerships in 2013.”

– Bozeman Health

“The Gallatin Valley Land Trust is so proud of our decade long partnership with Bozeman Health and the incredible trails we have built together at Highland Glen. We look forward to engaging in this planning process to ensure the future of those trails and to envision new ways to connect our community to the land.”

Gallatin Valley Land Trust

“The Bridger Ski Foundation is committed to the stewardship of the Highland Glen Trails. Highland Glen has served as a centerpiece of Bozeman's trail network accommodating hundreds of users daily from kids after school ski lessons, to community members getting out for a lunch break, to free weekend family fun days. BSF looks forward to working with Bozeman Health and the community on this land use plan.”

Bridger Ski Foundation

should begin to contemplate how to integrate the proposed shared use paths bisecting the Glen.

The master trail plan would also provide valuable insights into the future funding needs to maintain and improve the Glen’s national-class recreation opportunities.

Land Management

The Highland Glen Nature Preserve Land Management Plan was prepared for Bozeman Health in 2015 by the Montana State University Department of Animal and Range Sciences. The plan acknowledges that “Bozeman Health desires to sustain the land’s ecological health and ecosystem services, and Bozeman Health desires to be a good neighbor to adjacent landowners. If compatible with these goals, Bozeman Health also wishes to: 1) provide year-round public recreational opportunities, and 2) generate income for Bozeman Health and support the Gallatin Valley economy by leasing cropland to a local farmer and leasing livestock grazing to a local rancher.”

The management plan documents the water, vegetation, wildlife, and historical resources of the Glen. It also establishes land management actions that include cattle grazing, weed control, recreation, ecological monitoring, and lease agreements. The Plan outlines how agricultural uses, resources management, and public recreation will be integrated.

Bozeman Health intends to continue these land management efforts with their community partners. The complete land management plan is included in Appendix B: Natural Resources & Management.

In addition, the Subarea Plan acknowledges the City-accepted 2023 Gallatin Valley Sensitive Lands Protection Plan. The Subarea Plan supports multiple themes identified by the Sensitive Lands Protection Plan including habitat preservation and maintaining historic agricultural uses. By preserving Highland Glen as a significant open space corridor and continuing agricultural partnerships on the land, the Subarea Plan conserves these important resources.

Planning Processes

The City of Bozeman has a variety of planning documents that work in conjunction to guide the

continued evolution of the community. The 2018 Bozeman Strategic Plan includes Vision Statement #4 entitled ‘A Well-Planned City’. In turn, the Community Plan and the Bozeman Health Subarea Plan are “influenced by, and will influence, a number of other local plans, guidelines, policies, and manuals. These are intended to be used together to achieve a set of community goals while minimizing redundancies.”

Land Use Planning

Land use and development involve a series of sequential planning processes. Each step described below has a finer scope and more detailed design requirements than the last. The process also provides additional opportunities for public engagement.

1. Subarea Plan applies the goals and objective of the Community Plan to a more specific ‘neighborhood’ or district. The City requested Bozeman Health create a new subarea plan to replace the outdated 2006 Subarea Plan.
2. Master Site Plan is required for each distinct part of a Subarea Plan. A Master Site Plan outlines the phased development of a particular property.
3. Site Plan or Subdivision is required for each development project within an approved Master Site Plan.
4. Public Infrastructure Plan is required to design, improve, and construct new public streets, water mains, sewer mains, and stormwater management systems.
5. Building Permit is required to construct each building or component of an approved Site Plan.

Other Related Plans

A wide variety of City of Bozeman planning documents are germane to this Subarea Plan. They include the 2017 Water Facility Plan, 2015 Wastewater Collection Facilities Plan, 2017 Bozeman Transportation Master Plan, and 2023 Parks, Recreation, and Active Transportation Plan. Likewise, some Gallatin County and regional plans are relevant including the 2021 Triangle Trails Plan, 2022 Greater Triangle Area Transportation Plan, and the 2023 Gallatin Valley Sensitive Lands Protection Plan.

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APPENDIX A: Existing Conditions

* For Historical Perspective, Demographics, Socioeconomics, and Physiography see the 2020 Bozeman Community Plan Appendix C

Land Use

Current Land Use

Much of the land addressed in Bozeman Health's Subarea Plan is currently undeveloped, primarily used for agricultural purposes and publicly accessible natural open space. The presently developed portions of the Subarea Plan area are located on the west side of Highland Boulevard. This development includes the main Bozeman Health Deaconess Regional Medical Center, Hillcrest Senior Living, and the Knolls at Hillcrest residential neighborhood. Because most of the area west of Highland Boulevard is already developed, the plan primarily focuses on the land located east of Highland Boulevard. This area is comprised of three undeveloped agricultural tracts that are bisected by the Highland Glen natural space, totaling to approximately 455 acres.

Current Zoning

Currently, the Deaconess Regional Medical Center and the large area to the east of Highland Boulevard adjacent to the Deaconess Regional Medical Center are zoned as Community Business District (B-2). The area surrounding Hillcrest Senior Living, including the undeveloped 7 acres of the Knolls, is zoned as Residential-Office District (R-O). The Knolls at Hillcrest is zoned as Residential Medium Density District (R-3). The area across Highland Boulevard from the Knolls and North of New Hyalite View Subdivision is zoned as Residential Low-Density District (R-1). The remainder of the Subarea Plan land is zoned as Residential Suburban District (R-S). Although these designations make up the City's current zoning, some of the designations do not align with the City of Bozeman's Future Land Use map that is detailed in the City's Community Plan. See Figure #/Page # for a map of the current zoning designations.

Future Land Use

The City of Bozeman's Future Land Use map that is found within the Community Plan guides what types of uses and zoning districts can be applied

to specific properties. Presently, the Deaconess Regional Medical Center is designated as Regional Commercial and Services; the areas directly to the west and the area across Highland Boulevard to the east of the Deaconess Regional Medical Center, as well as a small area at the southern end of Highland Glen, are designated as Community Commercial Mixed Use; the area adjacent to the north of New Hyalite View Subdivision is designated as Residential Mixed Use; and the areas spanning Hillcrest Senior Living, The Knolls, and the eastern majority of the undeveloped agricultural land are designated as Urban Neighborhood. See page A.6 for a map of the future land use designations.

Existing Facilities

Transportation

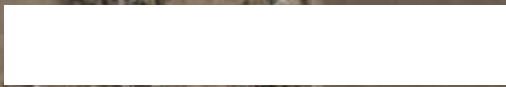
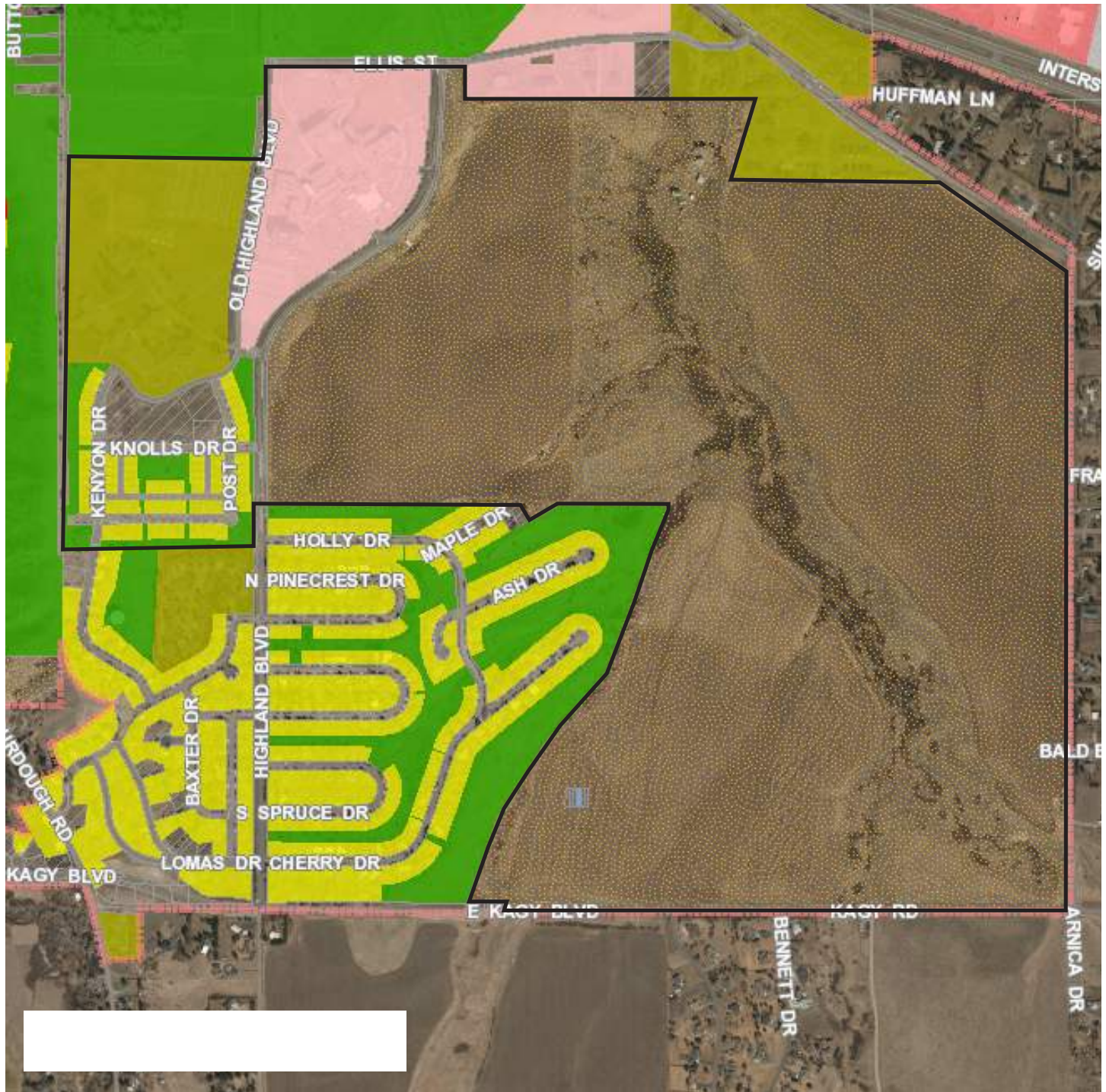
There are relatively few existing roads within the Subarea Plan boundary. Highland Boulevard is the only arterial street that runs through the Subarea Plan area. The other roads within the plan boundary are all local streets located on the west side of Highland Boulevard. These include Old Highland Boulevard, Aspen Point Drive, Knolls Drive, Josephine Drive, Kenyon Drive, and Post Drive. The plan's boundary is bordered by the principal arterial Kagy Boulevard along the south, minor arterial Bozeman Trail Road along the east, and partially by the local Ellis Street along the north. The area is primarily serviced by the signalized intersection of Highland Boulevard and Ellis Street on the north boundary and the unsignalized intersection of Highland Boulevard and Kagy Boulevard west of the most southern boundary.

Municipal Utilities

Municipal water, sewer, and stormwater mains currently service the development on the west side of Highland Boulevard, including the Deaconess Regional Medical Center and the Knolls neighborhood. The undeveloped portion of the Subarea Plan on the east side of Highland is bordered by both water and sewer mains beneath Highland Boulevard to the west. A water main beneath Kagy Boulevard terminates at the most southwest corner of the undeveloped Subarea Plan land and another water main beneath Bozeman Trail terminates at the northeast corner of the undeveloped Subarea Plan land. Both water

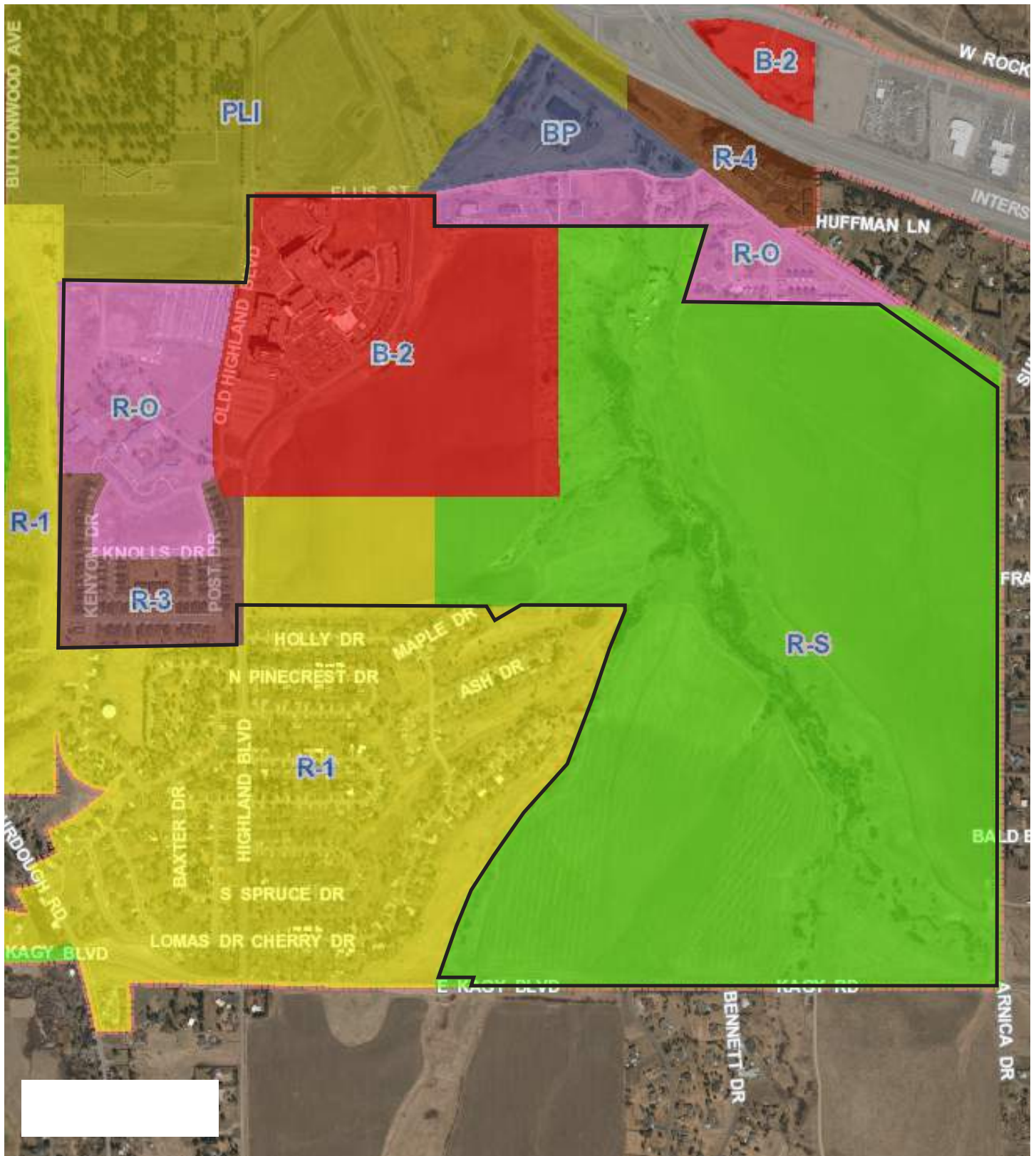
mains provide opportunity to be extended along their respective roads to service potential future development within the undeveloped agricultural tracts. In addition, an existing sewer main bisects the

undeveloped land and Highland Glen, running from New Hyalite View Subdivision to east Ellis Street along the bottom of the glen.



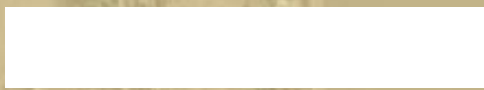
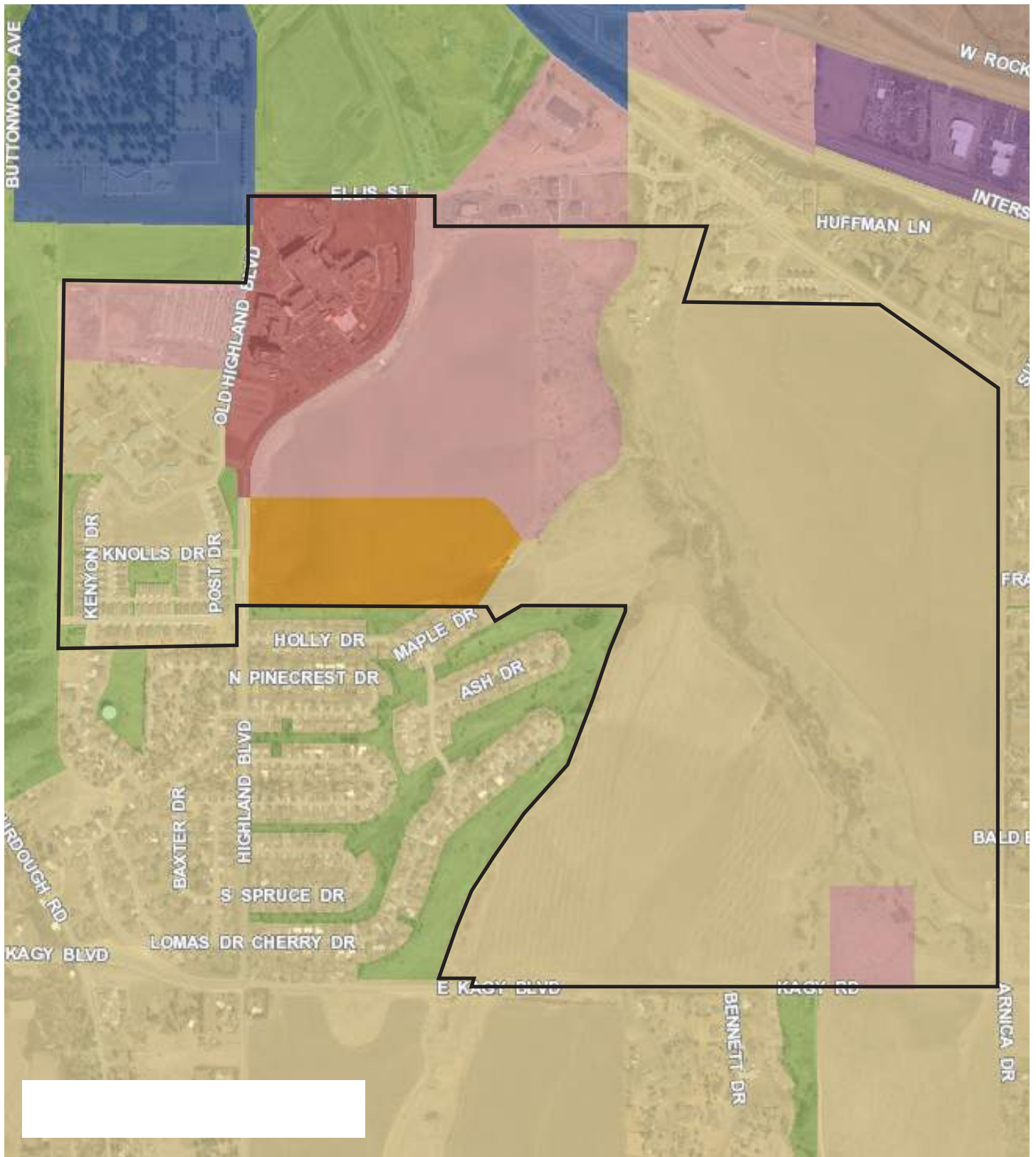
LEGEND

 Administrative/Professional	 Right-of-Way
 Park or Open Space	 Undeveloped
 Single-Household Residential	 Vacant
 Commercial Auto	 Subarea Boundary



LEGEND






- | | | |
|--|--|--|
| R-1 (Residential Single-Household, Low Density) | R-3 (Residential Medium Density) | B-2 (Community Business) |
| R-S (Residential Suburban) | R-4 (Residential High Density) | BP (Business Park) |
| M-1 (Light Manufacturing) | R-O (Residential Office) | Subarea Boundary |
| PLI (Public Lands/Institutions) | | |

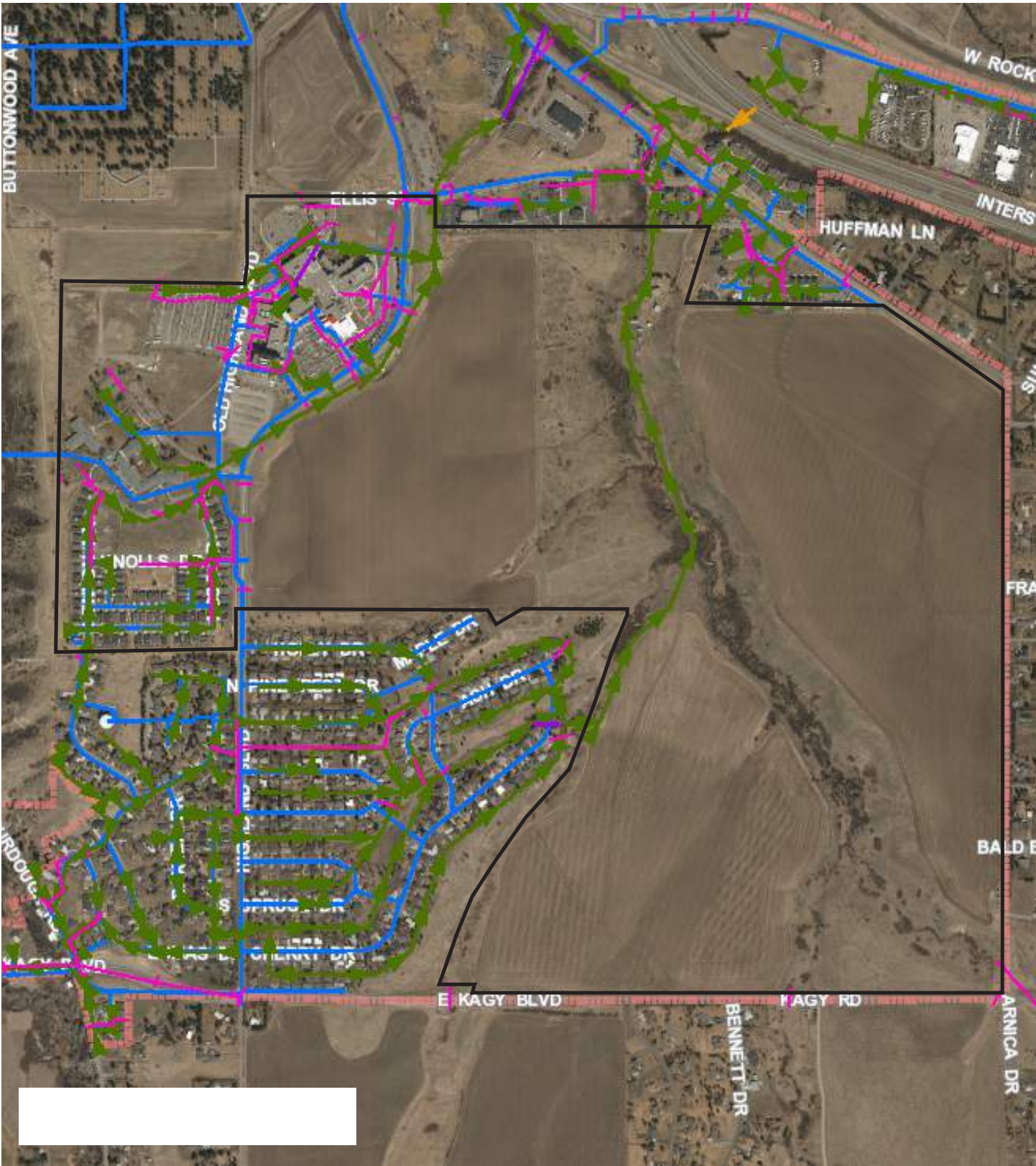


LEGEND	 Urban Neighborhood	 Regional Commercial and Services	 Industrial	 Subarea Boundary
	 Traditional Core	 Community Commercial Mixed Use	 Public Institutions	
	 Residential Mixed Use	 Maker Space Mixed Use	 Parks and Open Lands	



LEGEND

- | | | | | | |
|---|--------------------|---|--------------|---|------------------|
|  | Principal Arterial |  | Collector |  | Subarea Boundary |
|  | Minor Arterial |  | Local Street | | |



LEGEND

- Wastewater Main
- Water Main
- Stormwater Main
- Subarea Boundary

↑ Map by City of Bozeman GIS



APPENDIX B:
Natural Resources & Management

Geography & Physical Conditions

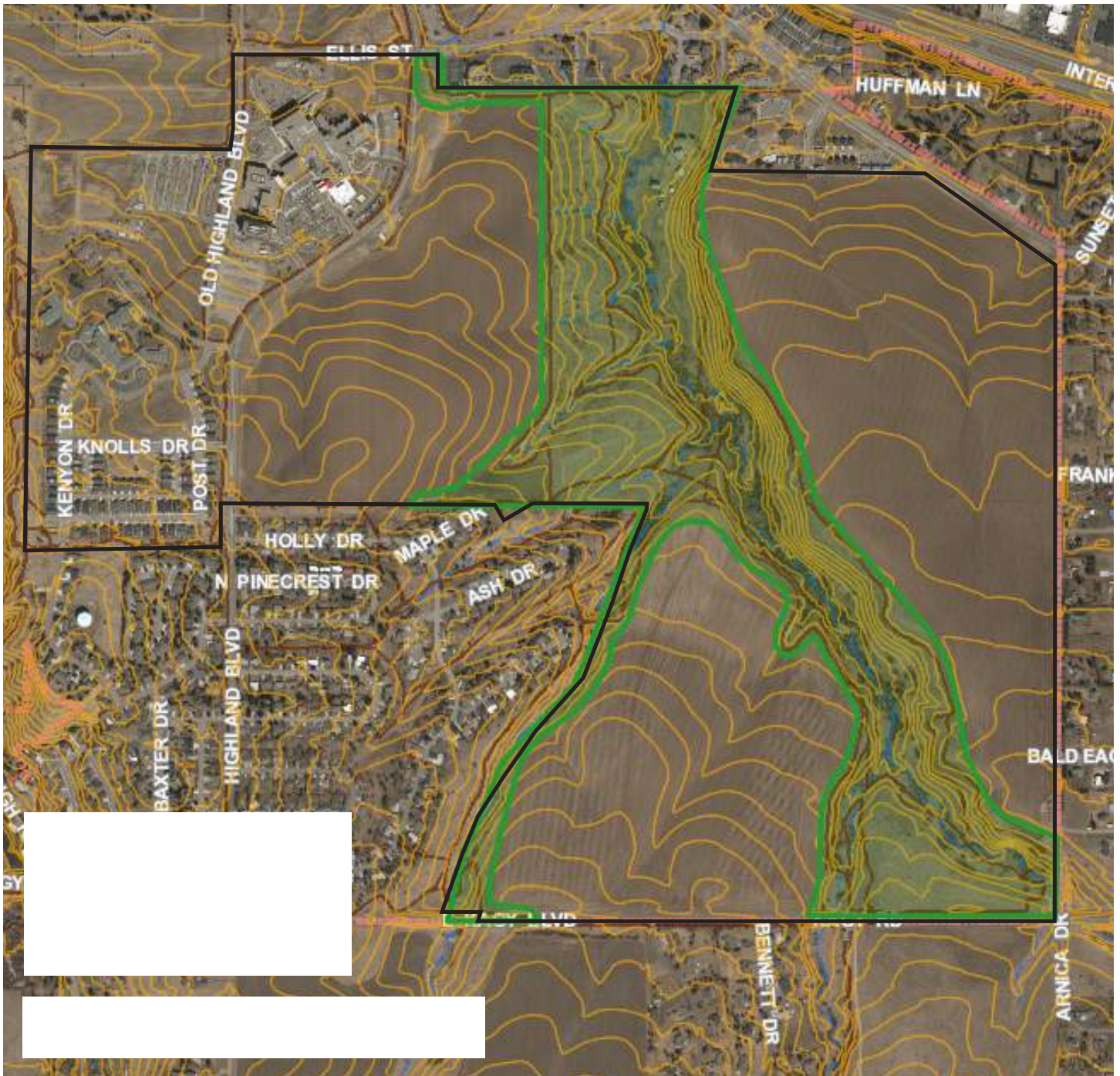
Topography

Generally, the topography of Subarea Plan properties is characterized by gently rolling hills, sloping north or northeast. However, this rolling landscape is naturally divided by a stark drainage coulee that stretches north-south, splitting the undeveloped agricultural land into three large tracts. The coulee, called

Highland Glen, is delineated by steep slopes on the east and west sides, with the steepest slopes along the east edge.

Water, Streams, & Wetlands

There is one drainage watercourse that flows along the bottom of the coulee within the Highland Glen area. A few ephemeral drainages feed into the glen from the west. Wetlands and riparian areas can be found along the watercourse at the bottom of the coulee.



Trail System & Highland Glen

Highland Glen refers to the significant drainage coulee found within the study area of the Subarea Plan. The Glen is currently home to a robust trail network that is publicly accessible all year round for walking, running, biking, and cross-country skiing. The trail system is maintained by two local non-profit organizations, GVLT and BSF. The trails in Highland Glen are used heavily and valued greatly by many Bozeman Community members.

Vegetation

The undeveloped agriculture portions of the study area are primarily dominated by agricultural crops species such as barley, wheat, peas, and lentils. Highland Glen is dominated by typical Montana grassland and forb varieties, shrubs such as sagebrush and willow, and various tree species including cottonwood and aspen.





- Paved Path
- Gravel or Dirt Path

3 SUNSET HILLS TRAILS AND HIGHLAND GLEN NORDIC SKI TRAILS



↑ Map by Bridger Ski Foundation

Land Management Plan

* The Highland Glen Nature Preserve Land Management Plan from 2015, updated in 2024, is included on the following pages

HIGHLAND GLEN NATURE PRESERVE LAND MANAGEMENT PLAN

Prepared for:
Bozeman Health
May 5, 2015

Prepared by:
Jeff Mosley, PhD
Extension Range Management Specialist
Department of Animal and Range Sciences
Montana State University
Bozeman, MT 59717-2900
Office: 406-994-5601
Cell: 406-579-8177
FAX: 406-994-5589
Email: jmosley@montana.edu

Reviewed and referenced annually for ongoing operations:
2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024

Reviewed by:
Brianna Rogers, Consultant
Bird Dog Strategies, LLC
Email: briannerogers@gmail.com
Cell: 406-579-2921

1.0 EXECUTIVE SUMMARY

This plan describes how Bozeman Health (BH) will manage about 430 acres of undeveloped land near Bozeman Health Deaconess Hospital in Bozeman, Montana. BH desires to sustain the land's ecological health and ecosystem services, and BH desires to be a good neighbor to adjacent landowners. If compatible with these goals, BH also wishes to: 1) provide year-round public recreational opportunities, and 2) generate income for BH and support the Gallatin Valley economy by leasing cropland to a local farmer and leasing livestock grazing to a local rancher. Current land health is generally good to excellent, with the notable exception of a large infestation of the noxious weed common tansy and much smaller infestations of the noxious weeds Canada thistle, hound's tongue, musk thistle, and spotted knapweed. The cropland lessee will be responsible for weed control on the cropland, and a licensed contractor will be responsible for weed control within the cropland field buffers and throughout the remainder of the property. Light to moderate-intensity cattle grazing from July 15-October 15 each year will be used to suppress the noxious weed Canada thistle, enhance wildlife habitat and biological diversity, and reduce the threat of wildfire. Motorized machinery is permitted for operational purposes for the farmer and rancher lessees. Motorized scooters for handicapped trail users are permitted; pedal-powered bicycles are also permitted. No other motorized recreation will be permitted. Working with Gallatin Valley Land Trust (GVLT), BH will update and add to existing signage at trailheads to interpret the land's ecology and significant history for recreational users. Signs will be installed at all trailheads to inform recreational users about farming and cattle grazing on the property and to advise people about how to safely coexist with the farming and cattle grazing as they recreate. Any trail changes or additions will be coordinated between BH and GVLT.

2.0 INTRODUCTION

Bozeman Health (BH) owns about 430 acres of undeveloped land near Bozeman Health Deaconess Hospital inside the city limits of Bozeman, Montana (Figure 1). The undeveloped land is located in Township 2 South, Range 6 East, Section 17. About 295 acres are cropland and leased for farming. About 135 acres are rangeland, with about 119 acres of the rangeland leased for cattle grazing. The weed management plan outlined below applies to the 430 acres of undeveloped cropland and rangeland. This plan revises and replaces the BH Bozeman Trail Coulee Land Management Plan dated January 24, 2012. This revision has been prepared with input and assistance from the Gallatin Valley Land Trust, Gallatin County Weed District, and faculty and students from the Department of Land Resources and Environmental Sciences at Montana State University. The MSU ENSC 443 (Weed Ecology and Management) Fall 2014 students put together a project paper analyzing weed management alternatives that have been considered in the creation of this comprehensive plan.

The BH Subarea Plan completed in April 2006 describes the long-term vision for the 430 acres. Most of this land will eventually be developed to include commercial and residential uses, with about 100 of the rangeland acres dedicated to remain undeveloped in a linear park (Highland Glen Nature Preserve). The purpose of this plan is to guide land management actions until commercial and residential development occurs. BH will review and possibly update this plan at least once every 5 years.

3.0 LAND MANAGEMENT GOALS

BH desires to sustain the land's ecological health and ecosystem services, and BH desires to be a good neighbor to adjacent landowners. If compatible with these goals, BH also wishes to: 1) provide year-round public recreational opportunities, and 2) generate income for BH and support the Gallatin Valley economy by leasing cropland to a local farmer and leasing livestock grazing to a local rancher.

4.0 WATER, VEGETATION, WILDLIFE, AND HISTORICAL/CULTURAL RESOURCES

4.1 Water

One unnamed watercourse extends from south to north through Highland Glen Nature Preserve. The stream channel begins where groundwater surfaces near a spring about 1000 feet north of the southern property boundary. The watercourse does not contain fish. One old, unmaintained, excavated stock water pond exists near the northern end of the coulee and is surrounded by tall willow trees. Beavers have constructed several dams along the stream in the northern half of the coulee, and these dams have created small ponds adjoined by aspen, cottonwoods, and other wetland vegetation. The number and size of beaver ponds declined appreciably in 2014 compared with 2011-2013. During years with abundant precipitation, groundwater surfaces in small pools dispersed along the bottom of the coulee's southern third. The watercourse is generally in good ecological health. Cattle trampling is not excessive along the watercourse. Immediately prior to cattle grazing in summer 2012, woody debris was placed along streambanks at a few small, localized sites to mitigate previous trampling impacts and to prevent cattle from accessing these sites. This action was successful. Similar action is now needed at one site near the north-south center of the coulee where shrubs were removed during recreational trail construction in 2012. Shrub removal allowed cattle to access the streambank in places where they could not do so prior to trail construction. Streambank cattle trampling also needs addressed at one localized site near the northern end of the coulee where decreased beaver activity has lowered the water depth in the stream and lowered the water table, thereby enabling cattle greater access to the streambank and enabling cattle to congregate where they could not previously when beaver activity was greater.

4.2 Vegetation

Common plant species present are listed in Table 1. The plant species composition indicates good to excellent ecological health with a few notable exceptions. Five perennial forbs (i.e., broadleaf weeds) require suppression: common tansy, Canada thistle, musk thistle, hound's tongue, and spotted knapweed. All five of these forbs are officially listed as noxious by the state of Montana or Gallatin County. Consequently, BH is required by law to control these weeds. Common tansy is abundant along the watercourse; Canada thistle is common; hound's tongue is common along the recreational trails, especially wherever trail construction significantly disturbed the soil; and musk thistle and spotted knapweed are limited to one or two small sites.

Gallatin County Weed District personnel treated the infestation of common tansy in spring/early summer 2011 and 2012. These herbicide treatments were very successful and effectively controlled common tansy in the treated sites, but additional sites require treatment. Hound's tongue and Canada thistle, and common tansy in some places, have increased within the cropland field buffers that were created to provide cross-country ski trails. The BH cropland is leased to Vaughn Kraft, whose family began farming the BH cropland in 1962. The Kraft Family has worked for decades to eradicate weeds on these cropland fields so that the Kraft's could grow certified (i.e., weed-free) grain seed. Better weed control in the ski-trail field buffer is needed to protect the weed-free status of the Kraft's grain crop.

Another noteworthy vegetation concern is the large amount of wildfire fuel provided by the productive rangeland. Light to moderate-intensity cattle grazing currently reduces the wildfire threat. Mowing could be used as an alternative to cattle grazing in some portions of the rangeland, but steep topography in other portions of the rangeland make mowing unfeasible.

4.3 Wildlife

The undeveloped rangeland provides valuable habitat for numerous wildlife species. Mule deer, white-tailed deer, fox, beaver, raccoons and other small mammals, coyotes, raptors, songbirds, and waterfowl are common. Black bears and moose are present infrequently. The area also provides important winter-early spring range for elk. Residential development (e.g., Arrowleaf Hills Subdivision, Eagle Rock Reserve, Triple Tree Subdivision, Trooper Trail area, and Painted Hills Subdivision) eliminated considerable elk winter-spring range to the south of the BH property during the past 20-30 years. Elk grazing distributions and travel patterns also were dramatically altered. However, adjacent land immediately to the south of Highland Glen Nature Preserve owned by the Burkhardt-Behring Family has remained agricultural since the beginning of pioneer settlement in the Gallatin Valley, thus providing a travel corridor that enables wintering elk to access Highland Glen Nature Preserve from the foothills of the Gallatin Range. The Burkhardt-Behring Family property is anticipated to remain agricultural for the foreseeable future, which may maintain Highland Glen Nature Preserve as valuable winter elk range for the next several years. Elk use of Highland Glen Nature Preserve during spring, however, declined in 2013-2015 because of increased recreational trail use, and it is unlikely Highland Glen Nature Preserve will provide significant spring elk habitat in the future.

4.4 Historical and Cultural Resources

Archeological sites are probably present in the coulee, as acknowledged in the BH Subarea Plan (page 2-22). Prior to urban development, the developer will be required to coordinate with the State of Montana's State Historic Preservation Office to determine whether mitigation is needed, but to date an archaeological survey has not been completed.

There is little doubt that the coulee is an important historical site. For centuries, Native American tribes inhabiting lands west and north of present-day Bozeman, including Shoshone, Bannock, Nez Perce, Salish, and Blackfeet, likely traversed the coulee while traveling between the Gallatin Valley and the Paradise Valley via Bear Canyon or Bozeman Pass. In 1806, William Clark of the Corps of Discovery established a survey benchmark on a knoll on the coulee's edge. Members of the Crow Tribe regularly

camped in the coulee while interacting with the US military at Fort Ellis during the late 1800s, and an old wagon road that extends the length of the coulee was used by pioneer settlers when travelling to/from the southeast corner of the Gallatin Valley to/from the town of Bozeman. Speculation also exists that this wagon road was an alternative route for Bozeman Trail pioneers to reach Bozeman after entering the Gallatin Valley from the east via either Moffett Gulch or the current route of Interstate 90.

The undeveloped rangeland has been grazed by livestock for 140+ years. Current cattle grazing lessee Darrell Kurk, a descendant of pioneer settlers in the Gallatin Valley, was raised on the family ranch located near the mouth of Bear Canyon, and the Kurk Family has been grazing cattle on nearby lands for more than 100 years. Darrell Kurk and Vaughn Kraft, the cropland lessee, are good ambassadors for BH in the course of operating their agricultural leases.

Few cultural resources exist on the property. A City of Bozeman sanitary main line sewer is buried in the bottom of the coulee, entering the coulee near the New Hyalite View Subdivision and extending northward the length of the watercourse to Haggerty Lane. This sanitary sewer serves most of the New Hyalite View Subdivision, Highwood Estates, and portions of Graf's 1st Subdivision. Northwestern Energy maintains an overhead electric power transmission line that crosses the property from east to west, located immediately north of New Hyalite View Subdivision. No permanent buildings exist on the property. The principal recreational resources on the property are the cross-country ski trails and hiking/equine trails. Bridger Ski Foundation created winter recreational trails in fall 2010, and Gallatin Valley Land Trust added summer trails in 2012. Human recreation on the BH property increased dramatically from 2012-2015.

5.0 LAND MANAGEMENT OBJECTIVES

5.1 Water

1. Improve streambank stability.
2. Maintain or improve functioning condition of stream.

5.2 Vegetation

1. Suppress noxious weeds.
2. Maintain or enhance vigor and productivity of desirable vegetation.
3. Maintain or reduce the threat of wildfire.

5.3 Wildlife

1. Maintain or enhance wildlife habitat values.

5.4 Historical/Cultural

1. Maintain sewer and power transmission infrastructure.
2. Maintain winter and summer recreation trails.
3. Construct display panels/signs to inform recreational users.
4. Generate farming and cattle grazing lease income to BH.

6.0 LAND MANAGEMENT ACTIONS

6.1 Cattle Grazing Management

- Estimated livestock grazing capacity at a light-moderate grazing intensity is 90 AUMs (refer to Forage Availability and Use Chart; an AUM = Animal Unit Month, defined as the amount of forage required to support the equivalent of one 1,000-lb cow for one month). Cattle grazing at a light-moderate stocking rate during summer will enhance forage quality for wildlife, increase biological diversity, suppress Canada thistle, and reduce the threat of wildfire.
- Grazing season will be July 15 to October 15. Delaying grazing until mid-July will: 1) allow riparian soils to be drier and less susceptible to trampling damage, and 2) limit plant regrowth after grazing, thereby providing more effective wildfire protection. This grazing season also coordinates well with the Kurk Ranch's US Forest Service grazing permit that has the same grazing season, and this grazing season is coordinated with the Kurk Ranch's brucellosis management plan that has been approved by the Montana Department of Livestock. Delaying cattle grazing until after the elk calving season (May to mid-June) decreases potential brucellosis transmission from elk to cattle.
- Stocking rate will be one mature bull plus 12-20 cow/calf pairs (6-10 mature cows and 6-10 young cows; Total = 55 to 89 AUMs; refer to Livestock Inventory Chart). Calves will average about 4 months old when they enter the property.
- Kurk Ranch will purposely select docile cattle to graze on the property.
- Kurk Ranch will carry liability insurance coverage on their cattle that graze on the property.
- Kurk Ranch will move salt/mineral supplemental feeding sites during the grazing season, as needed, to achieve proper grazing distribution. Beginning about 3 weeks before the end of the grazing season (i.e., beginning on or about Sept. 23), Kurk Ranch will begin feeding Bloat Guard blocks to prepare the cattle for exiting the property and transitioning to graze alfalfa aftermath. Feeding Bloat Guard blocks also will make the cattle easier to gather and transport at the end of the grazing season.
- Kurk Ranch will place woody debris along streambanks at selected sites to mitigate previous trampling impacts and to prevent cattle from accessing these sites. Existing downed woody debris in the coulee will be used. In the event more woody debris is needed, hawthorn shrubs/trees \leq 6-inch dbh (diameter at breast height) will be cut. Cutting hawthorns will reduce the abundance of this undesirable shrub and enhance the regeneration of desirable willows and cottonwoods.

6.2 Weed Control

- Five noxious weed species will be suppressed: 1) common tansy, 2) Canada thistle, 3) hound's tongue, 4) musk thistle, and 5) spotted knapweed.
- Adaptive, integrated weed management will be used, incorporating mowing, hand-pulling, targeted cattle grazing, biological control insects, herbicides, tillage, and other tools as needed.
- The cropland lessee will be responsible for weed control on the cropland.

- Bozeman Health will provide funding to hire a licensed contractor who will be responsible for weed control within: 1) the cropland field buffer, and 2) the rangeland in Highland Glen Nature Preserve. Only the licensed contractor will be allowed to apply herbicide in these areas.
- All herbicide applications will adhere to Gallatin County Weed District recommendations.
- Herbicide applications will be limited to spot-spraying. Boom spraying will not be allowed.
- The licensed contractor will post signs to inform the public whenever herbicide is being applied. In addition, the licensed contractor will inform Gallatin Valley Land Trust when herbicide application is planned to enable Gallatin Valley Land Trust to use its website and e-newsletter to inform the public of upcoming herbicide applications.
- To limit weed spread from Highland Glen Nature Preserve into the adjacent cropland, the rotary mower used for ski trails will be cleaned of weed seeds each time before entering Section 17, and the ski trails in the crop field boundary will always be cut before cutting the trails within Highland Glen Nature Preserve.

6.3 Recreation Management

- Motorized machinery is permitted for operational purposes for the farmer and rancher lessees. Motorized scooters for handicapped trail users are permitted; pedal-powered bicycles are also permitted. No other motorized recreation will be permitted.
- Any trail changes or additions will be coordinated between BH and GVLT.
- One display panel will be constructed at each trailhead to interpret the land's ecology and history for recreational users.
- Signs will be installed at all trailheads to inform recreational users that they are entering an area where cattle graze from July 15-October 15. Signs will educate people how grazing by cattle is being purposely applied to enhance wildlife habitat, enhance biological diversity, suppress Canada thistle, and suppress the threat of wildfire. Signs will also advise people to not approach the cattle or attempt to feed them, and remind pet owners to keep their pets under control and not allow them to chase or harass the cattle.
- Signs will be installed at all trailheads entering the adjacent cropland fields to inform recreational users that they are entering an area where farming activities occur such as plowing, seeding, and harvesting. Signs will advise people to avoid the area during those few times a year when farming activities are in progress, and remind pet owners to keep their pets under control and safely away from farm machinery while it is operating.

6.4 Ecological Monitoring

- Dr. Jeff Mosley, Montana State University Extension Range Management Specialist, will inspect the ecological health of Highland Glen Nature Preserve two or three times annually and provide a brief annual report each year to BH, Vaughn Kraft, and Darrell Kurk.

6.5 Written Lease Agreements

- The cattle grazing lessee (Darrell Kurk) and the farming lessee (Vaughn Kraft) each want to develop separate 5- to 10-year written leases with BH. Only verbal agreements currently exist. When drafted, leases will stipulate weed control objectives and responsibilities.
- Darrell Kurk and Vaughn Kraft each want to continue their agricultural leases with BH for the foreseeable future.

7.0 FUTURE ISSUES

The proposed urban development will eliminate the cropland and present several challenges to continued cattle grazing and recreational trail use. Identifying and anticipating these potential challenges now may help all concerned to address them more proactively as urban development approaches. It is anticipated that cattle grazing and recreation can continue to coexist when urban development begins and continue to coexist after urban development has been completed.

1. Sanitary sewer: The proposed development will require replacement of deficient sections of the existing sanitary sewer as well as installation of additional main lines (pages 2-13 and 5-3 BH Subarea Plan).

2. Storm water utilities: Storm water utilities, including additional catch basins, inlets and subsurface piping will deliver runoff to retention areas and ultimately to the watercourse in the bottom of the coulee. Storm water retention areas also will likely be constructed throughout the bottom of the coulee and existing wetlands may become larger (page 2-14, BH Subarea Plan).

3. Electric Power Transmission Line: The existing 50 KV electric power transmission line may be relocated and possibly buried (page 2-22 BH Subarea Plan), potentially impacting fences or creating a need to construct protection around electrical boxes to prevent disturbance by cattle.

4. Roads:

- a. Anticipated improvements/widening to Kagy Boulevard and Bozeman Trail Road (page 2-17 BH Subarea Plan) will likely alter existing fence locations.
- b. It is anticipated that only one roadway will cross the coulee and this will be a bridge (page 2-7 BH Subarea Plan) or pre-cast crossing over the drainage channel (page 2-10 BH Subarea Plan). The roadway crossing will include an elevated road surface to lessen detrimental impacts and allow free migration of animals and pedestrians under the road (page 2-11, BH Subarea Plan). A crossing that allows free migration of deer, elk or other wildlife should also allow free migration of livestock and perhaps horseback riders, too.
- c. Collector roads planned to connect Kagy Blvd to Highland Blvd and connect Haggerty Lane, across the coulee, to the Kagy/Highland Blvds collector (page 2-18 BH Subarea Plan) will impact fences. Cattle guards will need to be installed if cattle grazing is planned to continue after road construction.



Figure 1. BH property including current and future land uses.

Table 1. Common plant species present in Highland Glen Nature Preserve.

Common Name	Scientific Name
Noxious Weeds	
Canada thistle	<i>Cirsium arvense</i>
Common tansy	<i>Tanacetum vulgare</i>
Hound's tongue	<i>Cynoglossum officinale</i>
Musk thistle	<i>Carduus nutans</i>
Spotted knapweed	<i>Centaurea stoebe</i>
Grasses and Sedges	
Beaked sedge	<i>Carex rostrata</i>
Bluebunch wheatgrass	<i>Pseudoroegneria spicata</i>
Creeping meadow foxtail	<i>Alopecurus arundinaceus</i>
Idaho fescue	<i>Festuca idahoensis</i>
Indian ricegrass	<i>Achnatherum hymenoides</i>
Kentucky bluegrass	<i>Poa pratensis</i>
Nebraska sedge	<i>Carex nebrascensis</i>
Orchardgrass	<i>Dactylis glomerata</i>
Plains reedgrass	<i>Calamagrostis montanensis</i>
Redtop	<i>Agrostis gigantea</i>
Rough fescue	<i>Festuca campestris</i>
Smooth brome	<i>Bromus inermis</i>
Timothy	<i>Phleum pratense</i>
Forbs	
American licorice	<i>Glycyrrhiza lepidota</i>
Arrowleaf balsamroot	<i>Balsamorhiza sagittata</i>
Aster	<i>Aster</i> spp.
Camas	<i>Camassia</i> sp.
Canada goldenrod	<i>Solidago canadensis</i>
Common cattail	<i>Typha latifolia</i>
Cudweed sagewort	<i>Artemisia ludoviciana</i>
Dotted blazing star	<i>Liatris punctata</i>
Northern bedstraw	<i>Galium boreale</i>
Old man's whiskers	<i>Geum triflorum</i>
Silky lupine	<i>Lupinus sericeus</i>
Slender cinquefoil	<i>Potentilla gracilis</i>
Sticky purple geranium	<i>Geranium viscosissimum</i>
Wavyleaf thistle	<i>Cirsium undulatum</i>
Western yarrow	<i>Achillea millefolium</i>
Whitepoint locoweed	<i>Oxytropis sericea</i>
Yellow salsify	<i>Tragopogon dubius</i>
Shrubs/Trees	
Black cottonwood	<i>Populus trichocarpa</i>
Mountain big sagebrush	<i>Artemisia tridentata</i> spp. <i>vaseyana</i>
Quaking aspen	<i>Populus tremuloides</i>
Red-osier dogwood	<i>Cornus stolonifera</i>
Rocky Mountain juniper	<i>Juniperus scopulorum</i>
Succulent hawthorn	<i>Crataegus succulent</i>
Western snowberry	<i>Symphoricarpos occidentalis</i>
Willow	<i>Salix</i> spp.
Wood's rose	<i>Rosa woodsii</i>

Highland Glen
Nature Preserve
Livestock Inventory

Livestock Count/Forage Demand

Kind/Class of Livestock	Animal Unit Value	# AUs	Month													
			J	F	M	A	M	J	J	A	S	O	N	D		
Mature cows (non-lactating)	0.9	# AUs														
Mature cows (lactating)	1.2	# AUs							5.0	10.0	10.0	5.0				
Young cows (lactating)	1	# AUs							6.0	12.0	12.0	6.0				
Replacement bred heifers (18-24 months)	0.8	# AUs							5.0	10.0	10.0	5.0				
Replacement yearling heifers (12-17 months)	0.7	# AUs							5.0	10.0	10.0	5.0				
Replacement heifer calves (6-12 months)	0.5	# AUs							5.0	10.0	10.0	5.0				
Calves (4 months through weaning)	0.3	# AUs							10.0	20.0	20.0	10.0				
Weaned steer/heifer calves (6-12 months)	0.5	# AUs							3.0	6.0	6.0	3.0				
Yearling steers/heifers (12-17months)	0.7	# AUs														
Young bulls (12-24 months)	1.2	# AUs														
Mature bulls (2-5 years)	1.5	# AUs							0.5	1.0	1.0	0.5				
Horses	1.2	# AUs							0.8	1.5	1.5	0.8				
Mature ewes (non-lactating, 150 lbs.)	0.18	# AUs														
Mature ewes (lactating, 150 lbs.)	0.2	# AUs														
Lambs (2 months to weaning)	0.06	# AUs														
Lambs (weaned to yearling)	0.12	# AUs														
Yearling lambs	0.15	# AUs														
Rams	0.25	# AUs														
Mature goats	0.15	# AUs														
Yearling goats	0.1	# AUs														
Total		#	0.0	0.0	0.0	0.0	0.0	0.0	20.5	41.0	41.0	20.5	0.0	0.0		
		AUs	0.0	0.0	0.0	0.0	0.0	0.0	14.8	29.5	29.5	14.8	0.0	0.0		

Forage Availability and Use Chart

Soil Mapping Unit	Acres	Acre/ AUM	AUMs	Month												
				J	F	M	A	M	J	J	A	S	O	N	D	
Anceny Cobbly Loam, 15-60% slopes	26.1	2.3	11.3							1.8	3.8	3.8	1.9			
Blackmore Silt Loam, 4-8 % slopes	14.3	1.3	11.0							1.8	3.7	3.7	1.8			
Blackmore Silt Loam, 8-15% slopes	37.6	1.3	28.9							4.9	9.6	9.6	4.8			
Enbar-Nythar Loams, 0-4% slopes	37.1	1.0	37.1							6.1	12.4	12.4	6.2			
Enbar-Nythar Loams, cool, 0-4% slopes	0.2	0.8	0.2							0.0	0.1	0.1	0.0			
Meagher-Shawmut-Bowery Complex, 15-45% slopes	4.0	2.0	2.0							0.3	0.7	0.7	0.3			
Total	119.3		90.5													
Total Forage AUMs Available			90.5							14.9	30.3	30.3	15.0			
Total AUMs Required			88.6							14.8	29.5	29.5	14.8			
Total AUMs Excess/Deficiency			1.9							0.1	0.8	0.8	0.2			

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APPENDIX C:
Community Plan Amendment

The purpose of this appendix is to document how the Bozeman Health Subarea Plan meets the amendment criteria established in Chapter 5 of the 2020 Bozeman Community Plan. More specifically, this appendix establishes how the Subarea Plan will follow the prescribed amendment process, who is initiating the process, and conformance with the amendment criteria.

This Plan has been prepared to balance a wide variety of interests. Changes to the Plan must continue the balance of needs and interests.

RESPONSE: Like the 2020 Bozeman Community Plan, the Subarea Plan balances a variety of interests. The plan addresses the needs of Bozeman Health, the surrounding neighborhoods, and the larger Bozeman community as they each experience their own growth and evolution.

Amendment Process

The Bozeman Community Plan was formed on the basis of significant community outreach efforts and the input of many persons and groups. Alterations, whether the result of a review as triggered above or another reason, to the growth policy must provide a significant opportunity for public participation and understanding of the proposed changes. Amendments to the growth policy must meet the same statutory standards as the original adoption. Therefore, prior to the adoption of any amendment to the Plan, a public process must be provided.

This Plan has been prepared to be internally consistent. Internal consistency meets one of the fundamental purposes of community planning—coordination between government programs and policies. All amendments must be carefully evaluated to ensure that changes do not create conflicts between goals, maps, or implementation tools. If a proposed amendment would cause conflicts within the Plan, additional amendments must be identified and reviewed so that conflicts are resolved.

A fundamental requirement for public participation is time for individuals to become aware of proposed amendments and to study the proposed changes. A minimum active public review period of three months is to be expected.

RESPONSE: The Subarea Plan is structured around six themes that were directly adapted from six of the seven themes of the 2020 Bozeman Community Plan (see the table below). Thus, the Subarea Plan is structurally consistent with the Bozeman Community Plan. Moreover, the Subarea Plan aligns with the key elements of the Community Plan by advancing the goals and objectives to support the overall vision of the Community Plan.

The Subarea Plan does propose changes to the current City of Bozeman Future Land Use Map. These revisions will be requested with a formal Growth Policy Amendment application to ensure that there are no conflicts between the Future Land Use Map of the Bozeman Community Plan and the Subarea Plan amendment.

RESPONSE: A variety of community outreach efforts were executed throughout the 18-month Subarea planning process that gave ample opportunities for community members to become aware of the Subarea Plan and provide feedback. These engagement strategies included eleven specific neighborhood and organization focus group meetings, four public open houses at the Bozeman Health campus, a project website documenting the plan development process, two public feedback surveys via the open houses and project website, and a 60-day public review and comment period of the draft plan. The website documented 2,481 total visits, 1,658 total unique users, 171 completed surveys, and 435 downloaded plan documents.

Bozeman Community Plan Themes	Bozeman Health Subarea Plan Themes
A Resilient City	A Resilient District
A City of Unique Neighborhoods	A Unique District

A City Bolstered by Downtown and Complementary Districts	A Complementary District
A City Influenced by Our Natural Environment, Parks, and Open Lands	A District Influenced by Natural Environment, Parks, and Open Lands
A City that Prioritizes Accessibility and Mobility	A District Prioritizing Accessibility and Mobility
A City Powered by its creative, innovative, and Entrepreneurial Economy	A District Powered by an Innovative and Entrepreneurial Economy
A City Engaged in Regional Coordination	*Not Applicable*

The land addressed in the Subarea Plan is entirely under the ownership of Bozeman Health within the limits of the City of Bozeman. Per Option 2 above, the Subarea Plan initiates a Growth Policy Amendment in the form of a Future Land Use Map revision. Compliance with the applicable amendment criteria is articulated below.

Amendment Criteria

When an amendment to either the text of the Plan or the future land use map is requested it must be reviewed against the following criteria:

- 1. The proposed amendment must cure a deficiency in the growth policy or improve the growth policy to better respond to the needs of the general community*

RESPONSE: The Bozeman Health Subarea Plan primarily addresses the 400-acres of undeveloped land within the City of Bozeman city limits east of Highland Boulevard. The land’s substantial size, lack of development, adjacency to the expanding Bozeman Health Deaconess Regional Medical Center, proximity to Downtown Bozeman, position inside Bozeman city limits, and inclusion of the highly valued Highland Glen, sets it apart from other properties in the City of Bozeman. Thus, the unique physical context of this site warrants a more specific development framework than what is provided in the 2020 Bozeman Community Plan to ensure that the priorities of the Deaconess Regional Medical Center and the surrounding neighborhoods are addressed, and the preservation of Highland Glen is secured. Additionally, the Subarea Plan replaces an outdated plan approved in 2006. As identified in the letter from the Planning Board, that the 2006 plan is inconsistent with the current growth policy. Providing an updated plan cures this deficiency.

Who May Initiate Amendments

- 1. City Commission; independently or at the suggestion of the Planning Board or the City Staff;*
- 2. One or more landowner of property that are the subject of the amendment to the future land use map; and*
- 3. Interested members of the public may suggest modifications to the text.*

Any proposed changes to either the text or maps contained in this Plan must comply with all of the criteria described below. The burden of proof for the desirability of a proposed amendment and its compliance with the criteria lies with the applicant. Unless all criteria are successfully met by demonstrable facts, an amendment may not be approved.

RESPONSE: In 2021, the City of Bozeman Planning Board asked Bozeman Health to update the 2005 Bozeman Deaconess Health Services (BDHS) Subarea Plan. The Planning Board’s written request clearly articulated “that the BDHS Subarea Plan no longer reflects current community planning goals and policies.” The Planning Board letter concluded that “given the potential to create significant development on hospital property, the Planning Board supports the creation of a new Subarea Plan to accurately reflect current community goals.”

2. *The proposed amendment does not create inconsistencies within the growth policy, either between the goals and the maps or between different goals and objectives*

RESPONSE: The six themes that structure this plan are directly adapted from the themes of the 2020 Bozeman Community Plan. Therefore, there will be no inconsistencies with Bozeman's land use plan. Along with this Subarea Plan, a Future Land Use Map amendment will be submitted to the City to designate Highland Glen as Parks and Open Lands, for the reasons detailed within this Subarea Plan. This will ensure that there are no map inconsistencies in the growth policy.

3. *The proposed amendment must be consistent with the overall intent of the growth policy*

RESPONSE: The intent of the 2020 Bozeman Community Plan is to provide a thorough guide for thoughtful growth and development for the City of Bozeman and the area within Bozeman's growth policy boundary to help achieve the ultimate goal of a 'Well-Planned City.' The Subarea Plan carries forward the themes of the Community Plan and crafted to expressly address the specific opportunities, needs, and context of the Bozeman Health property.

4. *The proposed amendment must not adversely affect the community as a whole or any significant portion thereof by:*

- *Significantly altering land use patterns and principles in a manner contrary to those established by this Plan*

RESPONSE: The only alteration to land use patterns that are established in the 2020 Bozeman Community Plan is the Future Land Use designation for Highland Glen. This Subarea Plan amendment seeks to designate Highland Glen as Parks and Open Lands, as it is currently designated primarily as Urban Neighborhood. This land use change will prevent Highland Glen from being developed and secure it as a public open space asset, greatly benefitting the entire community of Bozeman.

- *Requiring unmitigated improvements to streets, water, sewer, or other public facilities or services, thereby impacting development of other lands*

RESPONSE: The Subarea Plan proposes conceptual public improvements in the form of an active transportation network of shared use paths and a series of linear parks. All these improvements are proposed within Bozeman Health property and will not adversely impact adjacent lands.

- *Adversely impacting existing uses because of inadequately mitigated impacts on facilities or services*

RESPONSE: This plan remains consistent with the 2020 Bozeman Community Plan's requirement that any potential proposal for development must meet or exceed City development and building regulations. This means that facilities and services will be improved to meet the demands of both the existing and new development at the time of construction.

- *Negatively affecting the health and safety of the residents*

RESPONSE: Nothing proposed in the Subarea Plan inherently jeopardizes public health and safety. Any future development on the land addressed in this plan will be held to City of Bozeman development regulations concerning the preservation of public health and safety. The Subarea Plan's emphasis on active transportation and public access to Highland Glen for recreation purposes should improve public health and safety.

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APPENDIX D:
Montana Land Use Planning Act

Senate Bill 382 was passed in the 2023 Legislative Session and signed into law as the Montana Land Use Planning Act. The intention of the Act is to coordinate planning and development review processes. The Act places a greater emphasis on the public engagement during the community planning process and creation of land use regulations. Correspondingly, the Act restricts the public noticing and engagement requirements on individual development projects that conform to adopted land use plans and regulations.

Notably, the 2023 Montana Land Use Planning Act establishes that a community plan or growth policy will now be referred to as a Land Use Plan. The Act outlines the criteria for the adoption or amendment of a community's land use plan and future land use map in sections 7 through 17 of the statute.

The purpose of this appendix is to document how the Bozeman Health Subarea Plan, as an amendment to the 2020 Bozeman Community Plan, complies with the Montana Land Use Planning Act. As it relates to most of sections 7 through 17, the Subarea Plan incorporates by reference the substance of the Community Plan. More specifically, the Subarea Plan incorporates by reference the following components of the Community Plan:

- Appendix B: Infrastructure and Special Topic Plans
- Appendix C: Inventory Report—History and Current Conditions
- Appendix D: Projections Report—Trends
- Appendix E: Infrastructure Plan
- Appendix F: Glossary

Montana Land Use Planning Act (MLUPA) Conformance

Section 7: Adoption or amendment of land use plan and future land use map.

(1) The local governing body shall adopt or amend by resolution a land use plan and future land use map in accordance with [sections 7 through 17] only after

consideration by and on the recommendation of the planning commission.

(2) Prior to making a recommendation to the governing body to adopt or amend a land use plan and future land use map, the planning commission shall:

- (a) provide public notice and participation in accordance with [section 6]; and*
- (b) accept, consider, and respond to public comment on the proposed land use plan and future land use map. All public comment must be part of the administrative record transmitted to the governing body.*

(3) After meeting the requirements of subsection (2), the planning commission shall make a final recommendation to the governing body to adopt, modify, or reject the proposed land use plan and future land use map or any amendment to the proposed land use plan and future land use map.

(4) The governing body shall incorporate any existing neighborhood, area, or plans adopted pursuant to Title 76, chapter 1, that meet the requirements of [sections 1 through 38] into the land use plan and future land use map.

(5)

- (a) The governing body shall consider the recommendation of the planning commission to adopt, modify, or reject the proposed land use plan and future land use map or any amendment to the proposed land use plan and future land use map.*
- (b) After providing public notice and participation in accordance with [section 6], the governing body may adopt, with any revisions the local governing body considers appropriate, or reject the land use plan and future land use map or any amendment to the proposed land use plan and future land use map proposed by the planning commission.*

(6) An amendment to a land use plan or future land use map may be initiated:

- (a) by majority vote of the governing body;*
- (b) on petition of at least 15% of the electors of the local government jurisdiction to which the*

plan applies, as registered at the last general election; or

(c) by a property owner applying for a zoning, subdivision, or other land use permit.

(7)

(a) After the initiation of an amendment to a land use plan or future land use map allowed in subsection (6), the planning commission shall make a preliminary determination of whether the proposed land use plan or future land use map amendment results in new or increased impacts to or from local facilities, services, natural resources, natural environment, or natural hazards from those previously described and analyzed in the assessment conducted in the development of the land use plan.

(b) If the planning commission finds new or increased impacts from the proposed land use plan or future land use map amendment, the local government shall collect additional data and conduct additional analysis necessary to provide the planning commission with the opportunity to consider all potential impacts resulting from the amendment before proceeding under subsection (2).

(8) The governing body may not amend the land use plan or future land use map unless:

(a) the amendment is found in substantial compliance with the land use plan; and

(b) the potential impacts resulting from development in substantial compliance with the proposed amendment have been made available for public review and comment and have been fully considered by the governing body.

REPNSE: The City of Bozeman and its planning commission will follow the statutory amendment adoption requirements set forth in Section 7, subsections 1 through 7.

The Bozeman Health Subarea Plan, an amendment to the Bozeman community Plan 2020, will be initiated with a City of Bozeman Growth Policy Amendment application submitted by the property owner, meeting the criteria of Section 7.6.c.

The six themes that make up the Bozeman Health Subarea Plan are directly adapted from the themes of the Bozeman Community Plan 2020, ensuring that the amendment is in substantial compliance with Bozeman's land use plan. Adequate time for public review of the amendment will be provided and the City of Bozeman will follow statutory requirements regarding a complete review of the amendment before adoption.

Section 8: Update of land use plan or future land use map.

(1) After a local government adopts a land use plan and future land use map in accordance with [section 7], the land use plan and future land use map must be reviewed by the planning commission every fifth year after adoption to determine whether an update to the land use plan and future land use map must be performed. The planning commission shall:

(a) make a preliminary determination regarding the existence of new or increased impacts to or from local facilities, services, natural resources, natural environment, or natural hazards from those previously described and analyzed when the land use plan and future land use map were previously adopted;

(b) provide public notice and participation in accordance with [section 6]; and

(c) accept, consider, and respond to public comment on the review of the land use plan and future land use map. All public comment must be part of the administrative record transmitted to the governing body.

(2)

(a) If the planning commission finds new or increased impacts under subsection (1), the planning commission shall recommend an update to the land use plan, future land use map, or both.

(b) If the planning commission finds no new or increased impacts under subsection (1), the planning commission shall make a recommendation to the governing body that no update to the land use plan or future land use map is necessary.

(3) After receiving the recommendation of the planning commission, the governing body may direct that an update of the land use plan, future land use map, or both be completed or may readopt the current land use plan, future land use map, or both.

(4)

(a) In developing, drafting, and considering an update to the land use plan or future land use map, the planning commission shall follow the process set forth in [section 7] with respect to the changes proposed to the land use plan or future land use map.

(b) If the planning commission finds new or increased impacts resulting from the land use plan or future land use map, the local government shall collect additional data and conduct additional analysis necessary to provide the governing body and the public with the opportunity to comment on and consider all potential impacts resulting from an update to the land use plan or future land use map.

(5) At any time before an update is required after a review under subsection (1), the local governing body may direct that an update to the land use plan or future land use map be prepared for consideration by the planning commission and for recommendation to the governing body.

(6) Once an update to the land use plan or future land use map is adopted or the land use plan or future land use map is readopted, the information and analysis contained within the land use plan and future land use map must be considered accurate for the purposes of making site-specific development decisions in substantial compliance with the land use plan and future land use map.

REPNSE: The City of Bozeman and its planning commission will follow the statutory Land Use Plan and Land Use Map update requirements set forth in Section 8, subsections 1 through 6.

The Subarea Plan amendment will be reviewed in conjunction with the overall 5-year review cycle of the Bozeman Community Plan 2020.

Section 9: Existing conditions and population projections.

(1) The land use plan must include, at a minimum, inventories and descriptions of existing conditions of housing, local services and facilities, economic development, natural resources, environment, and hazards, and land use within the jurisdictional boundaries of the land use plan.

(2) As set forth in [sections 10 through 17], the land use plan must include, at minimum, a description, map, and analysis of how the jurisdiction will accommodate its projected population over the next 20 years and the expected impacts of the development in the areas of housing, local services and facilities, economic development, natural resources, environment, and hazards.

(3) The inventories and descriptions in the plan must be based on up-to-date surveys, maps, diagrams, charts, descriptive material, studies, and reports necessary to explain and supplement the analysis of each section of the land use plan.

(4)

(a) A jurisdiction shall use demographics provided by:

(i) the most recent decennial census or census estimate of the United States census bureau; and

(ii) population projections for a 20-year period based on permanent and seasonal population estimates: (A) provided by demographics published by the department of commerce; (B) generated by the local government; or (C) produced by a professional firm specializing in projections.

(b) When a population projection is not available, population projections for the jurisdiction must be reflective of the area's proportional share of the total county population and the total county population growth.

REPNSE: The Bozeman Health Subarea Plan incorporates by reference the existing conditions, demographic information, and impacts of growth contained within the Bozeman Community Plan 2020. In Chapter

1 and Appendix A and B, the Subarea Plan includes the particularly relevant existing conditions of the Bozeman Health property to provide a specific foundational context for the plan. Current land use, zoning, and public infrastructure information was incorporated from City of Bozeman 2023 GIS data. Details of the existing natural environment and resources specified in the Subarea Plan were derived from the 2015-2023 Highland Glen Nature Preserve Land Management Plan, field observations, data from community partners including Bridger Ski Foundation and Gallatin Valley Land Trust, and City of Bozeman 2023 GIS data.

Section 10: Housing.

(1) A local governing body shall identify and analyze existing and projected housing needs for the projected population of the jurisdiction and provide regulations that allow for the rehabilitation, improvement, or development of the number of housing units needed, as identified in the land use plan and future land use map, including:

- (a) a quantification of the jurisdiction’s existing and projected needed housing types, including location, age, condition, and occupancy required to accommodate existing and estimated population projections;
- (b) an inventory of sites, including zoned, unzoned, vacant, underutilized, and potential redevelopment sites, available to meet the jurisdiction's needed housing types;
- (c) an analysis of any constraints to housing development, such as zoning, development standards, and infrastructure needs and capacity, and the identification of market-based incentives that may affect or encourage the development of needed housing types; and
- (d) a detailed description of what actions the jurisdiction may take to accommodate the projected needed housing types identified in subsection (1)(a).

(2) The housing section of the land use plan and future land use map may incorporate by reference any information or policies identified in other housing needs assessments adopted by the governing body.

(3) If, after performing the analysis required in subsection (1), the local government determines that the total needed housing types may not be met due to lack of resources, development sites, infrastructure capacity, or other documented constraints, the local government shall establish the minimum number of housing units that may be rehabilitated, improved, or developed within the jurisdiction over the 20-year planning period and the actions the local government may take to remove constraints to the development of those units over that period.

(4) Progress toward the construction of the housing units identified as needed to meet projected housing needs during the 20-year planning period of the land use plan must be documented at each fifth year review of the land use plan as required in [section 8].

(5) The amount of detail provided in the analysis beyond the minimum criteria established in this section is at the discretion of the local governing body.

REPNSE: The City of Bozeman will follow the statutory housing assessment and regulation creation requirements set forth in Section 10, subsections 1 through 5.

A housing analysis, the Community Housing Needs Assessment, was completed by the City of Bozeman as an “issue plan,” serving as a supplemental document to the Bozeman Community Plan 2020. The Bozeman Health Subarea Plan incorporates by reference the completed housing analysis included in the Bozeman Community Plan 2020 and the Community Housing Needs Assessment issue plan.

The Subarea Plan proposes to maintain the extent of housing uses and overall residential densities prescribed by the Community Plan and Future Land Use Map. The Subarea Plan supports and advances the Community Plan Theme 2: A city of unique neighborhoods by promoting “well planned, walkable neighborhoods” and “a diverse supply of quality housing units.” In addition, the Subarea Plan will guide development that will help meet the City of Bozeman’s projected housing demand over the next 20 years.

Section 11: Local services and facilities.

(1) The land use plan must:

- (a) determine the existing and anticipated levels of public safety and emergency services necessary to serve the projected population of the jurisdiction, including law enforcement, fire protection, emergency management system agencies, and local health care organizations;
- (b) contain an inventory and map of existing fire protection, law enforcement, and emergency service jurisdictional areas and anticipated response times, a description of mutual aid or cooperative service agreements, and the location of hospitals or clinics in the jurisdiction;
- (c) identify capital and service improvements for fire, law enforcement, emergency services, and health services for the jurisdictional area necessary to meet the projected population;
- (d) determine the existing capacity, existing deficiencies, planned expansion, and anticipated levels of utility services necessary to serve the projected population in the jurisdiction, including water, wastewater, and storm water systems, solid waste disposal, and other utility services, as identified by the local government;
- (e) contain an inventory and map of all utility service areas, system networks, and facilities;
- (f) identify local utility capital and service improvements for the jurisdictional area necessary to meet the projected population;
- (g) determine the existing capacity, existing deficiencies, planned expansion, and anticipated improvements to the transportation network serving the jurisdictional area necessary to serve the projected population in the jurisdiction;
- (h) contain an inventory and classification map of all existing and planned roads within the jurisdictional area, including major highways, secondary highways, and local routes, all non-motorized routes, including bike lanes and pedestrian thoroughfares, and all public transit systems and facilities; and
- (i) identify planned capital and service transportation improvements necessary to serve the projected population.

(2) The local government shall:

- (a) coordinate with school districts within the jurisdiction to determine the existing capacity of, planned expansion of, and anticipated improvements necessary for the local K-12 school system to serve the projected population in the jurisdiction; and
- (b) request that the local school district provide any inventory and maps of existing K-12 educational facilities within the jurisdictional area and identify any capital and service improvements necessary to meet the projected population.

(3) The local government may include an analysis of existing capacity and service levels, planned expansions of, and anticipated improvements necessary to provide other services to the projected population in the jurisdiction.

(4) The local government may incorporate by reference any information or policies identified in other relevant local services or facilities assessments adopted by the local governing body, such as a capital improvements plan or an impact fee study.

(5) The amount of detail provided in the analysis beyond the minimum criteria established in this section is at the discretion of the local governing body.

REPOSNE: The Bozeman Health Subarea Plan incorporates by reference the local services and facilities analysis of the Bozeman Community Plan 2020. Beyond recognizing the intended future land uses, the Subarea Plan does not project more detailed development patterns or estimate potential densities and services. Specific development scenarios and service demands will be determined in the future by others following the City's land planning processes and development regulations. Therefore, the Subarea Plan does not explicitly address subsections 11.1.a – 11.1.d or 11.1.f. In Appendix A on page A.8, the Subarea Plan includes an inventory map of existing utilities that is prescribed by subsection 11.1.e.

Per subsections 11.1.g and 11.1.i, the Subarea Plan identifies a robust active transportation system and neighborhood street network within

its development framework to prioritize the establishment of multimodal connectivity with the creation of future neighborhoods. These proposed networks can be seen in Chapter 3 on pages 32-3 and in Chapter 4 on pages 43-46. In Chapter 3 and Appendix A and B, per subsection 11.1.h, the Subarea Plan includes inventory maps of existing roads by classification (page A.7), the existing bike and pedestrian network (pages B.4-B.6), and planned roads and bike and pedestrian facilities (pages 33-34). The incorporation of future public transit facilities is discussed in Chapter 4 on page 45. Therefore, the Subarea Plan supports the Community Plan Theme 5: A city that prioritizes accessibility and mobility choices by “ensuring multimodal accessibility and safety.”

Despite the division of the entire property east of Highland Boulevard by the preservation of Highland Glen, the future transportation, utility, and emergency response service demands will be met by ensuring that the proposed local street network connects efficiently to existing adjacent arterial and collector streets.

Section 12: Economic development.

(1) The land use plan must:

- (a) assess existing and potential commercial, industrial, small business, and institutional enterprises in the jurisdiction, including the types of sites and supporting services needed by the enterprises;
- (b) summarize job composition and trends by industry sector, including existing labor force characteristics and future labor force requirements, for existing and potential enterprises in the jurisdiction;
- (c) assess the extent to which local characteristics, assets, and resources support or constrain existing and potential enterprises, including access to transportation to market goods and services, and assess historic, cultural, and scenic resources and their relationship to private sector success in the jurisdiction;
- (d) inventory sites within the jurisdiction, including zoned, unzoned, vacant, underutilized, and

potentially redeveloped sites, available to meet the jurisdiction’s economic development needs;

- (e) assess the adequacy of existing and projected local facilities and services, schools, housing stock, and other land uses necessary to support existing and potential commercial, industrial, and institutional enterprises; and
- (f) assess the financial feasibility of supporting anticipated economic growth in the jurisdiction.

(2) The local government may incorporate by reference any information or policies identified in other relevant economic development assessments.

(3) The amount of detail provided in the analysis beyond the minimum criteria established in this section is at the discretion of the local governing body.

REPNSE: The Bozeman Health Subarea Plan supports the economic development priorities established in the Bozeman Community Plan 2020 and aligns with the Community Plan Theme 6: A city powered by its creative, innovative, and entrepreneurial economy (see Chapter 4). The Subarea Plan proposes a minor reduction in Community Commercial Mixed Use land use adjacent to Highland Boulevard (see table below in Section 14). Nonetheless, the Subarea Plan provides for expansion of a regional jobs and service base by envisioning new medical and commercial development necessary to support Bozeman Health’s continued growth as a regional medical center. As such, the Subarea Plan projects that the current and potential future development on and around the Bozeman Health Deaconess Regional Medical Center will become a distinct but complimentary mixed-use district. The envisioned Bozeman Health District supports and advances the Community Plan Theme 3: A city bolstered by Downtown and complimentary districts.

Section 13: Natural resources, environment, and hazards.

(1) The land use plan must:

- (a) include inventories and maps of natural resources within the jurisdiction, including but not limited to agricultural lands, agricultural water user facilities, minerals, sand and gravel resources, forestry lands, and other natural resources identified by the local government;
- (b) describe the natural resource characteristics of the jurisdictional area, including a summary of historical natural resource utilization, data on existing utilization, and projected future trends;
- (c) include an inventory, maps, and description of the natural environment of the jurisdictional area, including a summary of important natural features and the conditions of and real and potential threats to soils, geology, topography, vegetation, surface water, groundwater, aquifers, floodplains, scenic resources, wildlife, wildlife habitat, wildlife corridors, and wildlife nesting sites within the jurisdiction; and
- (d) include maps of, identify factors related to, and describe natural hazards within the jurisdictional area, including flooding, fire, earthquakes, steep slopes and other known geologic hazards and other natural hazards identified by the jurisdiction, with a summary of past significant events resulting from natural hazards that includes:
 - (i) a description of land use constraints resulting from natural hazards;
 - (ii) a description of the efforts that have been taken within the local jurisdiction to mitigate the impact of natural hazards; and
 - (iii) a description of the role that natural resources and the environment play in the local economy.

(2) The local government may incorporate by reference any information or policies identified in other relevant assessments of natural resources, environment, or hazards.

(3) The amount of detail provided in the analysis beyond the minimum criteria established in this section is at the discretion of the local governing body.

REPOSE: The Bozeman Health Subarea Plan

incorporates by reference the natural resources, environment, and hazards inventories and assessments of the Bozeman Community Plan 2020. Appendix B of the Bozeman Health Subarea Plan provides summaries of the specific physical environmental conditions of the subject property and includes the 2015-2023 Highland Glen Nature Preserve Land Management Plan. The Land Management Plan describes the natural characteristics of Highland Glen in detail and states how Bozeman Health plans to manage the land and resources of Highland Glen into the future. By designating Highland Glen as parks and open lands and solidifying public access to the area, the Subarea Plan supports the Land Management Plan's goals "to sustain the land's ecological health and ecosystem services" and to "provide year-round public recreational opportunities."

Section 14: Land use and future land use map.

(1) A land use plan must include a future land use map and a written description of the proposed general distribution, location, and extent of residential, commercial, mixed, industrial, agricultural, recreational, and conservation uses of land and other categories of public and private uses, as determined by the local government.

(2) The future land use map must reflect the anticipated and preferred pattern and intensities of development for the jurisdiction over the next 20 years, based on the information, analysis, and public input collected, considered, and relevant to the population projections for and economic development of the jurisdiction and the housing and local services needed to accommodate those projections, while acknowledging and addressing the natural resource, environment, and natural hazards of the jurisdiction.

(3) The future land use map may not confer any authority to regulate what is not otherwise specifically authorized in [sections 1 through 38].

(4) The future land use map and the written description must include:

- (a) a statement of intent describing the jurisdiction’s applicable zoning, subdivision, and other land use regulations;
- (b) descriptions of existing and future land uses, including:
 - (i) categories of public and private use;
 - (ii) general descriptions of use types and densities of those uses;
 - (iii) general descriptions of population; and
 - (iv) other aspects of the built environment;
- (c) geographic distribution of future land uses in the jurisdiction, anticipated over a 20-year planning period that specifically demonstrate:
 - (i) adequate land to support the projected population in all land use types in areas where local services can be adequately and cost-effectively provided for that population;
 - (ii) adequate sites to accommodate the type and supply of housing needed for the projected population; and
 - (iii) areas of the jurisdiction that are not generally suitable for development and the reason, based on the constraints identified through the land use plan analysis;
- (d) a statement acknowledging areas within the jurisdiction known to be subject to covenants, codes, and restrictions that may limit the type, density, or intensity of housing development projected in the future land use map; and
- (e) areas of or adjacent to the jurisdiction subject to increased growth pressures, higher development densities, or other urban development influences.

(5) To the greatest extent possible, local governments shall create compatibility in the land use plans and future land use map in those areas identified in subsection (4)(e).

(6) The land use plan may:

- (a) provide information required by a federal land management agency for the local governing body to establish or maintain coordination or cooperating agency status; and
- (b) incorporate by reference any information or policies identified in other relevant assessments adopted by the local governing body, such as a pre-disaster mitigation plan or wildfire protection plan.

(7) The amount of detail provided in the analysis beyond the minimum criteria established in this section is at the discretion of the local governing body.

REPNSE: The Bozeman Health Subarea Plan incorporates by reference the land use designations and Future Land Use Map of the Bozeman Community Plan 2020. However, the Bozeman Health Subarea Plan does seek to make an alteration to the future land use designation for the land within Highland Glen by means of City of Bozeman Growth Policy Amendment application. The adoption of the amendment will change Highland Glen’s future land use designation from its current classifications as ‘Urban Neighborhood’ and ‘Community Commercial Mixed Use’ to ‘Parks and Open Lands’. This change would reduce the size of the Community Commercial Mixed Use and Residential Mixed Use designated areas directly east of Highland Boulevard (see the chart below for changes in acreage by future land use type).

This land use designation change acknowledges that the best use for the land known as Highland Glen is Parks and Open Lands. Defining Highland Glen as Parks and Open Lands will establish the land as a publicly accessible recreation area, greatly benefitting the entire community of Bozeman.

It is important to note that the recently developed Gallatin Valley Sensitive Lands Protection Plan identifies Highland Glen as significant land for ecological connectivity, wildlife habitat, biodiversity, and local water systems. Thus, the proposed future land use changes specifically support the Community Plan Theme 4: A city influenced by our natural environment, parks, and open lands by ensuring “that development is responsive to natural features”.

Future Land Use Designation	Current Future Land Use Acreage (East of Highland Blvd)	Proposed Future Land Use Acreage (East of Highland Blvd)
Urban Neighborhood	333 acres	215 acres
Community Commercial Mixed Use	92 acres	64 acres
Residential Mixed Use	31 acres	29 acres
Parks and Open Lands	0 acres	146 acres

The Bozeman Health Subarea Plan is structured around six themes of the Community Plan which ensures that the amendment is in substantial compliance and thoroughly consistent with Bozeman’s land use plan.

Bozeman Community Plan Themes	Bozeman Health Subarea Plan Themes
A Resilient City	A Resilient District
A City of Unique Neighborhoods	A Unique District
A City Bolstered by Downtown and Complementary Districts	A Complementary District
A City Influenced by Our Natural Environment, Parks, and Open Lands	A District Influenced by Natural Environment, Parks, and Open Lands
A City that Prioritizes Accessibility and Mobility	A District Prioritizing Accessibility and Mobility
A City Powered by its creative, innovative, and Entrepreneurial Economy	A District Powered by an Innovative and Entrepreneurial Economy
A City Engaged in Regional Coordination	*Not Applicable*

Section 15: Area plans.

(1) A local governing body may adopt area plans for a portion of the jurisdiction to provide a more localized analysis of all or any part of a land use plan. An area plan may include but is not limited to a neighborhood plan, a corridor plan, or a subarea plan.

(2) The adoption, amendment, or update of an area plan must follow the same process as a land use plan provided for in [sections 7 through 17] and may be adopted as an amendment to the land use plan.

(3) The area plan must be in substantial compliance with the land use plan. To the extent an area plan is inconsistent with the land use plan, the land use plan controls.

REPOSE: The Bozeman Health Subarea Plan will serve as an area plan amendment to the Bozeman Community Plan 2020, replacing the 2005 Bozeman Deaconess Health Services Subarea Plan. The Subarea Plan provides a more localized analysis of existing conditions and an overall development framework for the 500-acre property owned by Bozeman Health adjacent to Highland Boulevard. The adoption of the Subarea Plan as an amendment to the Bozeman Community Plan 2020 will follow the statutory requirements set forth in Sections 7 through 17 of the Montana Land Use Planning Act. Descriptions of the area plan’s conformance to these sections is provided in this appendix.

Section 16: Issue plans.

(1) A local governing body may adopt issue plans for all or part of a jurisdiction that provide a more detailed or thorough analysis for any component of the land use plan.

(2) The adoption, amendment, or update of an issue plan must follow the same process as a land use plan provided for in [sections 7 through 17].

(3) If an issue plan covers the jurisdictional area of the land use plan, the issue plan may serve as the detailed analysis required in the land use plan.

REPOSE: The Bozeman Health Subarea Plan incorporates by reference the existing issue plans identified within the Bozeman Community Plan 2020. Similarly, future issue plans adopted

by the City will apply to this Subarea Plan.

Below is a table of the existing issue plans identified in the Community Plan noting whether the Subarea Plan is 'Supportive', 'Neutral', or 'Conflicting.'

Existing Issue Plans	Subarea Plan Relationship	Reasoning
Bozeman Creek Enhancement Plan (2012)	Neutral	--
Bozeman Creek Neighborhood Plan (2005)	Neutral	--
Cemetery Master Plan (2017)	Neutral	--
Climate Action Plan (2020)	Supportive	<ul style="list-style-type: none"> - Strong emphasis on robust alternative transportation network - Preservation of Highland Glen as open space - Promotes compact infill development vs sprawl
Community Housing Action Plan (2020)	Supportive	<ul style="list-style-type: none"> - Supports mixed-density and workforce housing development
Community Transportation Safety Plan (2013)	Supportive	<ul style="list-style-type: none"> - Strong emphasis on robust alternative transportation network
Downtown Improvement Plan (2019)	Supportive	<ul style="list-style-type: none"> - Complimentary district that supports the vibrancy of Downtown

Downtown Strategic Parking Management Plan (2016)	Neutral	--
Drought Management Plan (2017)	Neutral	--
Economic Development Strategy Update (2016)	Supportive	<ul style="list-style-type: none"> - Promotes expansion of medical services and addition of supporting businesses - Will lead to job creation
Fire and EMS Master Plan (2017)	Neutral	--
Gallatin County Hazard Mitigation plan and Community Wildfire Protection Plan (2019)	Neutral	--
Housing Needs Assessment (2019)	Supportive	<ul style="list-style-type: none"> - Allows for and supports mixed-density and workforce housing developments
Integrated Water Resources Implementation Plan (2013)	Neutral	--
Integrated Water Resources Plan (2013)	Neutral	--
Midtown Action Plan (2017)	Neutral	--
Neighborhood Conservation Overlay District (2019)	Neutral	--

Parks, Recreation, & Active Transportation Plan (2023)	Supportive	<ul style="list-style-type: none"> - Establishes Highland Glen as public open space with extensive trails - Strong emphasis on robust alternative transportation network
Stormwater Facilities Plan (2008)	Neutral	--
Stormwater Management Plan (2019)	Supportive	<ul style="list-style-type: none"> - Designating 142-acre Highland Glen as Open Lands rather than Urban Neighborhood thus reducing future impervious surfaces and runoff
Transportation Master Plan (2017)	Supportive	<ul style="list-style-type: none"> - Strong emphasis on robust alternative transportation network - Establishes foundation for a connected local street network
Triangle Community Plan (2020)	Neutral	--
Urban Forestry Management Plan (2016)	Supportive	<ul style="list-style-type: none"> - Preservation of Highland Glen as open space, keeping the existing tree canopy intact
Wastewater Collection Facilities Plan Update (2015)	Neutral	--
Water Facility Plan Update (2017)	Neutral	--

Section 17: Implementation.

(1) The land use plan and future land use map is not a regulatory document and must include an implementation section that:

- (a) establishes meaningful and predictable implementation measures for the use and development of land within the jurisdiction based on the contents of the land use plan and future land use map;
- (b) provides meaningful direction for the content of more detailed land use regulations and future land use maps; and
- (c) requires identification of those programs, activities, actions, or land use regulations that may be part of the overall strategy of the jurisdiction for implementing the land use plan.

(2) The implementation section of the land use plan must include:

- (a) if the local jurisdiction does not have current zoning regulations, a schedule by which zoning regulations and a zoning map will be adopted in accordance with the deadlines set forth in [section 5];
- (b) if the local jurisdiction has current zoning regulations, an analysis of whether any inconsistencies exist between current zoning regulations and the land use plan and future land use map, including a map of the inconsistencies. If inconsistencies exist, the local government shall identify:
 - (i) specific implementation actions necessary to amend the zoning regulations and the zoning map to bring the zoning regulations and zoning map into substantial compliance with the land use plan and future land use map;
 - (ii) a schedule for amending the zoning regulations and zoning map to be in substantial compliance with the land use plan and future land use map, in accordance with the deadlines set forth in [section 5];
 - (iii) a schedule for adopting a capital improvements program or for amending an existing capital improvements program to be in substantial compliance with the land use plan and future land use map;

- (iv) a schedule for expanding or replacing public facilities and the anticipated costs and revenue sources proposed to meet those costs, which must be reflected in a jurisdiction's capital improvement program;
 - (v) if applicable, a schedule for updating the plan for extension of services required in 7-2-4732 to be in substantial compliance with the land use plan; and
 - (vi) a schedule for implementing any other specific actions necessary to achieve the components of the land use plan, including a timeframe or prioritization of each specific public action; and
- (c) procedures for monitoring and evaluating the local government's progress toward meeting the implementation schedule.

REPNSE: The Bozeman Health Subarea Plan incorporates by reference the overall implementation strategies contained within the Bozeman Community Plan 2020 related to zoning regulations, capital improvement planning, and facility upgrades. The Subarea Plan does propose implementation considerations including high level challenges, constraints, and opportunities in Chapter 5.

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APPENDIX E: Community Engagement

Survey 1: Results

The Subarea Plan's first survey was released in May, 2022 at the initial two public open houses and online on the project's website. The survey sought public feedback on the Subarea Plan's three land use objectives and six plan themes. Eighty-one surveys were completed during survey window. The survey results are detailed below.

Q1. ↓ Highland Glen Bozeman Health envisions preserving and enhancing the natural environment, open space, trails, and heritage of Highland Glen. Do you conceptually support this objective?

Q2. ↓ Bozeman Health envisions additional health care services; commercial services that support Bozeman Health and the surrounding neighborhoods; community and workforce housing. Do you conceptually support this objective?

Q3. ↓ Bozeman Health envisions neighborhoods with a variety of housing types, shapes, sizes, and intensities. Do you conceptually support this objective?

Q4. ↓ A Resilient District: Bozeman Health envisions a resilient district planned to be environmentally, economically, and culturally sustainable. Do you conceptually support this theme?

Q6. ↓ A Complimentary District: Bozeman Health envisions a regional health services district with a diverse mix of medical, commercial, and residential uses. Do you conceptually support this theme?

Q5. ↓ A Unique District: Bozeman Health envisions a unique district of distinct, walkable neighborhoods including housing, basic services, and employment opportunities. Do you conceptually support this theme?

Q7. ↓ A District Influenced by Natural Environment/Parks/Open Lands: Bozeman Health envisions a district influenced by the natural environment and open lands anchored by Highland Glen. Do you conceptually support this theme?

Q8. ↓ A District Prioritizing Accessibility and Mobility: Bozeman Health envisions a district prioritizing accessibility and mobility focused on active transportation encouraging bicyclists and pedestrians. Do you conceptually support this theme?

Q9. ↓ A District Powered by an Innovative and Entrepreneurial Economy: Bozeman Health envisions a district powered by an innovative and entrepreneurial economy with expanded regional health care facilities and services. Do you conceptually support this theme?

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Survey 2: Results

The Subarea Plan's second survey was released in October, 2022 at the second two public open houses and online on the project's website. The survey sought public feedback on the Subarea Plan's five framework elements. Ninety surveys were completed during survey window. The survey results are detailed below.

Q1. ↓ FUTURE MEDICAL and COMMERCIAL SERVICES: Land west of and adjacent to Highland Boulevard reserved to accommodate future regional medical center growth. Primary Services—medical offices, wellness clinics Secondary Services—hotel, restaurants, fitness facility. Do you conceptually support this element?

Q2. ↓ HIGHLAND GLEN: Preserve and enhance Highland Glen as a protected open space with public access. Do you conceptually support this element?

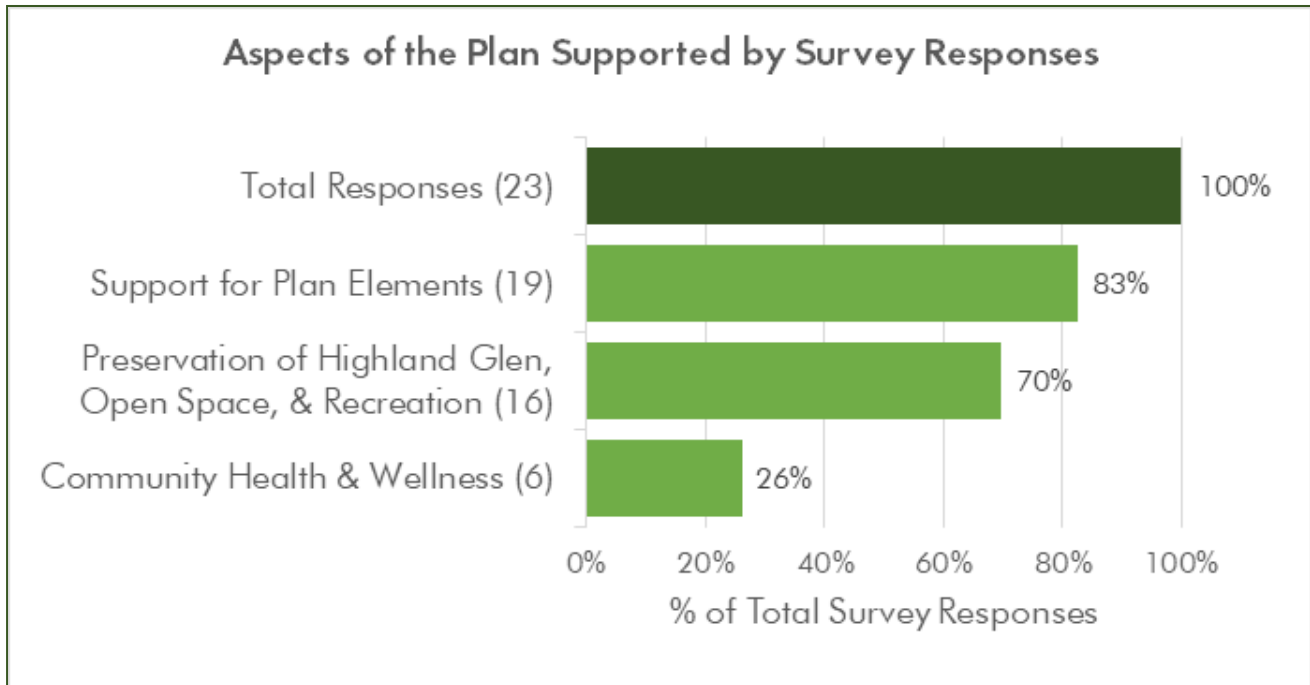
Q3. ↓ LINEAR PARKS: A series of linear parks lining the outer edges of Highland Glen will provide: Transitional buffer between development and Highland Glen Park; amenities for all ages (playgrounds, climbing boulders, benches, shade); incorporated shared use paths provide accessibility for all abilities. Do you conceptually support this element?

Q4. ↓ ACTIVE TRANSPORTATION: A network of non-motorized shared use paths providing year-round pedestrian and bicyclist mobility including tunnels under Highland Boulevard. Do you conceptually support this element?

Q5. ↓ COMMUNITY ACTIVITY NODES: Trailhead at southern end of Highland Glen (paved parking lot, year-round restrooms, picnic pavilion, bike repair station, winter warming hut); Homestead at northern end of Highland Glen (restored and activated as a heritage center, community event space, and/or public garden); Commercial Node (a complimentary neighborhood commercial node adjacent to new Highland Glen Trailhead). Do you conceptually support this element?

Draft Plan Public Comment Analysis

Q1. What aspects of the Plan do you support? And why?



Comments Summary:

1. Support for Plan Elements (19 responses):

- Positive feedback on specific plan elements, including open space, shared-use paths, linear parks, pedestrian tunnels, and public transit access.

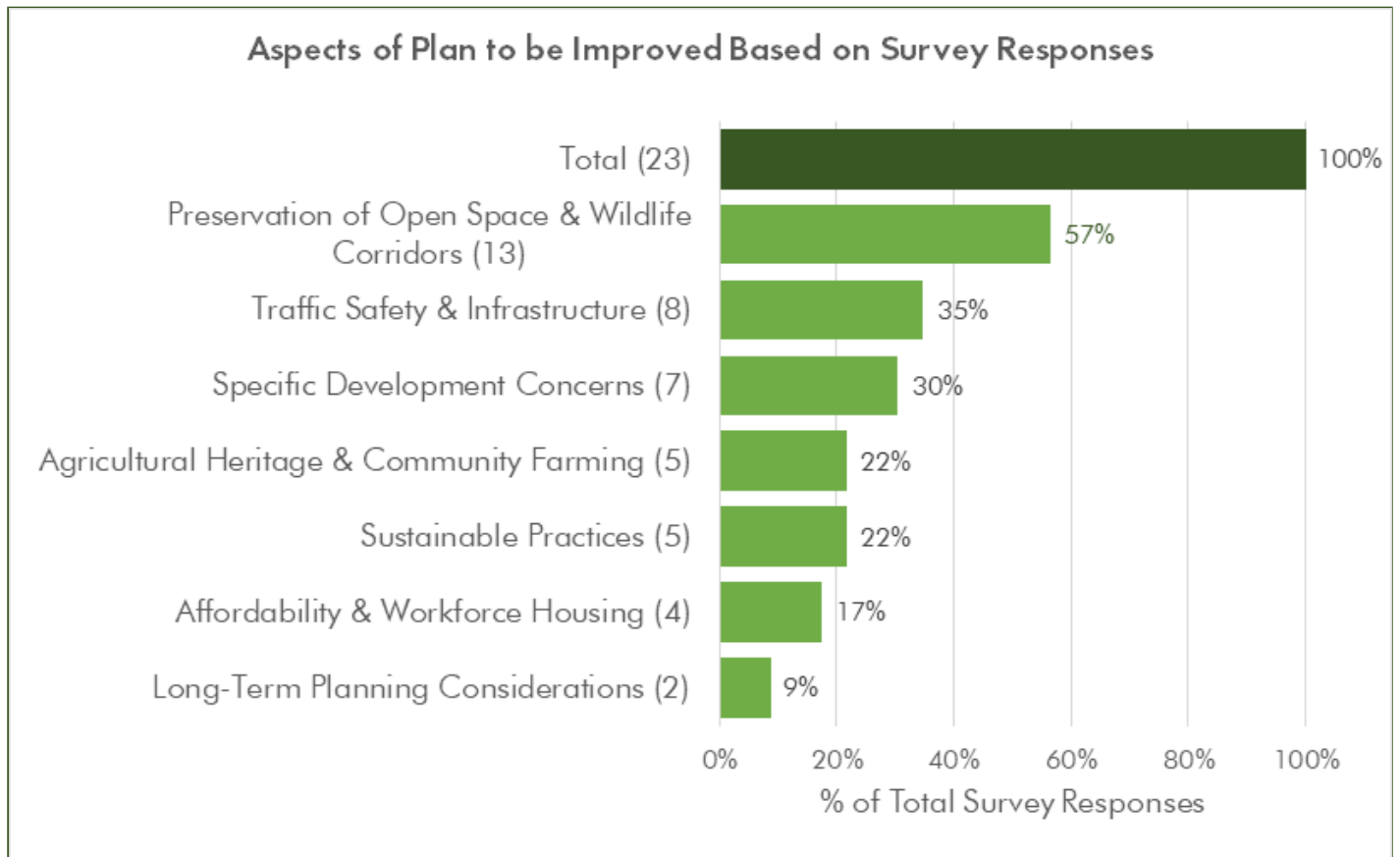
2. Preservation of Highland Glen, Open Space, and Recreation (16 responses):

- Enthusiastic support for preserving Highland Glen and its natural environment.
- Emphasis on the importance of green spaces, open lands, and recreational trails.
- Appreciation for considerations of ecological effects and the commitment to maintaining the area for future generations.
- Support for the overall plan's consideration of environmental and ecological impacts.

3. Community Health and Wellness (6 responses):

- Support for public land use as a means of promoting community health and well-being.
- Recognition of the partnerships with organizations like GVLT and BSF for the betterment of community health.
- Positive feedback on the mental health benefits of open spaces.

Q2. What aspects of the Plan do you think could be improved? And how??



Comments Summary:

1. Preservation of Open Space and Wildlife Corridors (13 Responses):

- Strong emphasis on preserving the area as open space due to its significance as a natural and recreational space for the community.
- Concerns about the impact of development on wildlife corridors and ecosystems.

2. Traffic Safety and Infrastructure (8 Responses):

- Concerns about increased traffic and safety issues.
- Suggestions to reconsider the location of certain elements to alleviate congestion.

3. Specific Future Development Concerns (7 responses):

- Concerns that future land use designations could allow for high-density housing and

commercial that would negatively impact adjacent neighborhoods.

- Some concerns about inadequate parking and increased congestion.
- Calls for the relocation of specific framework elements to more appropriate sites that are conducive to traffic management and safety.

4. Agricultural Heritage and Community Farming (5 Responses):

- Suggestions to acknowledge and preserve the area's agricultural heritage.
- Emphasis on community farming initiatives, like community gardens or larger-scale agricultural projects.

5. Sustainable Practices (5 Responses):

- Recommendations for incorporating sustainable

practices, including water conservation and renewable energy.

- Calls for responsible and innovative approaches considering environmental impacts.

6. Affordability and Workforce Housing (4 Responses):

- Expresses the need for workforce housing and potential traffic reduction benefits.
- Emphasis on long-term affordability and integrating workforce housing into residential areas.

7. Long-Term Planning Considerations (2 responses):

- Concerns about planning too far into the future and recommendations to limit the plan's scope.
- Emphasis on considering other plans (Envision Gallatin Land Use, Housing Strategy, etc.) and avoiding premature approvals.

Plan Update Recommendations

Below are five revisions to the final Subarea Plan addressing the common themes that were submitted during the draft plan public comment period. The references include the specific locations (page and section) for each revision. The black text represents original document language while the blue text highlights the revisions added to the final plan.

1. Address workforce housing more clearly

- a. On page 37, update the “Complete Community” subsection to read:

“Future residential neighborhoods would include a full spectrum of housing options ranging from single detached homes to a variety of apartments **and workforce housing.**”

- b. On page 47, update the “A Diverse Live-Work District” subsection to read:

“The Bozeman Health district would not only be home to the Deaconess Regional Medical Center, other medical offices, and complimentary commercial businesses, but also to residents. A

variety of housing options ranging from single detached homes to townhomes to apartments would provide opportunities for employees working in the district to also live there. **Specifically, the Highland Agricultural Tract presents a prime location for the development of affordable workforce housing to support those who are employed by the Bozeman Health Deaconess Regional Medical Center. Thoughtfully developing medical, commercial, and residential projects within proximity to one another creates the perfect dynamic to pursue much needed affordable and workforce housing options.”**

2. Address the land’s agricultural heritage by providing opportunity for future agriculture

- a. On page 57, add a paragraph at the end of the “Agriculture” subsection that reads:

“Another possible opportunity to carry on the land's agricultural heritage is through the intentional development of "agrihoods." An agrihood is a primarily residential neighborhood designed to revolve around shared community agriculture that is inherently woven throughout the neighborhood. The local production of sustainable food by community members provides a community nexus both physically and socially; fostering a strong sense of relationship to the land, food, and one another. This agriculture-focused development model could be implemented in place of standard urban residential development on one of the existing agricultural tracts.”

3. Address calls for sustainable development opportunities

- a. On page 55, add a paragraph at the end of the “Public Utilities” subsection that reads:

“These challenges could be mitigated by implementing sustainable water and energy systems at scale. Examples of this could be implementing wastewater recycling, renewable solar energy, or geothermal energy systems that would serve the entire neighborhood.”

4. Add clear reference to the Gallatin Valley Sensitive Lands Protection Plan

- a. On page 58, add a paragraph at the end of the “Land Management” subsection that reads:

“In addition, the Subarea Plan acknowledges the City-accepted 2023 Gallatin Valley Sensitive Lands Protection Plan. The Subarea Plan supports multiple themes identified by the Sensitive Lands Protection Plan including habitat preservation and maintaining historic agricultural uses. By preserving Highland Glen as a significant open space corridor and continuing agricultural partnerships on the land, the Subarea Plan conserves these important resources.”