

TO: BOZEMAN PLANNING BOARD
FROM: CHRIS SAUNDERS, COMMUNITY DEVELOPMENT MANAGER
TOM ROGERS, SENIOR PLANNER
RE: COMMUNITY PLAN UPDATE – AMENDMENTS DISCUSSION
DATE: NOVEMBER 19, 2019

The Board has discussed, without conclusion or definitive determination(s), on how to address amendments and modifications to the Plan triggered by external forces beyond the City's control, such as economic catastrophe or some other fundamental change.

A key issue is identifying what metric or group of indices should be used to determine if a predetermined trigger has been met. Secondly, determining what amount of change to these indices indicates a fundamental change has occurred. There appears to assumption that a negative turn in the indicator is the only trigger. To insure objectivity of such a trigger the opposite trigger may also be considered to reset and further the goals and objective set forth in the Community Plan.

There a number of possible alternatives to consider, not a complete list:

1. The Community Plan is not a regulatory document and therefore, has little impact on day to day operations and standards. One of a number of tools to implement the Plan is Chapter 38 of the Bozeman Municipal Code (BMC). Relatively simple changes to development code take approximately 5 months to complete. More complex changes may take longer. The City has implemented a system to prioritize and, create and refine proposed code changes, and initiate changes on a bi-annual schedule, in April and October. The new system allows for open suggestions by the public and comments on potential changes during early preparations. The City Commission will establish the priorities for which changes are proposed and reviewed.
2. No change alternative.
3. Suspend the Community Plan. Staff does not see how this alternative would achieve any desired outcome. Resident's values and desires do not change rapidly and have been consistent for decades. There is no state law provision to suspend a plan. A plan can be adopted, revised, or repealed. Suspending a plan simply leaves a void of direction rather than responding to changed conditions.
4. Request the City Commission consider whether or not the parts of the Community Plan ought to be revised and to what extent considering current economic conditions. The Commission would direct who (Planning Board, Staff, or other outside entity) to evaluate options and make recommendations on how to proceed. Any changes would

have to go through the state law required amendment process including formal public hearings and consideration by the Planning Board.

5. Establish annual review process for progress coordinated with the annual reporting of metrics/indicators.

Chapter 5 and Appendix F address amendments and review of the Community Plan. These two sections are attached for reference. Appendix F will merge in to Chapter 5 as part of the next LoganSimpson draft.

Our ongoing efforts to engage with the Community continued with an open house on October 17, 2019. The purpose of the Open House was to present Future Land Use Categories and Maps to the public for feedback. The Community Open House took place at the Bozeman City Hall Commission Room on Thursday, October 17th, between 4 and 6pm. Participants were asked to assess whether the Future Land Use Categories match the needs of the community, and to provide input on the Future Land Use categories' spatial placement in the City. Meeting participants wrote their answers to three main questions about the categories on white boards. Approximately 73 people attended the event. A summary is attached for your reference.

Attachments:

1. Chapter 5 and Appendix F from DRAFT Community Plan
2. October 17, 2019 Community Plan Open House summary