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2026

City of
BELGRADE

Land Use Plan

Defining a unified vision
for our future



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A background image showing a community event on a grassy area. In the foreground, there is a blue and yellow Connect Four game board. In the middle ground, a group of people is gathered, some looking at a tall, thin informational display board. In the background, there is a modern building with large windows and a white tent. The entire image is overlaid with a semi-transparent teal color.

01

Introduction

For many, Belgrade is a place defined by a strong work ethic, skilled makers and creators, and a close-knit community where neighbors look out for one another, support families, and share deeply rooted values. For others, Belgrade is described as an up-and-coming city, still small in scale, but steadily evolving. Others still, such as long-time residents, may even describe the city as a place shifting from away from the quaint town they once knew, toward an emerging population center. These varying perspectives reflect the direct input from Belgrade residents, who were asked: How would you describe the culture of Belgrade today? What makes Belgrade feel unique compared to other Montana towns? While individual responses differ, they reveal a consistent theme. For those who call it home, Belgrade means something a little different to everyone. Regardless of the answer, however, what remains clear is that Belgrade is not merely a “little brother” to nearby Bozeman. It is a place with its own character, shaped by distinct histories, values and aspirations.

Belgrade has moved well beyond its origins as a quiet bedroom community within Gallatin County and is continuing to emerge as a vibrant city with a distinct and evolving identity of its own. While comparisons to surrounding communities will always remain, they reflect the real and shared experience of a city undergoing rapid change that is shaping the population, housing, local economy, environmental conditions, culture, and, perhaps most significantly, community identity.

This reality underscores the importance of planning. In Belgrade, planning is not about controlling what comes next, but about empowering the community to guide how and where change happens. Doing so requires understanding why growth is occurring, the opportunities and challenges it presents, and the shared role residents, businesses, and the City all play in shaping Belgrade’s future.

The Belgrade Land Use Plan builds on the city’s legacy of thoughtful planning. It reflects where the community began, documents current conditions, and establishes goals to guide Belgrade forward.

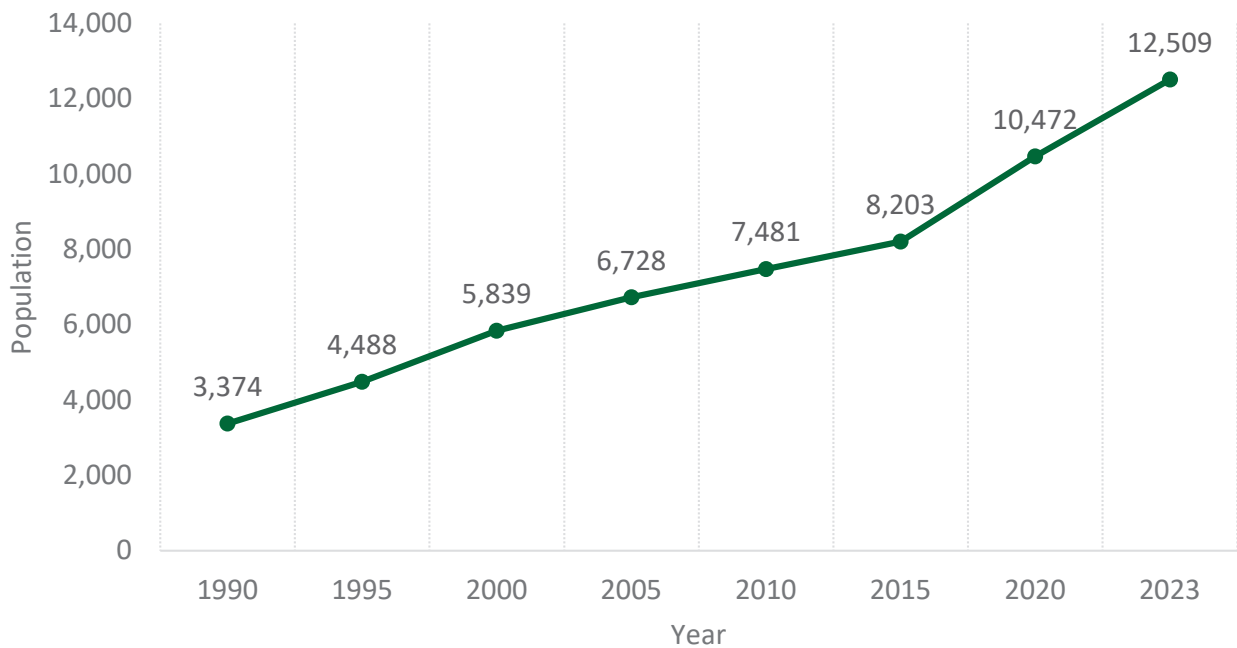
Rather than defining Belgrade through a single narrative, this plan presents a clear and comprehensive picture of where the city stands today. As a guiding document, it takes a holistic approach—addressing land use, housing, the economy, mobility, infrastructure, parks and recreation, and natural resources. Together, these elements help articulate a shared vision for a future that is not generic, but **Clearly Belgrade.**

PLAN FOUNDATION

Over the past decade, Belgrade has experienced steady growth expanding opportunities for housing, businesses, and community life. This momentum has strengthened the local economy and created new possibilities for residents, families, and employers alike. At the same time, community members have also raised important questions about housing affordability, traffic and congestion, city service capacity, and the long-term costs of growth. Addressing these issues is an important part of planning for Belgrade's future.

At the turn of the century, Belgrade's population was approximately 5,839 residents. Since that time, the city has more than doubled in size, with the most recent census reporting a population of 12,509. Growth accelerated significantly during the latter half of the last decade, with the population increasing at an average annual rate of approximately 4.6%. This rapid growth reflects Belgrade's growing appeal, rooted in its high quality of life, relatively attainable housing options, and strong regional connections across the Gallatin Valley. Together, these strengths offer residents the opportunity to enjoy access to expanding economic and cultural centers while remaining closely connected to the outdoor amenities, community character, and lifestyle that define the region.

Figure 1: City of Belgrade, Historic Population



Source: U.S. Census Bureau, Population Estimates

The City of Belgrade adopted its most recent Growth Policy in 2020. Even at that time, it was clear the city was growing faster than previously anticipated. The Growth Policy projected that Belgrade’s population would reach 11,589 by 2025, a threshold that was surpassed nearly three years earlier than expected. While growth pressures were already evident, the global COVID-19 pandemic fundamentally altered migration patterns across the state and nation. Significant in-migration to Montana, particularly to Gallatin County, the fastest-growing county in the state, intensified these trends. As a result, the Gallatin Valley has experienced one of the most significant demographic shifts in Montana’s history.

Growth across the region has highlighted the need for a more proactive and adaptable approach to planning in Belgrade. While the pace of growth may slow over time, continued population increases will shape demands on infrastructure, public services, housing, mobility, and recreation across the city. By planning proactively, Belgrade can ensure that growth strengthens community character, supports fiscal responsibility, and enhances quality of life

Growing communities require a balance of forward-looking planning and responsiveness to the needs of current and future residents. This Land Use Plan is intended to provide that balance. Unlike past efforts that focused on individual plan updates or reactive responses to changing conditions, this planning process represents a more coordinated and strategic approach.

From the outset, the City of Belgrade Land Use Plan was envisioned as a new and comprehensive document rather than a simple update to the previous Growth Policy. The pace of growth had rendered many of the city’s planning documents outdated, prompting a comprehensive reevaluation of Belgrade’s long-term direction. Initiated through the Clearly Belgrade planning effort beginning in 2022 and advancing in 2023, this effort establishes an integrated planning framework across land use, transportation, water infrastructure, and parks and recreation.

In parallel with this effort, the enactment of the Montana Land Use Planning Act marked a statewide shift in long-range planning practices and introduces new requirements for local governments to plan for projected growth and incentivize housing production. This Land Use Plan is designed to meet those requirements while providing clear and practical guidance for residents, City staff, and elected officials. It supports informed decision-making related to housing development, employment opportunities, infrastructure investment, and recreational amenities, ensuring that Belgrade is well positioned to manage growth in a manner that is sustainable, equitable, and aligned with community values.

PLAN AUTHORITY

The City of Belgrade is authorized to prepare and adopt this Land Use Plan pursuant to the City of Belgrade Municipal Code and the Montana Land Use Planning Act, Title 76, Chapter 25, Montana Code Annotated (MCA). As an incorporated municipality within Gallatin County, the City exercises its statutory authority to plan for orderly development, land use coordination, and the provision of public facilities and services.

The City of Belgrade's most recent Growth Policy was adopted in 2020. Although adopted within the past decade, significant demographic, economic, and development changes have occurred since that time at the local, county, and national levels. These changes have altered growth patterns, infrastructure demands, housing conditions, and community needs beyond what was anticipated in the previous policy. As a result, an update to the City's comprehensive planning framework is both justified and necessary to reflect current conditions, comply with updated state planning requirements, and provide meaningful guidance for future land use decisions. This Land Use Plan is intended to satisfy the coordinated planning requirements of the Montana Land Use Planning Act by establishing clear policies and a future land use framework that will guide zoning, subdivision review, infrastructure investment, and other regulatory actions in a manner that promotes public health, safety, welfare, and the long-term interests of the Belgrade community.

The Montana Land Use Planning Act (Senate Bill 382, 2023) modernized Montana's planning framework by requiring qualifying municipalities, including the City of Belgrade, to adopt coordinated land use plans, zoning regulations, and subdivision regulations within three years of the Act's effective date.

Becoming compliant with Montana Land Use Planning Compliance involves series of regulatory decisions required by the City of Belgrade

- Create a Public Participation Plan to establish citywide engagement practices related to document dissemination, public meetings, access to information, and responses to public comment
- Establish a Planning Commission responsible for upholding the statutory requirements, recommending and adopting plans and regulations, proposing amendments, and addressing appeals across related planning documents.
- Create or update the Land Use Plan and Land Use Map to document existing conditions, incorporate growth projections, and identify land uses needed to support anticipated growth.
- Update zoning regulations and the Zoning Map, as needed, to reflect the Land Use Plan, Land Use Map, and the goals of the Land Use Plan.
- Update subdivision regulations, as necessary, to align with the Montana Land Use Planning Act and the goals of the Land Use Plan.

Following adoption, the Planning Commission is required to review the Land Use Plan and Land Use Map at least every five years to determine whether updates are necessary.

A person in a dark shirt and shorts is seen from behind, throwing a frisbee on a grassy field. In the background, there are residential houses and a cloudy sky. The scene is overlaid with a semi-transparent purple filter.

02

Planning Context & Projections

A Brief History of Belgrade, Montana

Belgrade's origins are closely tied to the expansion of the Northern Pacific Railway across the Gallatin Valley in the early 1880s. As survey crews laid out the rail corridor in 1881, entrepreneur Thomas B. Quaw identified a tract of land, approximately ten miles west of Bozeman, that he believed held promise for a new settlement. In July 1881, he filed an application with the Gallatin County Courthouse to establish a townsite. When the Northern Pacific completed its segment of the line, the town was formally platted and named Belgrade, a gesture acknowledging Serbian investors whose financial backing had helped sustain the railroad through difficult periods of construction. By 1883, Belgrade had emerged as a small, rail-oriented community supporting freight movement, passenger travel, and the agricultural economy of the surrounding valley.

As settlement expanded throughout the Gallatin Valley, Belgrade quickly developed into a service center for nearby farmers and ranchers. Early businesses clustered near the railroad tracks and included grain storage facilities, mercantile establishments, blacksmith shops, hotels, and saloons. These uses began to shape Belgrade's role as both a transportation stop and a commercial support center for agricultural production. A significant milestone in the town's civic development came in 1902 with the construction of the Belgrade Bank. In addition to providing financial services, the building housed the town's telegraph line and newspaper office, making it a focal point for communication and commerce. Its distinctive castellated Gothic Revival façade symbolized growing civic pride. Belgrade formally incorporated in 1906, establishing local governmental authority and enabling the organized provision of municipal services.



Through the early decades of the twentieth century, Belgrade matured into a well established agricultural and commercial town. Businesses expanded, professional services took root, and the community increasingly reflected the appearance of a permanent and self sufficient settlement including a defined downtown. This period of growth was interrupted by the Great Depression, which slowed economic activity, but Belgrade transitioned into a quieter, farming centered community where daily life revolved around land cultivation and ranching.

Following World War II, Belgrade experienced renewed economic pulse and stability. Advances in agricultural technology increased productivity, while population growth created new demand for goods, services, and housing. Local businesses expanded into larger facilities, new commercial establishments appeared along Main Street and highway corridors, and residents continued to invest heavily in the town's schools with multi-generational family-owned businesses remaining a staple of local economy. During the 1960s and 1970s, the town's architectural and civic landscape evolved as older buildings were renovated and new structures constructed. Throughout these decades, Belgrade remained smaller and quieter than Bozeman, yet residents took pride in the town's independence, agricultural heritage, and close knit character.

By the late 1980s and early 1990s, Belgrade entered a period of significant residential and commercial expansion. Strong real estate activity fueled new housing construction while commercial development intensified, particularly along the historic U.S. 10 (now Frontage Rd.) corridor. The Belgrade Mercantile (Belgrade Bank) block underwent a full renovation in the early twenty first century, revitalizing an important anchor of the historic downtown. As traffic along U.S. 10 increased, Belgrade became a regular stopping point for travelers, contributing to the growth of local cafés, bars, and service oriented businesses.



Entering the twenty first century, Belgrade emerged as one of Montana’s fastest growing communities. Its proximity to Bozeman, combined with strong regional transportation connections, accelerated this growth. Interstate 90 provided efficient east-west access, while the airport expanded dramatically. Continued rail access supported industrial and agricultural activity, and the city attracted a diverse range of businesses, including biotechnology and laboratory facilities, agricultural process companies, manufacturers, and retail and service enterprises. Population growth was substantial, increasing from approximately 5,900 residents in 2000 to 11,600 by 2021.

Today, Belgrade stands as a dynamic and increasingly independent community within the Gallatin Valley. Belgrade has preserved its small western town character while embracing modern industries, quality schools, and growth. Historic resources, such as early twentieth century churches, commercial blocks, and the original Northern Pacific town layout, remain visible in the downtown core, even as new subdivisions and commercial centers continue to expand across the valley floor. Belgrade’s history, from its railroad origins to its recent growth, continue to shape its identity and inform local planning efforts.



Clearly Belgrade

The vision for a Belgrade Land Use Plan predated the Montana Land Use Planning Act. Belgrade has experienced unprecedented growth in and around the community and was projected, in 2018, to grow from 4,800 and 6,000 in population between 2019 and 2030.

The City of Belgrade completed a wide range of updates to existing planning and policy documents, in the subsequent years, including those related to design, transportation, water, and zoning. However, many of these documents were developed independently of one another and through various methods. In 2022, the City invested in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis to identify the age and implementation status of each document, analyzing how the documents were used by staff and the public, and addressing areas of potential conflicting information. The study established the foundation for the Clearly Belgrade effort.

Clearly Belgrade is intended to create a unified vision for how the City of Belgrade will grow and invest in infrastructure over the next several decades. The effort integrates concurrent planning projects for land use, transportation, utilities, and parks, trails, and recreation planning into a coordinated framework, supported by a new web based platform designed to improve public access to planning information and ongoing engagement.

The Clearly Belgrade approach is meant to align existing plans, update outdated policies, and ensure future investments are coordinated, transparent, and fiscally responsible.



Clearly
BELGRADE
LIVE • WORK • THRIVE

Relationship to Other Plans

The Land Use Plan builds upon and aligns with several important planning documents that fall within, or overlap with, the City of Belgrade.

Land Use and Infrastructure Planning Documents

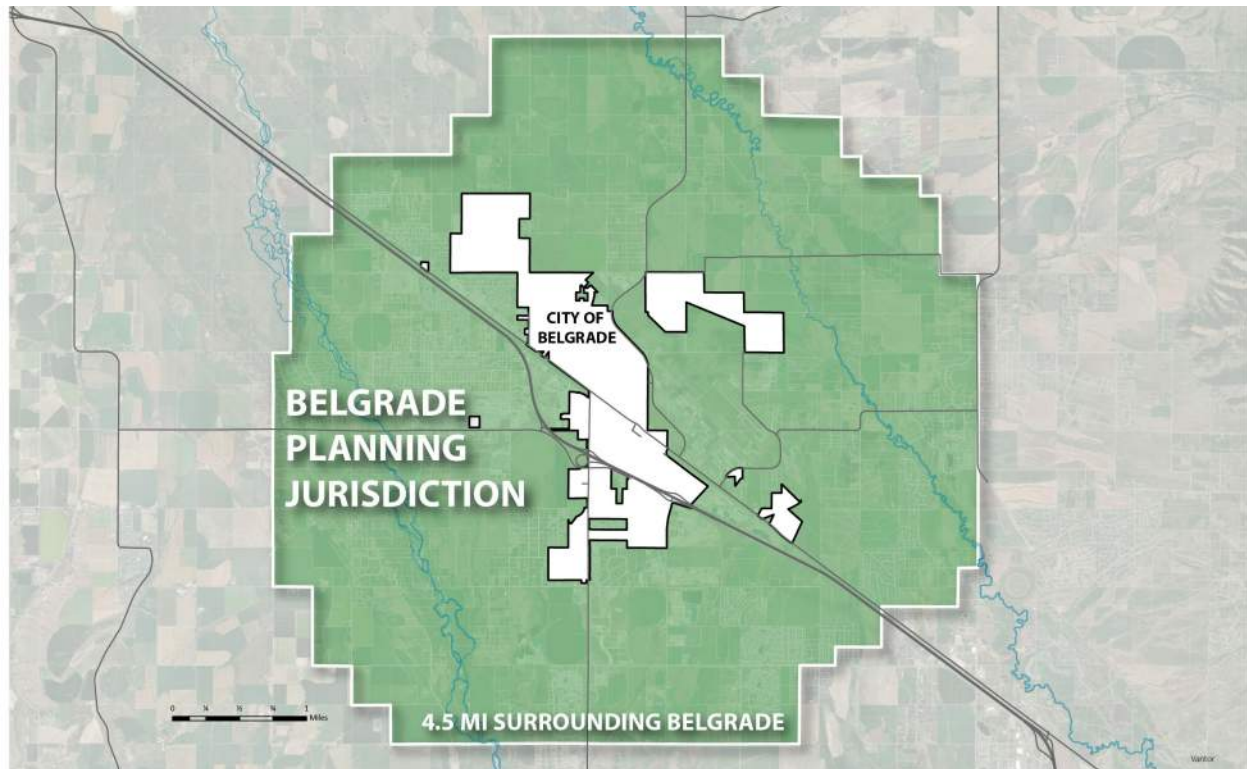
- 2020 Belgrade Growth Policy
- 2026 Transportation Master Plan (in progress)
- 2026 Belgrade Utilities Master Plan (in progress)
- 2025 Belgrade Regional Parks, Trails, and Recreation District Master Plan
- 2017 Belgrade Commercial Center Urban Renewal District Plan
- 2020 Belgrade Downtown Design Plan
- 2025 Belgrade Safety Action Plan

Regional Planning

This Plan is also influenced by land use and infrastructure planning efforts occurring throughout the surrounding region including:

- 2020 Triangle Community Plan
- 2022 Greater Triangle Area Transportation Plan
- 2020 Gallatin County Hazard Mitigation Plan
- 2024 Gallatin County Housing Assessment
- 2021 Envision Gallatin Growth Policy

Regional & Local Setting



Belgrade's legacy of planning dates back to broad community efforts in the 1970s, leading to the establishment of the Belgrade City-County Planning Board to advise on land use and development decisions across the area. The Belgrade planning area, also known as the planning jurisdiction, was established in 1975 and encompasses an area of approximately 4.5 miles surrounding the city, totaling 66.42 square miles.

The City-County Planning Board was authorized to review and make recommendations on land use and development proposals within the City of Belgrade and within contiguous unincorporated areas of the planning jurisdiction. The Board played a central role in annexation decisions, subdivision review, and the extension of municipal services.

The Montana Land Use Planning Act requires each local governments to establish a planning commission by ordinance or resolution, consolidating prior multi-board review processes under a single governing body and planning staff. Upon adoption of this Land Use Plan, the City transitioned from the City-County Planning Board to a Planning Commission with jurisdiction focused primarily on lands within the municipal limits and areas proposed for annexation. While this Plan primarily focuses within City limits, its goals and policies also considered development patterns within the planning jurisdiction to support coordinated implementation of long range land use objectives. Coordination with Gallatin County on regional land use matters continued as necessary due to shared infrastructure systems and interconnected development patterns.

Envision Gallatin Growth Policy

The Gallatin County Growth Policy is the County's primary long range planning document, guiding how land use, development, infrastructure, and natural resources are managed as the County continues to experience rapid growth. Updated in December 2024, the policy responds to population growth, housing pressures, environmental constraints, and strong public input about preserving quality of life while accommodating change.

The policy's vision is to protect Gallatin County's landscape and agricultural heritage while fostering healthy, welcoming communities with diverse opportunities. This vision is organized around three interconnected themes:

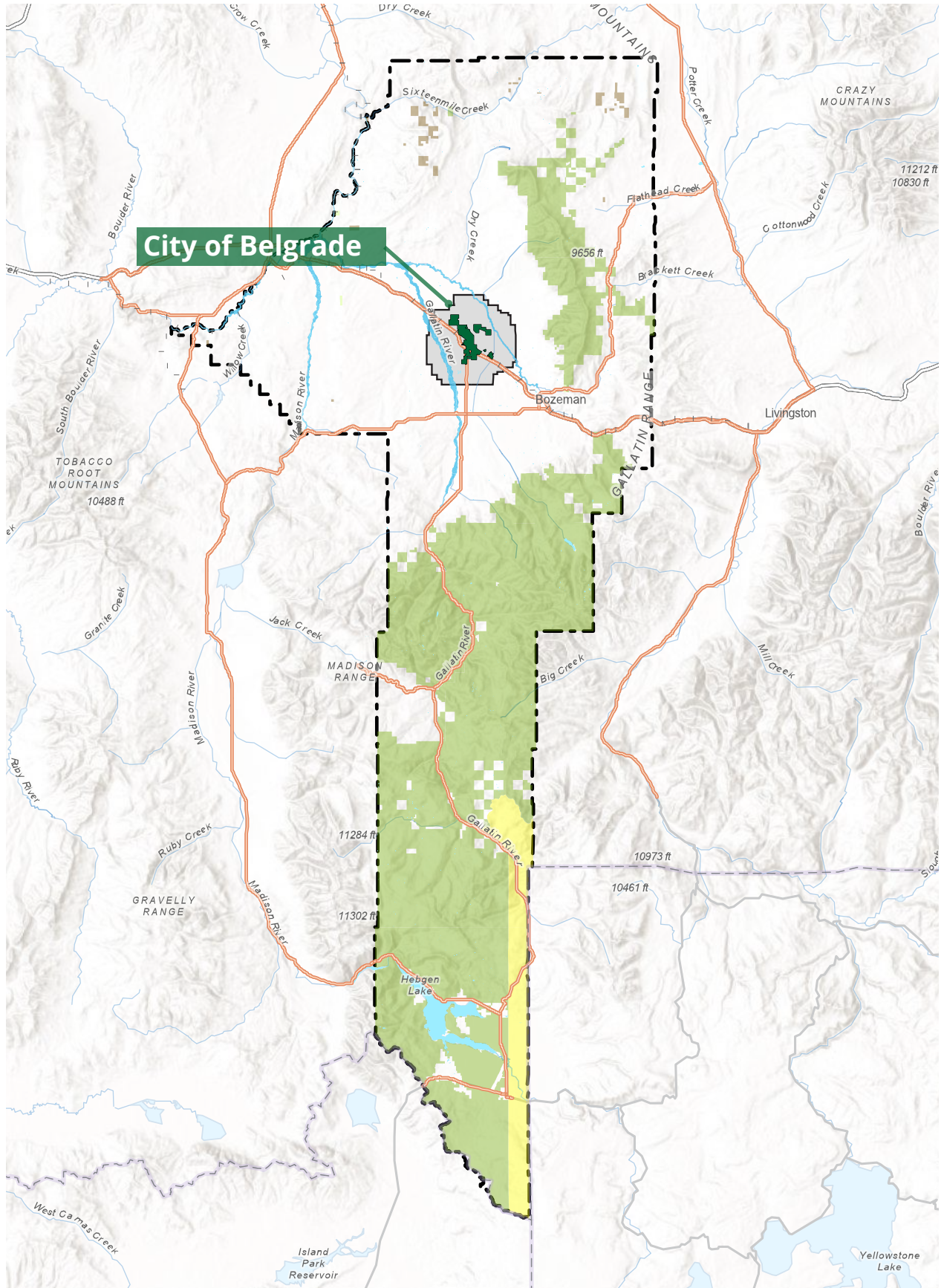
- Heritage – preserving agriculture, rural character, Indigenous history, wildlife, and working lands.
- Open Space – protecting natural environments, water resources, wildlife habitat, scenic views, and outdoor recreation networks.
- Opportunity – supporting infrastructure, housing diversity, economic vitality, education, transportation, and coordinated growth.

Gallatin County is the fastest growing county in Montana, with a 71% population increase since 2000 and projections approaching 200,000 residents by 2040. This growth has intensified housing affordability challenges, infrastructure demands, traffic, and pressure on natural and agricultural lands, making coordinated planning essential.

Belgrade is identified in the Gallatin County Growth Policy as a primary growth center and one of the most appropriate locations to accommodate future population growth due to its existing infrastructure, services, employment base, and transportation access.

Although Gallatin County does not regulate land use within Belgrade's city limits, the city serves as a key anchor influencing countywide growth, with development directed in and around the City to prevent sprawling rural development and help address regional housing demand.

Figure 2: Gallatin County Map, Envision Gallatin, 2025

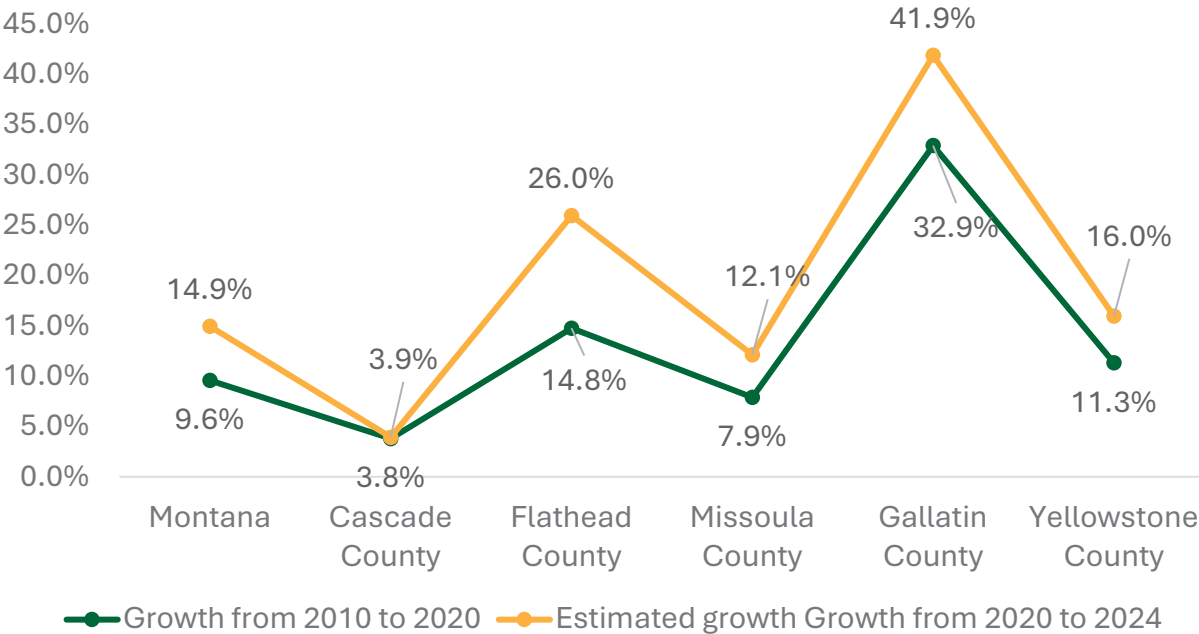


HISTORIC POPULATION

Population change in Belgrade and across the Gallatin Valley is among the most visible and influential indicators of growth. Changes in population directly shape land use patterns, service demands, and community form, making demographic trends a foundational component of land-use planning.

At the statewide and regional levels, recent growth trends have been pronounced. Montana’s population increased by approximately 5% between 2020 and 2024, ranking the state 11th among the fastest-growing in the nation during that period, Gallatin County, Figure 3, has also consistently outpaced other Montana counties in population growth. Over the past 20 years, the county’s population has increased by approximately 71%, more than 20% higher than the next fastest-growing county in the state. These trends provide important context for understanding the growth pressures facing Belgrade and inform future land-use and infrastructure planning decisions.

Figure 3: County Population Change

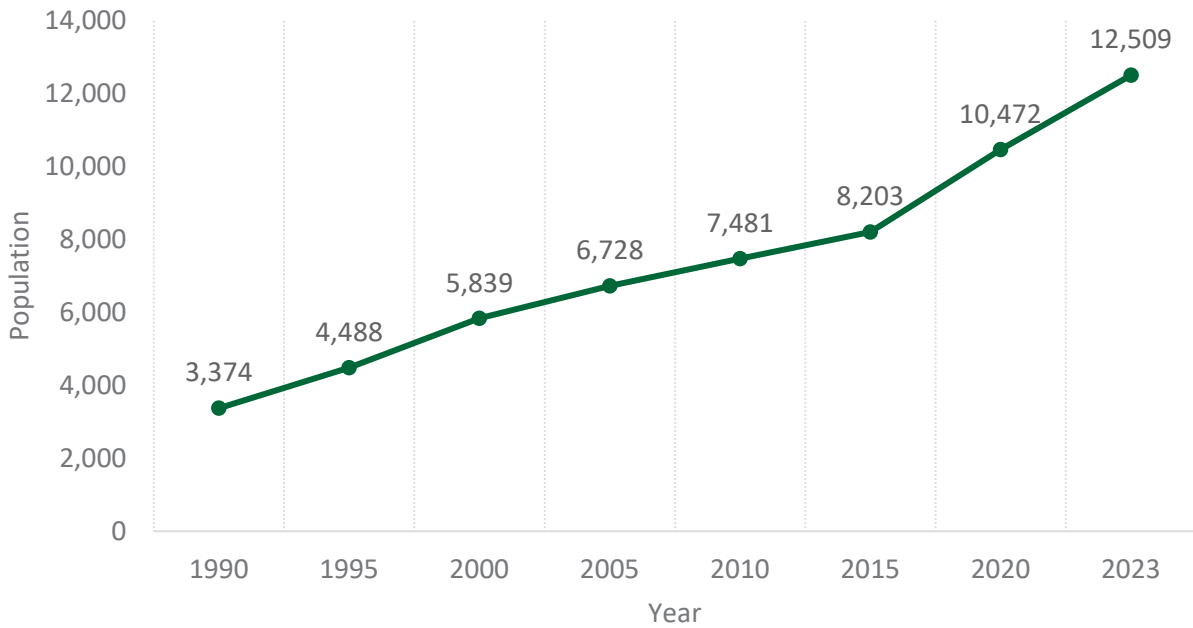


Source: U.S. Census Bureau, Population Estimates, Population and Housing Unit Estimates 2024

Belgrade's population has more than tripled from 1990 to 2023. This change isn't just incremental growth but the city has seen transformational change over the course on a single generation.

The community experienced population growth in waves rather than at a consistent rate over time. The first major period of growth occurred between 1990 and 2005, followed by a second, more pronounced increase beginning around 2015. Most notably, population growth accelerated significantly in the period

Figure 1: City of Belgrade, Historic Population



Source: ACS 5-Year Estimates, 2023

following the COVID-19 pandemic. Between 2020 and 2023, Belgrade added approximately 2,037 residents, exceeding the total population increase recorded between 2005 and 2015.

Although recent indicators suggest that growth rates are beginning to settle, the community continues to respond to the impacts of this recent surge. As a result, the city has largely been forced into a reactive position, addressing pressing demand on services while crafting broader, strategic measures to manage escalating costs across multiple systems. Compounded by similar trends in neighboring jurisdictions and Gallatin County, the need to balance routine maintenance, targeted capital improvements, and long-term investments that support proactive, coordinated planning remains a priority.

DEMOGRAPHICS

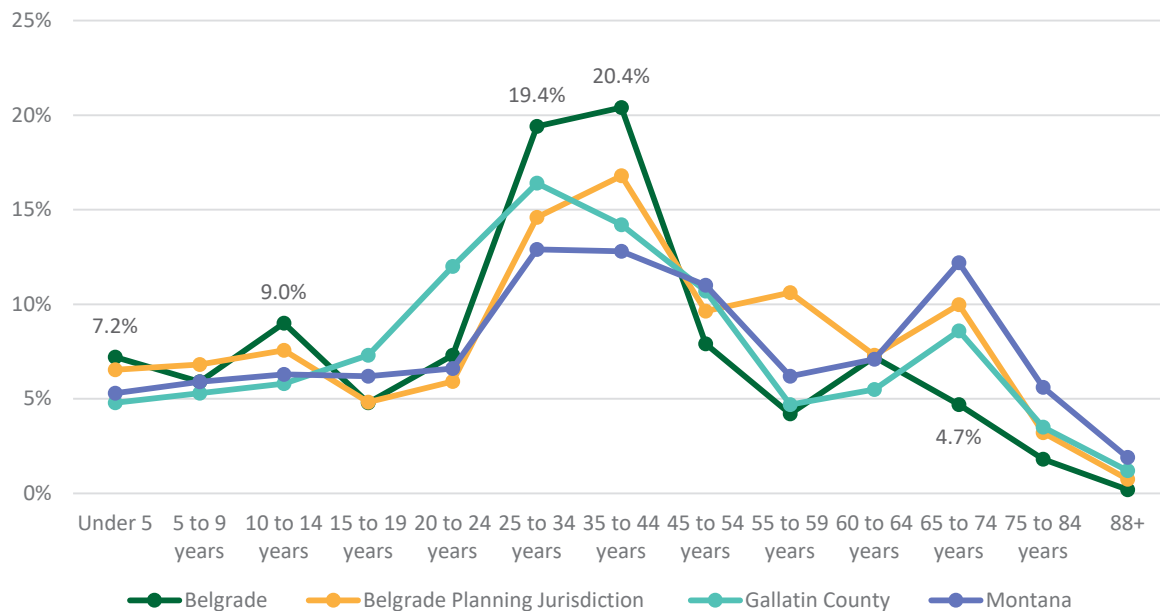
Age

The City of Belgrade has a higher proportion of residents aged 25 to 44 compared to both Gallatin County and the State of Montana. This trend is similarly reflected across the Belgrade Planning Jurisdiction, where over 30% of the population falls within this age group. . This demographic composition contributes to population stability and encourages a continued investment in diverse housing options, neighborhood infrastructure, and family supportive services. As this age range remains prominent, demand for schools, parks, playgrounds, and community amenities will likely remain strong.

While Belgrade’s population is generally younger than that of the planning jurisdiction, county, and state, the community also includes a meaningful senior population. Although residents aged 65 and older are not the primary driver of population growth, this group is expected to increase as existing households age with Belgrade's attractive lifestyle remaining in place for active seniors and empty-nesters alike.

As Belgrade grows, this senior population living within the planning jurisdiction will become closer to city services and the attractive elements that come with them. Planning for Belgrade’s future will require balancing the needs of both growing families and aging residents to support long-term community health, stability, and quality of life.

Figure 4: Age Distribution, 2023



Source: U.S Census Bureau, ACS 5-Year Estimates 2023

Race/ Ethnicity

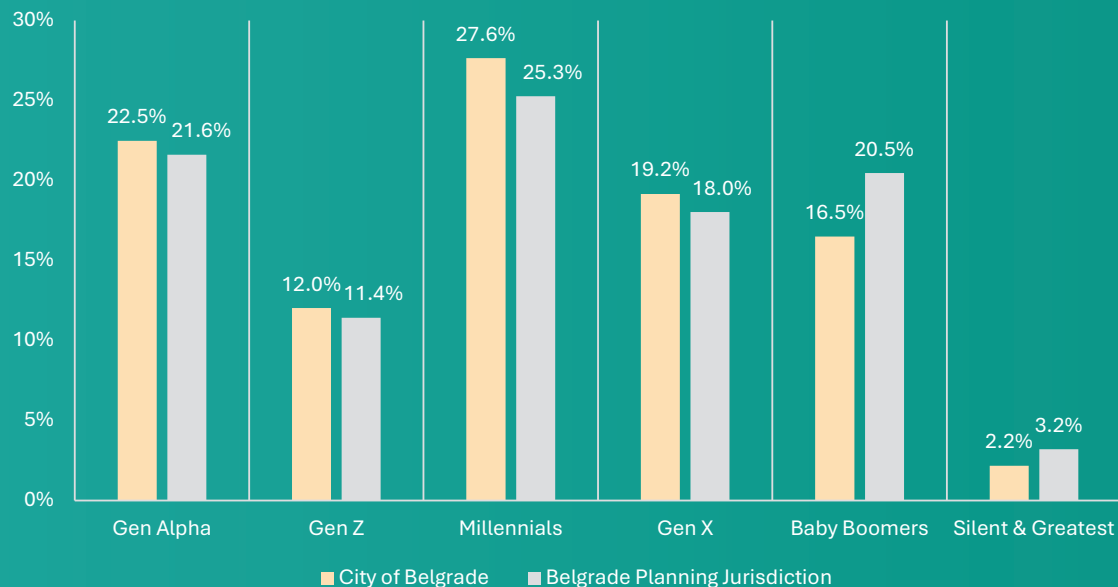
Belgrade is gradually becoming more racially and ethnically diverse. All three geographies are predominantly White, with more than 87% of the population identifying as such. The Belgrade Planning Jurisdiction contains the highest proportion (90.2%), followed by Gallatin County (88.3%) and then the City of Belgrade (87.4%).

By comparison, the City of Belgrade is slightly more diverse than both the planning jurisdiction and the county across multiple racial and ethnic categories, with a higher share of residents identifying as Hispanic or Latino (5.3%), two or more races (4.2%), American Indian and Alaska Native (1.2%), and “Other” races (1.5%). Gallatin County, however, shows greater representation among Asian and Black residents, with 1.3% identifying as Asian and 0.5% identifying as Black, exceeding both the City of Belgrade and the planning jurisdiction.

Belgrade Birth Cohort

Age structure further distinguishes Belgrade from the surrounding county. The city's median age is under 33, and Millennials (born 1981 to 1996) represent the largest generational cohort, followed closely by Generation Alpha (born 1997 to 2012) and Generation X (born 1965 to 1980). This generational mix indicates a strong presence of young adults in their prime working and family-forming years, paired with a substantial population of children. The Planning Jurisdiction shows a similar pattern but with a slightly older profile, 35 years old, including a higher proportion of Baby Boomers (born 1946 to 1964). Gallatin County overall contains a higher share of Generation Z (born 1997 to 2012) and older adults, suggesting that Belgrade functions as a focal point for young families and early-career households within the region.

Figure 5: Birth Cohorts, 2023



Source: Demographic Profile Census 2023 (ACS 2019-2023) via PlacerAi

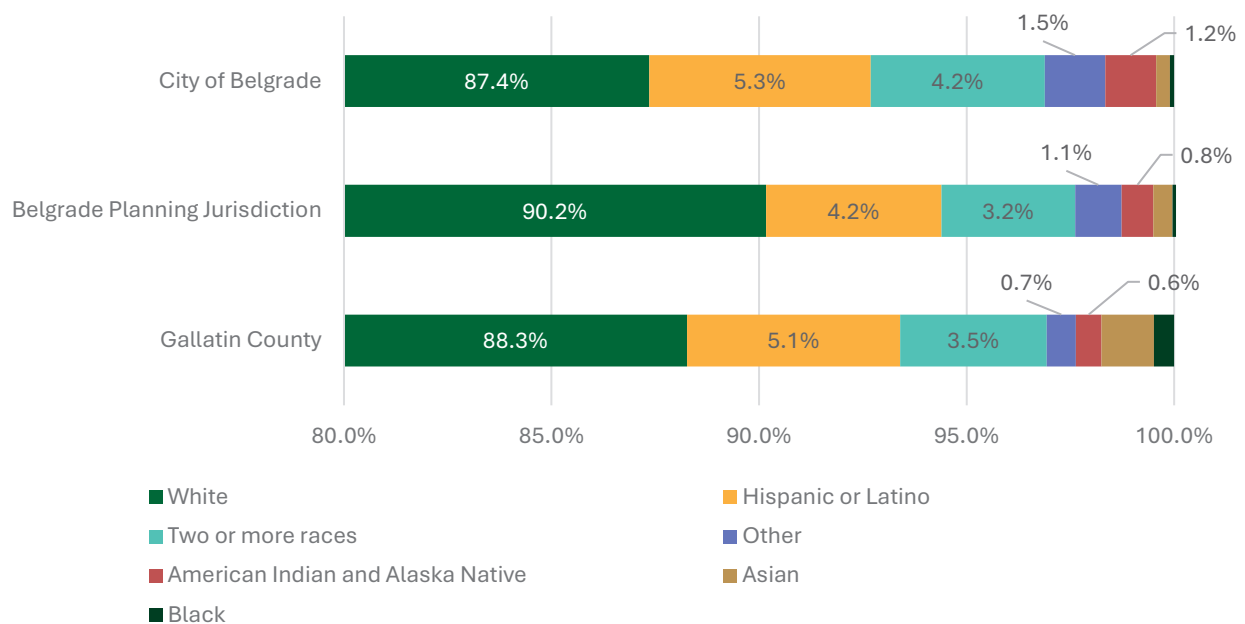
"Post-COVID trends show a younger, more active senior demographic (ages 60+) entering the Belgrade Senior Center"



Increasing racial, ethnic, and linguistic diversity suggests a need for more intentional, targeted community engagement strategies to ensure that public participation processes are inclusive and representative, and that new cultures and languages are integrated into the community. The considerations of language accessibility, particularly for Spanish-speaking residents, will be important to support equitable access to information, services, and civic decision-making.

These trends challenges more traditional assumptions of cultural homogeneity in Belgrade and highlights the importance of broader cultural and linguistic awareness within the community.

Figure 6: Racial Breakdown Across Comparison Areas, 2023



Source: U.S Census Bureau, ACS 5-Year Estimates 2023

Households

The City of Belgrade and Gallatin County share broadly similar household structures, but several factors identify Belgrade having a younger and more family-oriented population.

See in Table 1, married-couple households make up nearly half of all households across both geographies, but Belgrade has a higher share of households with children, with 20.6% of all households being married couples with children under 18, compared to 18.5% in Gallatin County. Overall, 29.7% of Belgrade households include one or more children under 18, noticeably higher than the 24.0% in tr County countywide, At the same time, Gallatin County has a significantly older household profile with one or more residents aged 65 or older account for 22.8 % countywide, almost double the share within the City of Belgrade.

School-age population trends further emphasize Belgrade’s younger demographic. Elementary school-aged children (grades 1–8) represent 55.8% of the student

population in Belgrade, substantially higher than the 32.3% share in Gallatin County. High school-aged students (grades 9–12), by contrast, make up a similar share for both geographies.

Table 1: Households Types

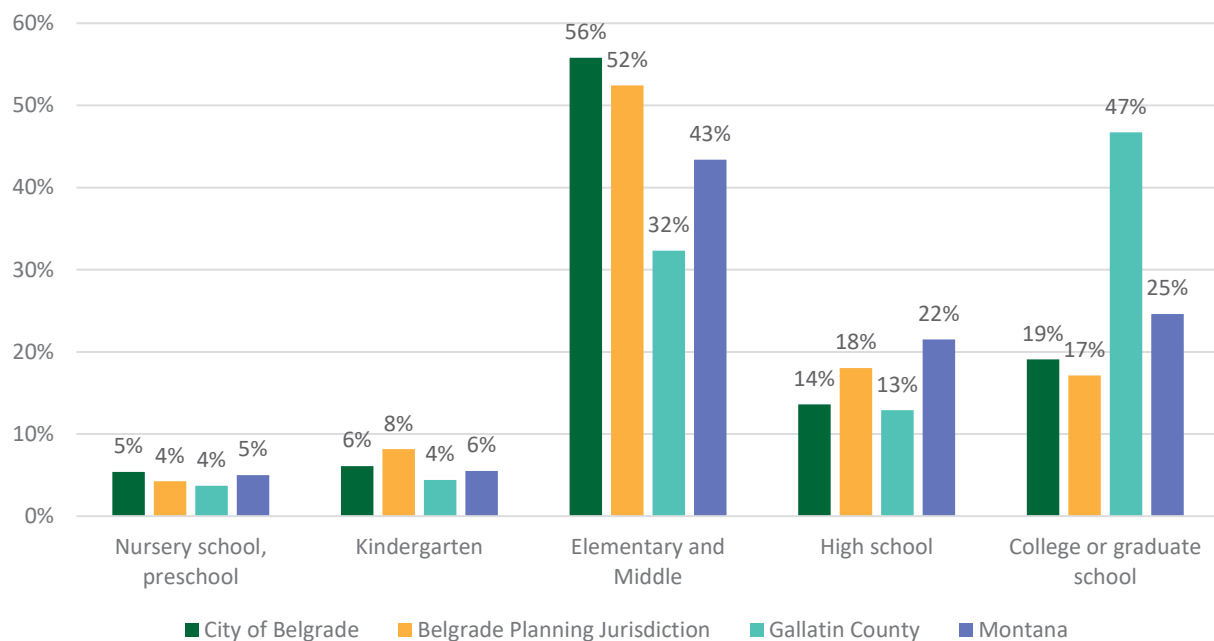
	City of Belgrade	Gallatin County
Married-couple household	48.2%	47.7%
With children of the householder under 18 years	20.6%	18.5%
Households with one or more people under 18 years	29.7%	24.0%
Households with one or more people 65 years and over	12.0%	22.8%
Average family size	3.14	2.89
Elementary school (grades 1-8)	55.8%	32.3%
High school (grades 9-12)	13.6%	12.9%

Source: U.S Census Bureau, ACS 5-Year Estimates 2023

Educational Attainment

Belgrade has a higher share of residents with a high-school degree (30.5%) than the planning jurisdiction (27.3%) and nearly double the rate of Gallatin County (18.2%). Conversely, the city has a lower concentration of advanced educational attainment, with smaller shares of residents holding a bachelor’s degree (23.5%) or advanced degrees (13.7%) compared to Gallatin County overall (33.2% and 19.9%, respectively).

Figure 7: Education Demographics



Source: U.S Census Bureau, ACS 5-Year Estimates 2023

The planning jurisdiction generally falls between the city and the county across most educational attainment levels. This difference is likely influenced by the presence of Montana State University (MSU) in Bozeman and the county’s higher concentration of professional and service-sector employment. MSU, the largest university in the state, reached record enrollment in Fall 2025 with more than 17,000 students. Additionally, the fall enrollment placed over half of the student population local to Montana.

Belgrade’s proximity to Bozeman, combined with its higher share of high school graduates, younger population, and continued residential growth, may contribute to a gradual increase in the proportion of residents enrolled in or holding college degrees over time. This trend presents an opportunity to better align secondary education, expand trade and technical education, and employment pipelines to encourage residents to remain within the local or regional economy.

Population

Belgrade has experienced steady population growth over the past two decades. In 2000, the population was approximately 5,927. As shown in the Figure 6, By 2023, it had increased to approximately 12,509, adding 6,582 people to the city’s total population. This growth reflects a substantial increase of about 111% over the last two decades, with an average compound annual growth of approximately 3.4%. Notably, the average annual growth rate over the last decade was 4.6%. In fact, as much of the nation experienced a downward tick in population growth in 2020 during the COVID-19 pandemic, Belgrade actually experienced a spike in growth

Figure 8: Population Growth in Belgrade, 2000-2023

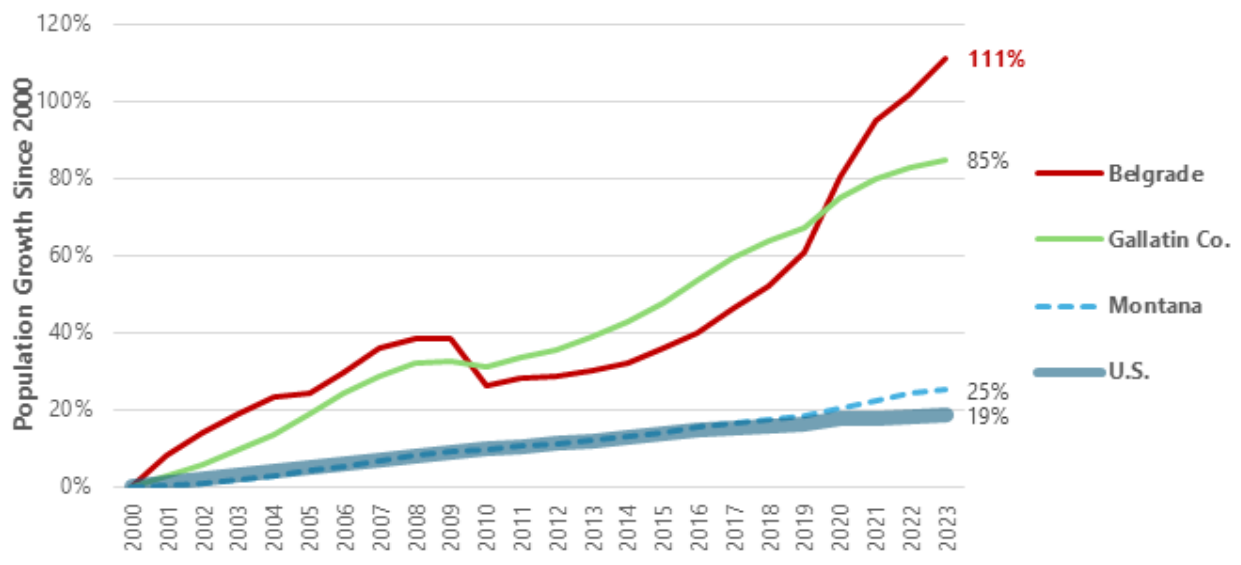


Source: U.S. Census Bureau, Population Estimates

of 12.2% in that single year, its highest in decades. Conversely, in 2010, Belgrade saw its only annual decline, losing 8.8% in that single year. Belgrade's population growth can be attributed to various factors, including its appealing quality of life, housing affordability, and strategic location within Gallatin County.

According to the U.S. Census Bureau Population Estimates, the population of Gallatin County was approximately 126,409 in 2023. The county's population growth has been steady at an average rate of 2.7% over the last two decades, which is lower than Belgrade's population growth rate.

Figure 9: Population Percentage Growth Since 2000, Belgrade and Comparison Geographies, to 2023

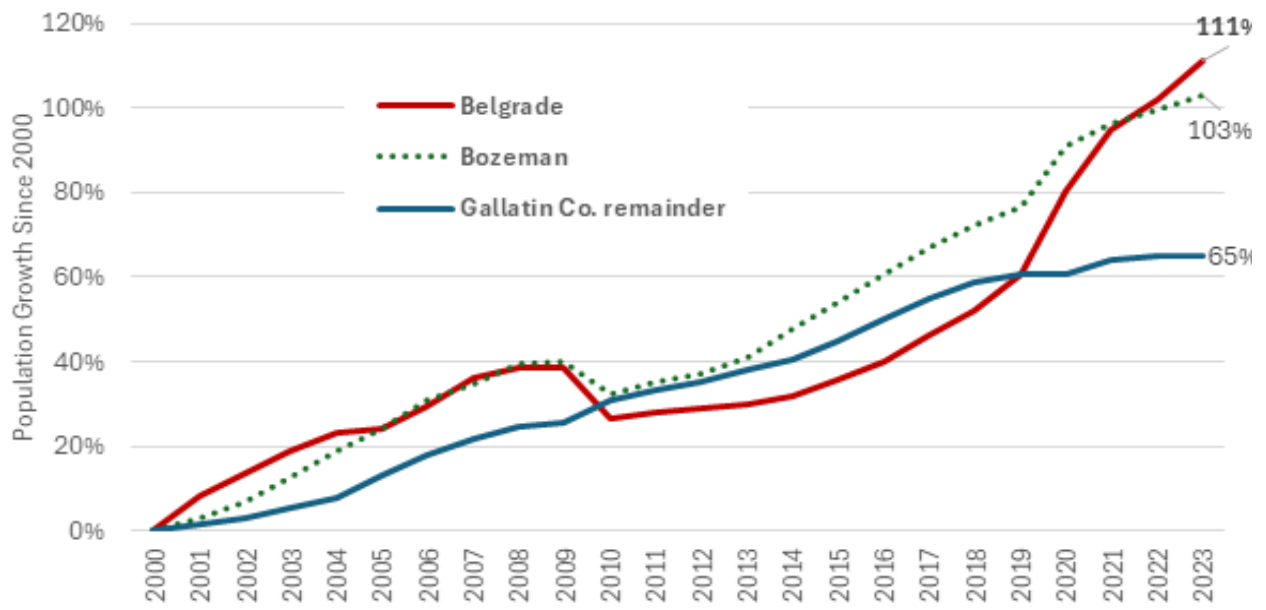


Source: U.S. Census Bureau, Population Estimates

Figure 9 illustrates Belgrade’s population trend alongside growth in larger comparison geographies, county, state, and nation, between 2000 and 2023, shown as cumulative percentage gain since 2000. As shown, Belgrade added 111% to its resident population since 2000, faster than Gallatin County (+ 85%) which has grown faster than Montana overall (+ 25%), which has grown marginally faster than the nation (+ 19%). As with many states, Montana’s growth has been concentrated in its urbanized areas, with little growth across most of its more rural counties.

Figure 10 takes a closer look within Gallatin County to compare Belgrade’s population trajectory side by side with Bozeman’s, again going back to 2000. Not surprisingly, given their proximity and economic interdependence, the two growth paths are closely related and of similar relative scale. Over the same period, the remainder of Gallatin County, accounting for 45% of countywide population, showed robust growth relative to the state and nation, but at a considerably slower pace than Bozeman and Belgrade, increasing by 65% in total since 2000.

Figure 10: Cumulative Population Growth Since 2000, Belgrade vs. Bozeman and Remainder of County



Source: U.S. Census Bureau, Population Estimates



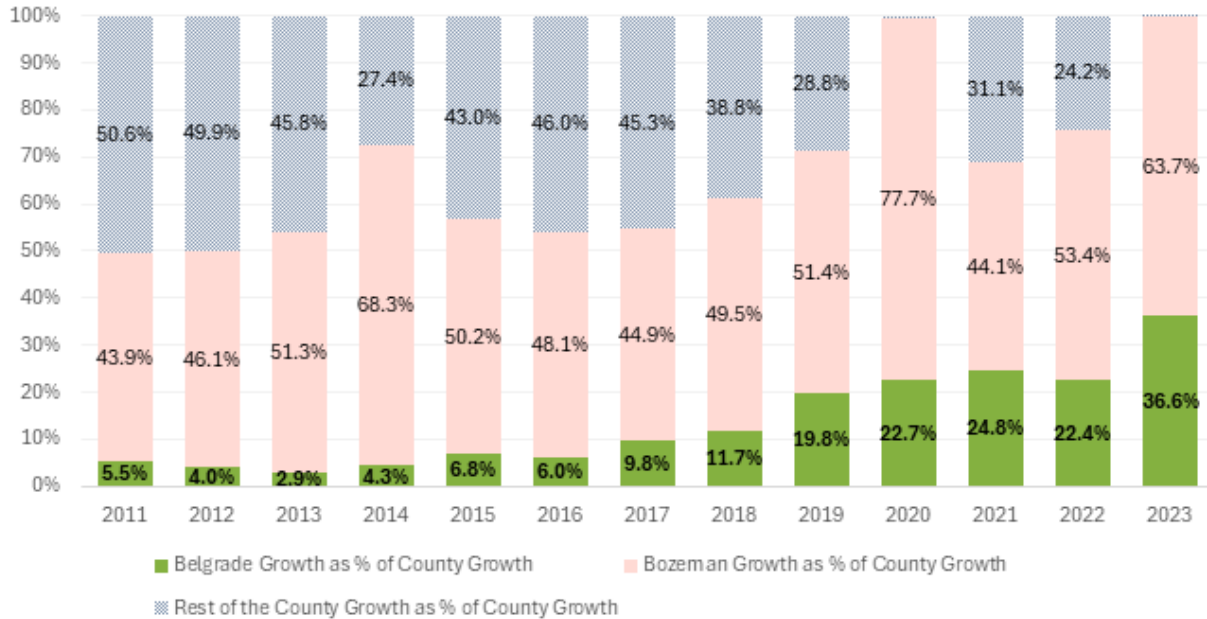
Belgrade Population Growth As Percent Of The County Growth

Over the past decade, as the acceleration of Belgrade’s population growth has been accompanied by a tapering of growth elsewhere in the county, especially in rural areas, Belgrade's share of countywide growth has steadily risen. Gallatin County has been the fastest-growing county in Montana over the past decade. The average annual growth in Gallatin County was 2.7% in the last decade. The county's growth is projected to continue over the next couple of decades.

Again, the fundamentals in this rising share of county population – a combination of easy commuting proximity to Bozeman job centers and a relative advantage in housing affordability – seem likely to continue for the foreseeable future, suggesting that this gradually increasing share of county could be sustained throughout the planning horizon.

Figure 11 indicates that this trend is unique to Belgrade, as Bozeman does not have significant changes in the growth percent as compared to the county's growth, as Belgrade. This trend indicates that one of the methods for projecting

Figure 11: Trend of Belgrade Growth as Percent of County Growth, 2011-2023



Source: U.S. Census Bureau, Population Estimates via Neilsberg; Leland

the population growth in Belgrade can follow the trendline of Belgrade's growth as a percent of the projected county's growth.

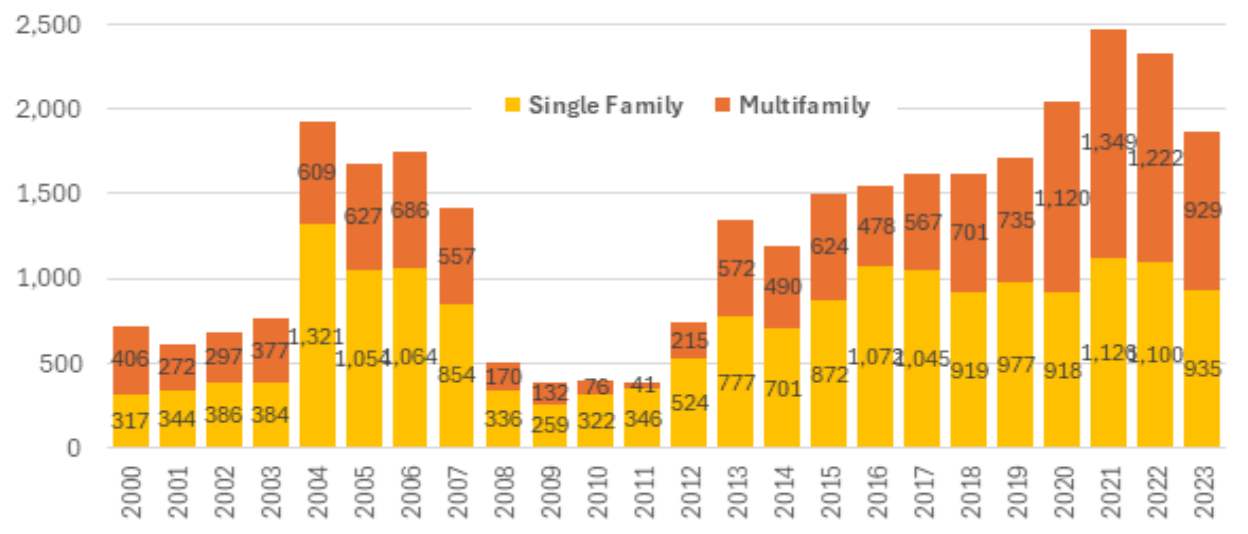
Housing And Households Conditions

The number of housing units has increased substantially over the past decade. Since 2010, approximately 1,704 housing units have been added to the community's housing stock, representing a 54% increase. This growth trend is expected to continue as housing demand rises in response to ongoing population growth.

Permits

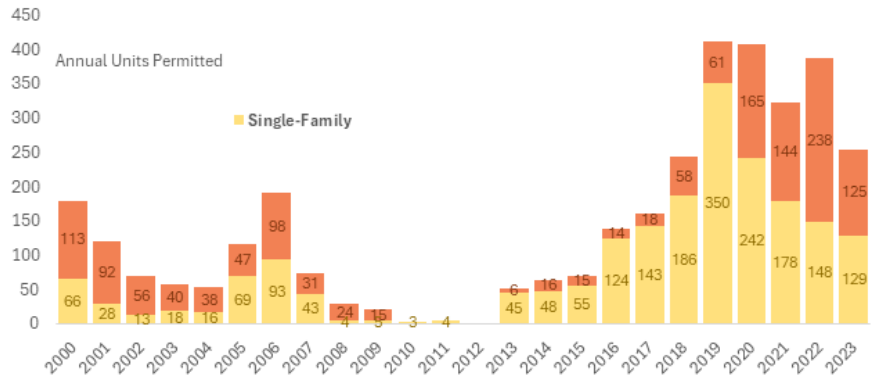
As shown in Figure 12, housing permitting trends in Gallatin County have historically been dominated by single-family units. From 2001 through 2019, single-family homes accounted for the majority of units permitted in nearly every year. This pattern shifted in 2020, 2021, and 2022, when multifamily units became the majority of permitted housing county-wide. In 2023, permitting activity was more evenly split between single-family and multifamily units. These three majority-multifamily years coincided with record overall permitting levels and occurred during a period of unusually high construction and housing cost increases, as discussed in the following section.

Figure 12: Housing Permits in Gallatin County, 1990-2023



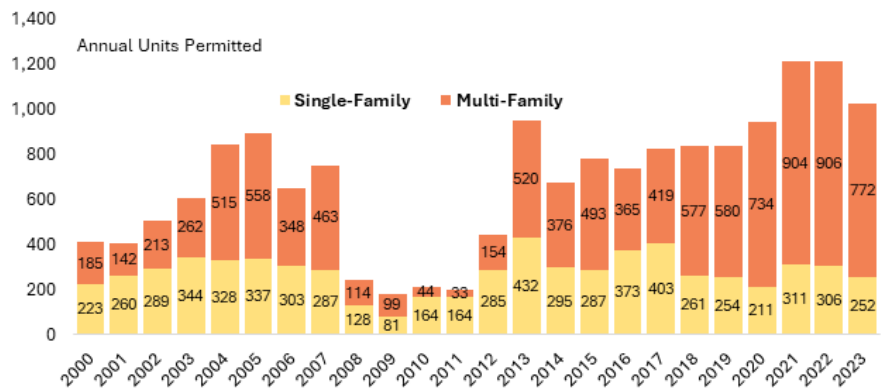
Source: U.S. Census Bureau, Building Permits Survey (based on local jurisdiction reporting)

Figure 13: Housing Permits in Belgrade, 1992-2023



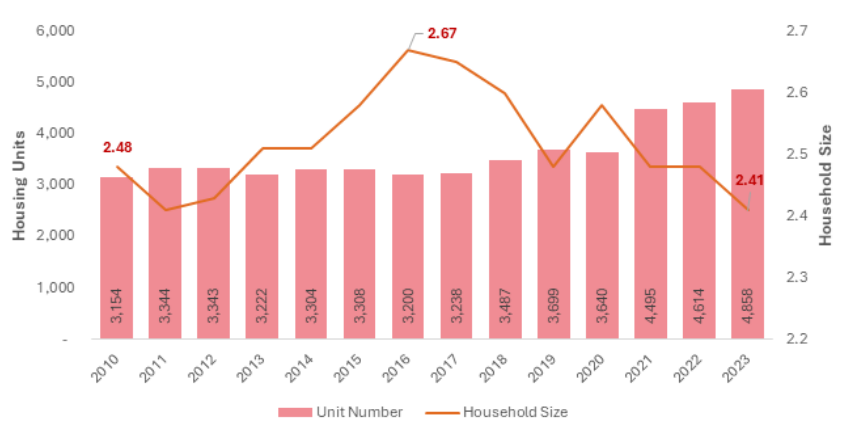
Source: U.S. Census Bureau, Building Permits Survey (based on local jurisdiction reporting)

Figure 14: Housing Permits in Bozeman, 1992-2023



Source: U.S. Census Bureau, Building Permits Survey (based on local jurisdiction reporting)

Figure 15: Housing Permits in Gallatin County, 1990-2023



Source: U.S. Census Bureau, ACS 5-year Estimates

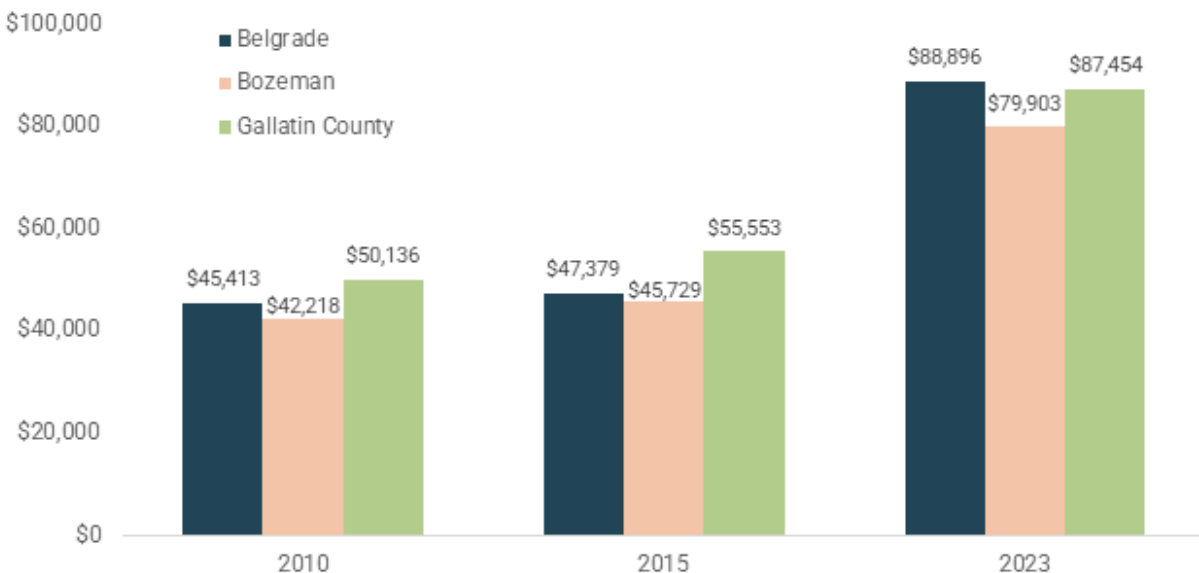
Belgrade’s development pattern broadly mirrors these county-wide shifts, but with important differences in timing and scale. According to U.S. Census Bureau data, Belgrade, Figure 13, experienced relatively higher levels of multifamily construction between 1998 and 2009, even while single-family homes remained prevalent across much of the county. Between 2010 and 2019, multifamily units accounted for no more than 25% of total housing construction in Belgrade, aligning with renewed interest in county-level single-family development during that period. Since 2020, however, Belgrade has experienced a notable increase in multifamily construction, Figure 14, consistent with the broader county trend and those seen in Bozeman including a large influx of multifamily units permitted in 2022.

The household size, Figure 15, across the county, has been fluctuating over the last decade. However, since 2016, the trend line has been a declining one with the household size falling to 2.41 in 2023. This trend indicates that the size of households might not change significantly over the next couple of decades. However, the overall trend of decreasing the households size and fertility rates might impact future population dynamics.

Household Income

Median household income has increased significantly in Belgrade over the last decade. As of 2023, the city’s median household income was \$88,896, which is 1.6% higher than the county average and 11.3% higher than in Bozeman. At the same time, housing costs and rents are lower than in Bozeman and Gallatin County on average.

Figure 16: Median Household Income in Belgrade with Regional Comparison, 2010-2023



Source: U.S. Census Bureau, ACS 5-year Estimates

POPULATION FORECAST

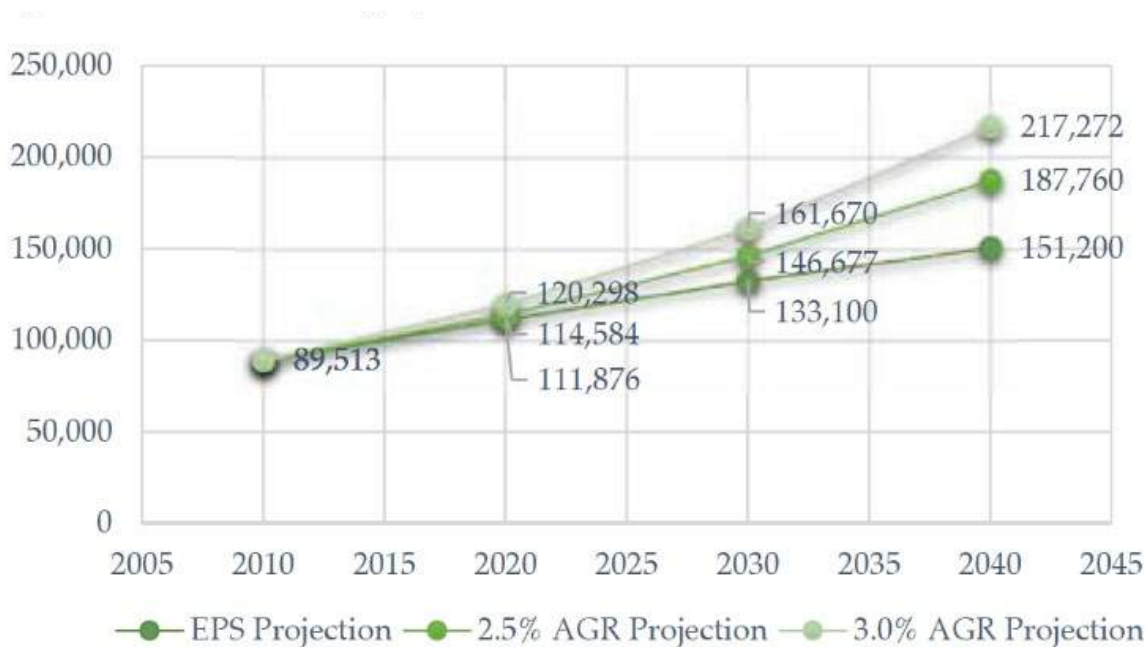
Existing Alternative Population Forecasts

2021 Gallatin County Growth Policy “Envision Gallatin

The Gallatin County Growth Policy confirms that Gallatin County’s population had increased by 71% over the last 20 years and was growing to 20% more than the next fastest-growing counties. The Policy projects that the county would reach a population of 200,000 by 2040, if the current annual growth rate of 2.75% continues. Taking into account that Belgrade's share of Gallatin County population growth is increasing, the county’s growth will exponentially impact Belgrade's growth.

There are three population projections in the Growth Policy, Figure 17, from Economic and Planning Systems (EPS) compared with projections using annual growth rates of 2.5% and 3.0% from ACS 5-Year estimates. The EPS projections represent the lower end of the expected population growth. Every projection indicates a significant population growth over the next twenty years.

Figure 17: Gallatin County Population Projections through 2040, Gallatin County Growth Policy



Source: 2021 Gallatin County Growth Policy

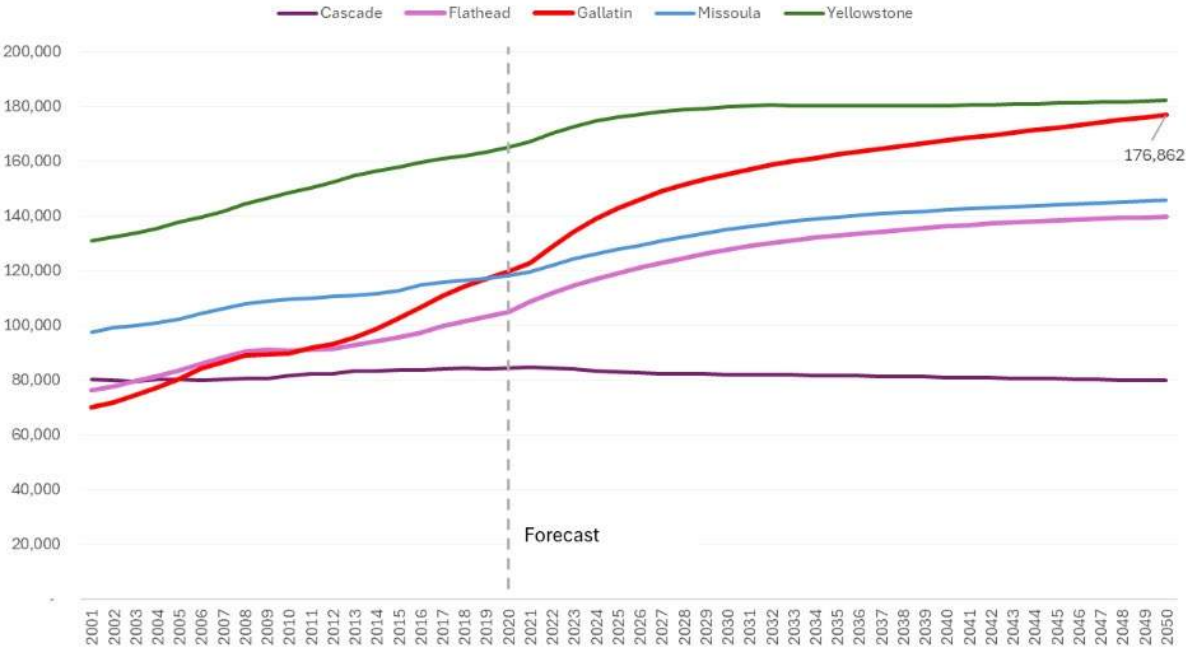
Montana Department of Commerce

Figure 18 shows that Gallatin County is the fastest-growing county according to the Montana Department of Commerce. It is projected to continue growing significantly over the next 25 years. The Montana Population Projection is based on the State and County population projection data from the eREMI, a private-sector, independent provider of demographic research and modeling. Forecasting output produced by eREMI is based on proprietary modeling incorporating analysis of fertility and death rates by age cohort, along with predictions about net migration that incorporate data on regional employment dynamics.

According to the Montana Population Projection Dashboard, Gallatin County will grow at an average annual rate of 1.5% between 2020 and 2045 and will reach 172,200 by 2045 and 176,862 by 2050.

Although the Department of Commerce does produce its own internal projections of population at the city level for larger municipalities, their county-level forecasts are the only official figures available to the public via the State’s population forecasting dashboard.

Figure 18: Official Population Projections for Montana and Its Largest Counties



Source: Montana Department of Commerce; eREMI

According to the Title 26 of the Montana Code (76-25-203) Existing conditions and population projections), a Growth Policy for a municipality within Montana must include population projections for a 20-year period based on permanent and seasonal population estimates. 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.

Because the Commerce Department's county-level forecasts (provided by demographic data vendor, eREMI) already explicitly take into consideration the likely long-term effects of age- and sex-specific birth rates and death rates, along with the impacts on net migration due to regional trends in employment, those county-level forecasts represent an important reference point for modeling Belgrade's growth.

In the growth scenarios outlined below, Belgrade's historical share of countywide growth is applied to two different forecasts of countywide growth -- one produced by eREMI and another based on extending countywide historical growth rates -- to help bracket the high and low possibilities for Belgrade's future growth.

Low, Medium, And High Scenarios

Title 26 requires that municipalities need only produce one official population projection. For planning purposes however, this report will conclude with two additional projections, intended to show a wider set of possible future growth scenarios, one lower and one higher than the official, "expected" growth forecast.

Both the Low and High forecasts shown here make reference to Belgrade's historical share of Gallatin County population growth:

- In the Low scenario, the current official Gallatin County population forecast to 2045 (produced by eREMI) is taken to be reasonably accurate, with Belgrade assumed to maintain the same 16.5% share of that annual growth as it as captured, on average, over the past decade (2013 to 2023).
- The recommended **Medium** scenario projection for Belgrade is simply based on a continuation of the 2.64% annual rate of growth that it has achieved, on average, over the past 20 years (from 2003 to 2023). While the Medium scenario does not explicitly reference growth in Gallatin County, it does result in a 20-year growth projection that lies comfortably between the Low and High scenarios that are driven by share-of-county-growth models.
- The High scenario also references countywide growth as a baseline, but this time assuming a more aggressive rate of Gallatin County annual growth, based on maintaining its 20-year historical compound annual average growth rate (CAGR) of 2.65%. Belgrade is assumed to continue capturing its 20-year average share of annual countywide growth, 14.1%

These three possible trajectories are depicted in the table below:

Table 2: City of Belgrade Population Forecast, 2025 -2045

METHOD	2024	2025	2030	2035	2040	2045	TOTAL GROWTH SINCE 2024
LOW (BELGRADE GROWTH EACH YEAR IS A CONSTANT PROPORTION OF REMI PROJECTED COUNTYWIDE GROWTH FOR THAT YEAR, BASED ON THE 2013-2023 AVERAGE SHARE, 16.5%)	13,086	13,758	16,010	17,216	18,048	18,776	5,691
MEDIUM/EXPECTED (BELGRADE GROW AT AN ANNUAL PERCENTAGE RATE, 2.64%, EQUAL TO ITS COMPOUND ANNUAL GROWTH RATE FROM 2003 TO 2023)	13,086	13,432	15,378	17,606	20,156	23,076	9,991
HIGH (COUNTY GROWS AT ITS 20-YR HISTORICAL CAGR, AND BELGRADE CAPTURES 14.1% OF ANNUAL COUNTYWIDE GROWTH, ITS 20-YR AVERAGE SHARE)	13,086	13,575	16,223	19,242	22,683	26,606	13,520

Source: Leland, with inputs from the U.S. Census, Montana Department of Commerce, and eREMI

Note that each of the above methods uses the same starting year population of 2024, which is based on the 2023 Census ACS population estimate plus one year of growth based on building permits in the prior year converted to population based on prevailing household sizes by unit type. Because the latest Commerce Department forecast for Gallatin County uses what is likely an overstated figure for 2024 population, this analysis has adjusted that 2024 population but assumed that each subsequent year of forecasted growth follows the same annual percentage growth as the latest forecast shows.

In Table 2, above, the Medium/Expected growth scenario for Belgrade expects an additional 9,991 residents between 2024 and 2045 for a total population of 23,076. The Low and High scenarios result in 2045 populations of 18,776 and 26,606, respectively, based on growth of 5,691 residents in the Low and 13,520 in the High scenarios.

The most likely factors that would contribute to achieving a Low, rather than Medium level of growth would include:

- Continued declines in rates of natural growth, as Gallatin County fertility rates gradually conform for to the declining national rates.
- A drop-off in net migration into Gallatin County due to a combination of housing affordability pressures and general nationwide declines in international in-migration.

The most likely factors that would contribute to achieving a High, rather than Medium/Expected level of growth would include:

- Rebounding fertility rates and overall annual natural increase due to cultural shifts affecting attitudes towards family formation.
- Climate change factors that increase the relative appeal of Montana to migrating households that would otherwise choose more temperate climates.
- Success of Belgrade's proposed convention center project serving as a general catalyst for employment and resulting population growth.
- Resumption of historical rates of international in-migration.

HOUSING

Housing conditions in Belgrade area, and broader Gallatin County, reflect the interaction of population growth, market demand, and longstanding development practices. The availability, type, and cost of housing influence where households are able to live, while zoning and infrastructure capacity shape how and where new housing can be added.

Thoughtfully managing future growth and strategic direction of housing development, particularly at appropriate densities, can help ensure more efficient use of land and infrastructure while supporting community goals.

Table 3: Housing Fast Facts Comparison

	City of Belgrade	Belgrade Planning Jurisdiction	Gallatin County
Population, 2023	12,884	27,295	122,194
Households	5,244	10,889	50,031
Persons per Household	2.41	2.51	2.44
Household Average Income	\$114,745.53	\$121,372.44	\$124,550.76
Household Median Income	\$91,025.64	\$91,659.94	\$89,485.14
Renter occupied	42.37%	27.94%	38.48%
Owner occupied	57.63%	72.06%	61.52%

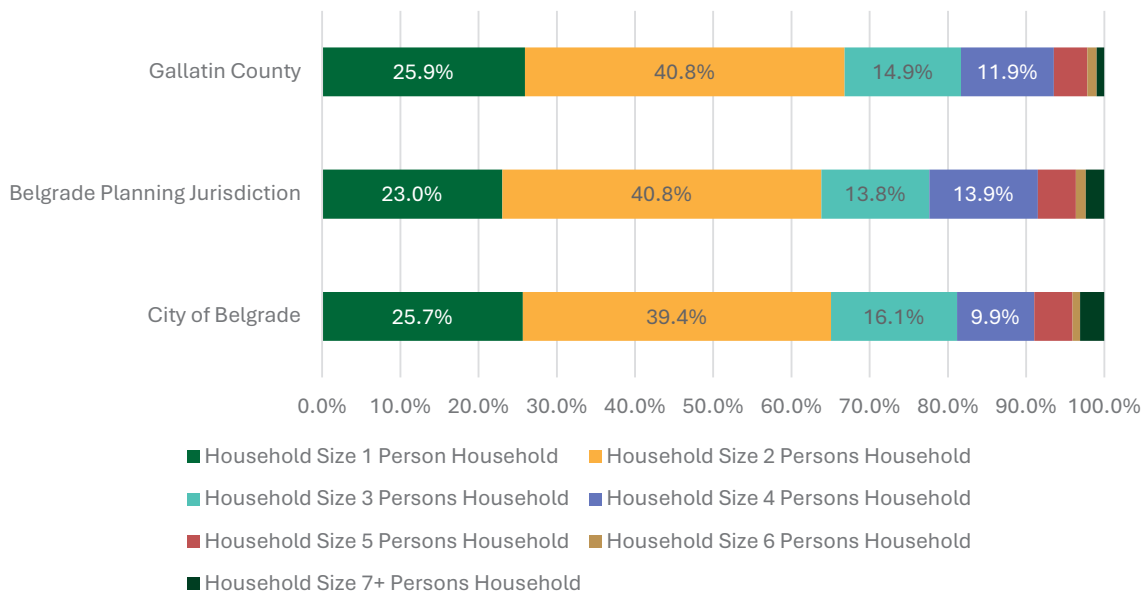
Source: Demographic Profile Census 2023 (ACS 2019-2023) via PlacerAi

Household Size

Across all three geographies, two-person households are the most common, accounting for approximately 39 to 41% of all households. One-person households also represent a substantial share, making up roughly 23 to 26% of households. Combined, one- and two-person households comprise nearly two-thirds of all households in each geography. Larger households are relatively uncommon. Households with five or more persons collectively account for less than 10% of households in all areas, and six- and seven-plus-person households make up only a very small share overall.

There is strong prevalence of smaller households across the region, reflecting demographic trends in Belgrade for such as smaller to medium family sizes and underscores the importance of providing housing types that accommodate one- and two-person households, while acknowledging gap in local supply for larger households.

Figure 19: Household Size



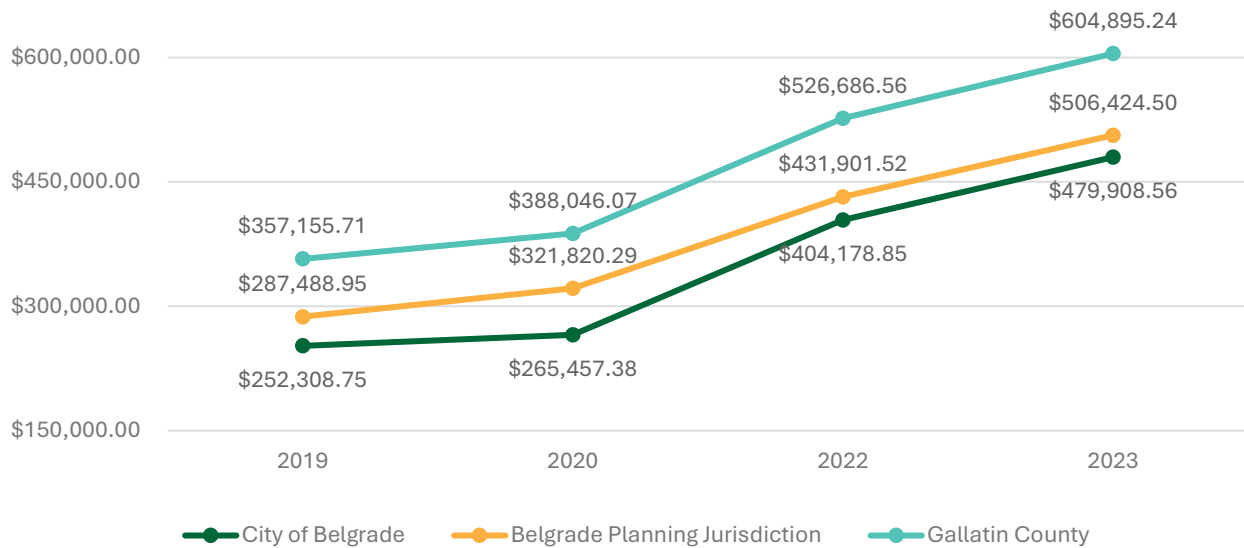
Source: Demographic Profile Census 2023 (ACS) via PlacerAi

Housing Costs

Housing costs have emerged as a central pressure point for Belgrade residents, and future residents look to settle in Gallatin County. The median home values in Belgrade have increased drastically with a similar path seen in the planning jurisdictions and in the county. In 2023, Belgrade’s median home, Figure 20, exceeded \$500,000, with the bulk of owner occupied housing clustered between \$300,000 and \$1 million and rapid growth occurring at the upper end of the market. Home value appreciation has outpaced income growth and challenged entry level ownership opportunities.

In the same year nearly 40% of homes are valued between \$500,000 and \$1 million with approximately 22% falling between \$400,000–\$500,000 range. More than 60% of the city’s housing stock is valued above \$400,000. A similar, though slightly more distributed, pattern is evident within the Belgrade Planning Jurisdiction. Approximately 42% home values exceeded \$500,000–\$1 million in 2023. Mid-range housing, between \$300,000 and \$400,000, represents about 17% of the stock edging the City’s 14.9% in the same range.

Figure 20: Median Value of Owner-Occupied Housing Units , 2019 -2023



Source: Demographic Profile Census 2023 (ACS) via PlacerAi

At the county level, Gallatin County, Figure 21, displays the strongest share of higher-value housing. Over 45% of homes are valued between \$500,000 and \$1 million with additional approximately 17% exceed \$1 million, resulting in more than 60% of the housing stock priced above \$500,000. Although a relatively small portion of the overall market, the county includes slightly higher shares of homes in the lower, below \$200,000.

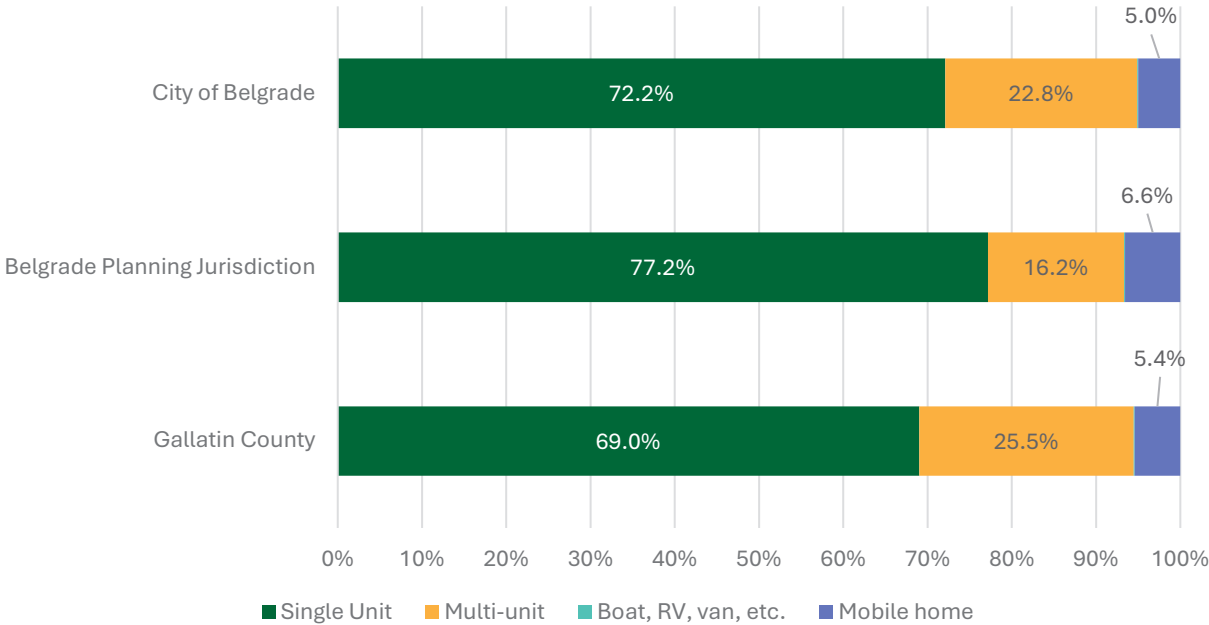
Figure 21: 2023 House Values



Source: Demographic Profile Census 2023 (ACS) via PlacerAi

Housing Tenure

Figure 22: Belgrade planning jurisdiction, Unit Mix, 2017 - 2023



Source: Demographic Profile Census 2023 (ACS 2019-2023) via PlacerAi

Housing across the City of Belgrade, the Belgrade Planning Jurisdiction, and Gallatin County is predominantly composed of single-unit residences. The Belgrade Planning Jurisdiction has the highest share of single-unit housing at 77.2% the lower-density development patterns typical of more rural and suburban areas. The City of Belgrade follows with 72.2% single-unit housing, while Gallatin County overall has the lowest share at 69.0% reflecting a more diverse housing mix county-wide.

Gallatin County has the greatest concentration of multi-unit housing, where such units account for 25.5 of the total housing stock. The City of Belgrade follows at 22.8%In contrast, the Belgrade Planning Jurisdiction has a smaller share of multi-unit housing at 16.2%, highlighting more limited availability of multifamily options outside city limits.

Table 4: Occupied Housing Units 2023

	City of Belgrade	Belgrade Planning Jurisdiction	Gallatin County
Renter occupied	42.37%	27.94%	38.48%
Owner occupied	57.63%	72.06%	61.52%

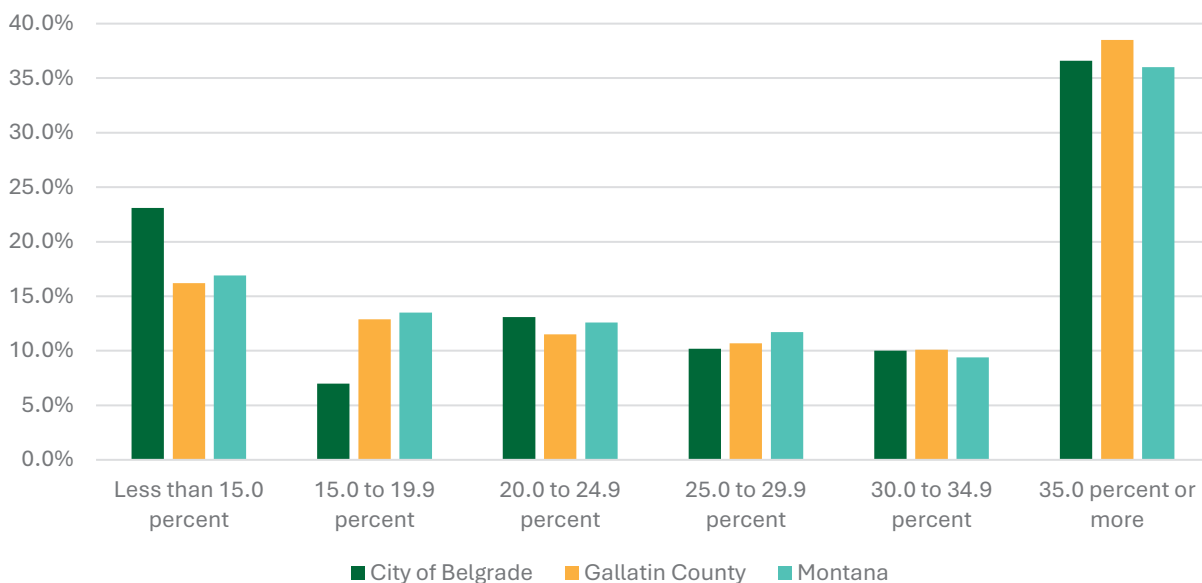
Source: Demographic Profile Census 2023 (ACS 2019-2023) via PlacerAi

The City of Belgrade has a higher share of renter-occupied housing units (42.4%) compared to Gallatin County overall (38.5%), indicating a more renter-oriented housing market. In contrast, the Belgrade Planning Jurisdiction has a substantially higher rate of owner occupancy (72.1%), reflecting a more suburban or lower-density housing Belgrade’s distinct role within the region, offering a greater concentration of rental housing relative to both its surrounding planning area and the county as a whole. Belgrade’s housing mix reflects a strong and lasting demand for rental housing. Planning should recognize renters as a long-term part of the community and support stable neighborhoods with access to schools, parks, walkable areas, and everyday services

Housing Affordability

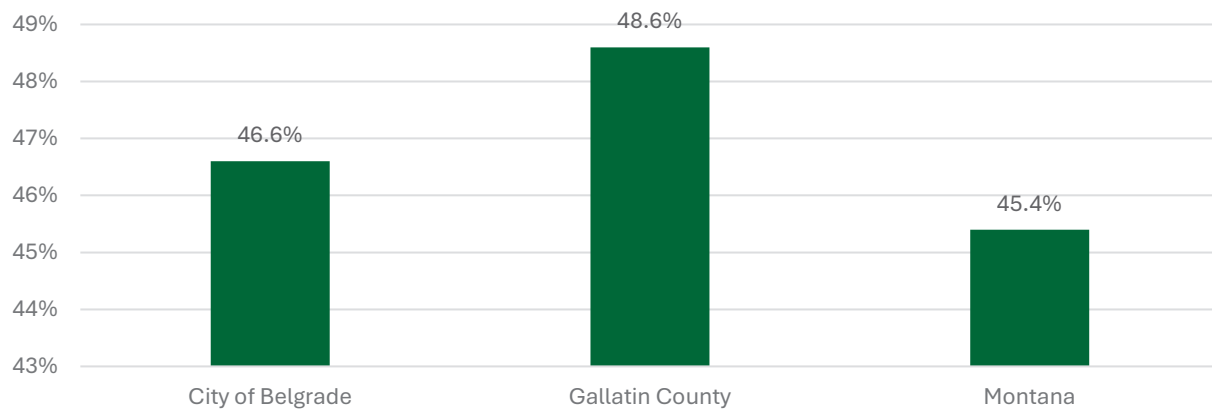
Rent burden levels in the City of Belgrade are generally comparable to those in Gallatin County and Montana overall. Figure 23, below, shows approximately 36.6% of renter households in Belgrade spend 35% or more of their income on rent, slightly below Gallatin County (38.5%) and similar to the statewide average (36.0%). Belgrade also has a higher share of renters spending less than 15% of income on rent (23.1%) compared to the county and state, suggesting some affordability at the lower end. However, a substantial portion of renters (Figure 24) remain cost-burdened, indicating ongoing housing affordability challenges consistent with regional trends. This suggests that, although affordability pressures remain significant, Belgrade continues to offer relatively more attainable housing options within the regional context, positioning the city as a modestly more affordable alternative for renters facing rising housing costs across the region.

Figure 23: Gross Rent as a Percentage of Household Income



Source: U.S. Census Bureau, ACS 5-Year Estimates 2023

Figure 24: Cost Burdened Households



Source: U.S. Census Bureau, ACS 5-Year Estimates 2023

Gallatin County Housing Strategy (GCHS)

Gallatin County developed a housing study in 2024 intended to identify actions and strategies the County can pursue to increase the supply of housing at affordable and attainable price points. This report represents the second phase of work and includes an analysis of demographic, economic, and housing market data to assess variations in market conditions across the county. This phase highlights key findings relevant to the City of Belgrade from that report.

- The Bozeman and Belgrade CCDs accounted for 85% of overall growth in housing units, which can likely be attributed to the availability of urban infrastructure and amenities. These CCDs include the municipalities of Bozeman and Belgrade plus unincorporated areas outside the municipalities. These areas may present the best opportunities to address housing supply and affordability because of their proximity to infrastructure, services, and jobs.
- Nearly half of all renters countywide are cost burdened, considerably more than the 30% of homeowners. This is consistent with the statewide and U.S. average for renters. Renter cost burden is most severe in West Yellowstone where about 55% of renters are severely cost burdened, paying 50% or more of their income towards rent.
- The Bozeman and Belgrade CCDs accounted for 85% of overall growth in housing units, which can likely be attributed to the availability of urban infrastructure like municipal water and sewage, roads, and public safety services.

Sources: Gallatin County Housing Needs Assessment, 2024

HOUSING PROJECTIONS

In order to produce estimates of housing demand resulting from the Belgrade population forecast scenarios, we assume that the ratio of population to households remains at the most recent 2023 estimated level of 2.41 persons per household. This recent figure is used rather than the 10-year or 20-year average household size primarily because household sizes have been in decline both nationally and locally for nearly a decade, so using an average would likely risk overestimating household sizes going forward.

Based on that prevailing household size (and the assumption that Belgrade’s population growth will occur primarily in households, as opposed to group quarters (correctional facilities, dormitories, congregate care nursing facilities, etc.), Belgrade’s Low, Medium/Expected, and High population growth totals. This calculation includes a 6% adjustment factor to account for healthy market vacancy rates and moderate demolition activity and second-home construction. It is important to note that this housing demand is only that required to keep pace with growth, and does not consider pent up demand that may already exist in the market.

The Medium/Expected population forecasts, considering the average household size and 6% adjustment factor, correspond to an increase of 4,394 housing units by 2045.

Table 5: HOUSING FORECAST 2025 - 2045

Population Growth	
Low	5,691
Medium/Expected	9,991
High	13,520
Household Growth	
at 2023 average household size of 2.41 persons	
Low	2,361
Medium/Expected	4,145
High	5,610
Housing Units Required to Accommodate Growth	
Household growth plus 6% buffer for vacancy, demolitions, and second homes	
Low	2,503
Medium/Expected	4,394
High	5,947

Source: Leland, with inputs from the U.S. Census, Montana Department of Commerce, and eREMI



03

Outreach and Participation

The City of Belgrade undertook a robust and inclusive community engagement process to inform the Land Use Plan and ensure it reflects the values, concerns, and aspirations of the public. Engagement spanned kickoff events, open houses, focus groups, district level outreach (including Parks and Recreation), transportation specific engagement, and community-wide surveys.

Collectively, the effort generated hundreds of unique comments and inputs from residents and stakeholders inside city limits, county residents in the planning area. Participants included residents new and old, providing a wide range of lived perspectives. Additional engagement detail can be found in the Appendix A Engagement Summary.

Project Timeline

February 27, 2024

Clearly Belgrade Community Kick-Off Event

The initial open house, hosted at Belgrade High School (Commons, 303 N. Hoffman Street, Belgrade, MT 59714), was intended to introduce each component of the master planning effort.

April 23, 2024

Belgrade Parks, Trails & Recreation District Master Plan Survey

The public was invited to provide input on potential locations for future parks, trail networks, and recreation programs, along with feedback on priority projects .

July 15, 2024

Future Land Use Map Update

The City of Belgrade updated its Future Land Use Map (FLUM) in 2020 as part of the Growth Policy Update

July 31, 2024 - October 30, 2024

Clearly Wednesdays

The Clearly Wednesday series was a monthly, virtual meeting series designed to engage, inform, and educate the community on various topics related to the Clearly Belgrade Master Planning effort.

July 21, 2025

Interim Planning Commission established

March 4, 2025

Belgrade Transportation Master Plan Update and Safety Action Plan Surveys

Residents were invited to participate in the Belgrade Transportation Master Plan priorities and safety survey.

September 3, 2025

Land Use Plan Open House #1

Building upon the previous inputs through parks, transportation and the continued development of the future land use map this open house specific to the land use plan

September 29, 2025

Public Participation Plan adopted

November 28, 2025

Land Use Plan Survey

Building on the master planning feedback to date reflecting synthesized data and findings from multiple related planning projects to establish a coordinated framework for Belgrade's future growth.

March 4, 2026

Land Use Plan Open House #2

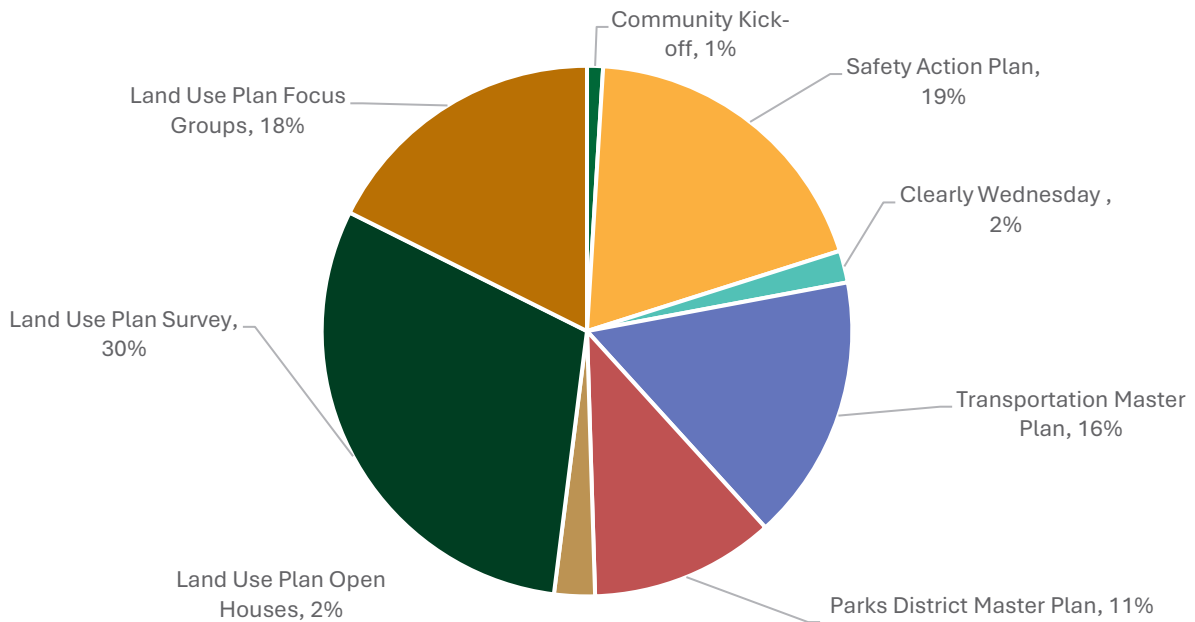
Building feedback from Open House 1 and the Land Use Plan survey, Open House 2 provided the community with an opportunity to review and respond to the Plan's values, goals, and priorities.

March 2026

Land Use Plan Focus Groups

Focus groups were conducted to engage stakeholders and organizations who will actively involved implementation of the plan for in-depth discussion and clarification of shared priorities.

Where Did We Reach You?



Public engagement for Clearly Belgrade was intentionally multi-faceted and designed to reach a broad cross section of the community. Outreach methods included written responses submitted through community pamphlets, online surveys, live audience polling, and in person engagement opportunities. Clearly Belgrade encompassed a collection of coordinated planning documents, each with its own engagement component. The goal of this approach was to collectively gather public input and synthesize it within a unified land use planning framework.

For the City of Belgrade Land Use Plan, the engagement window began on February 27, 2024, with the Clearly Belgrade Community Kick-Off Event and concluded in March 2026 with the Land Use Plan Focus Groups, spanning just over two years.

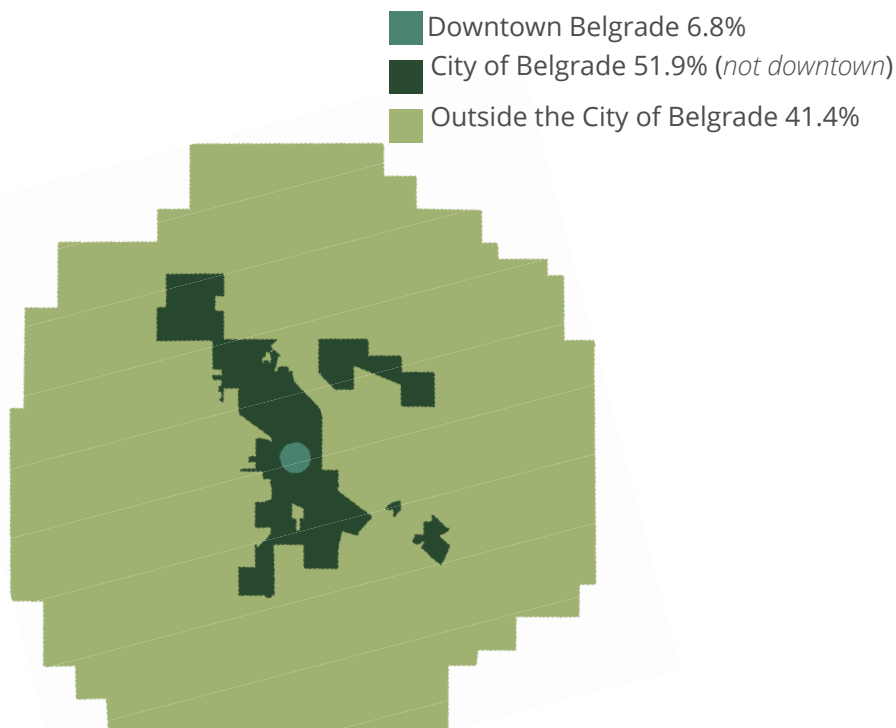


Process

The City undertook one of the most comprehensive public engagement efforts in its history. Community kick-off events, open houses, multiple community surveys, topic-specific focus groups, and alongside Parks District and Transportation Master planning activities, garnered more than 2,500+ pieces of feedback. Overall, the Land Use Plan spanned just over 2 years with over 20 touch points with the public.

This engagement spanned geography,, age groups, and interests reflecting the voices of longtime residents, new families, rural landowners, business owners, educators, recreation leaders, and youth and senior advocates. Engagement revealed a community that is deeply invested in Belgrade's future and united by a desire to shape growth intentionally rather than reactively. **While participants expressed a wide range of views, there was strong agreement that Belgrade is at a pivotal moment.**

Where Have We Heard From?



Graphic considers the Land Use Plan Survey only

By the Numbers

1,207
Comments
Received

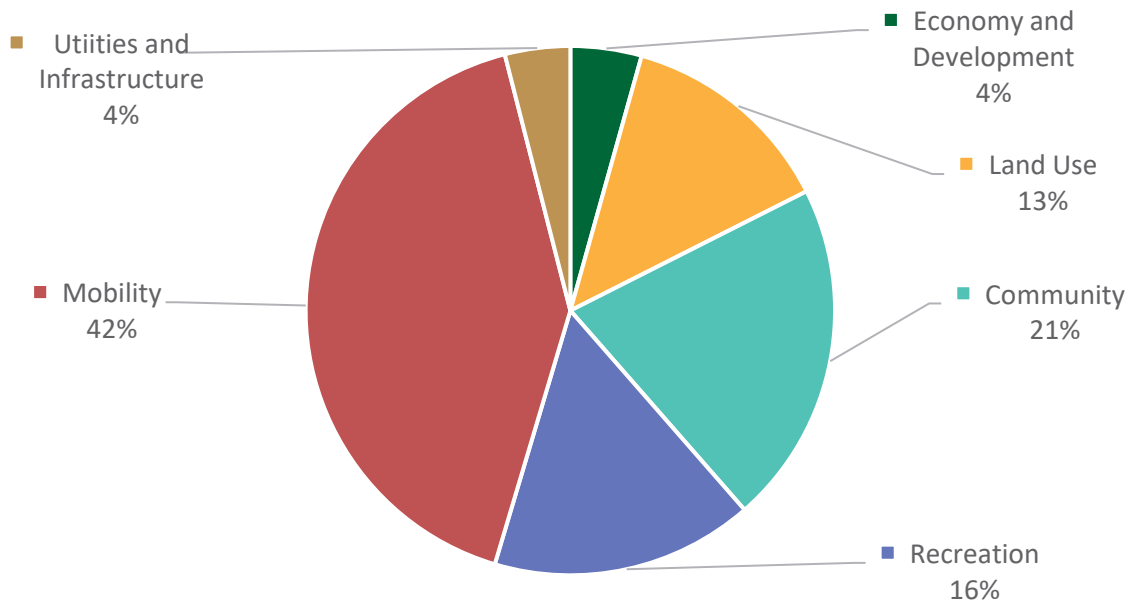
559
Activity
Inputs
(maps / votes)

813
Survey
Responses

2,579
Total
Inputs

9,173
Event
Invitations
(BeHeardBelgrade / Facebook)

What did we hear about?



Land use and growth emerged as a central theme throughout engagement. Participants repeatedly voiced the importance of protecting agricultural land, open space, and the rural character that defines Belgrade's identity. There was concern that unchecked sprawl, low-quality commercial development, and overly car-centric design threaten both quality of life and long-term affordability. At the same time, many residents expressed support for growth when it is intentional, favoring mixed-use areas, walkable neighborhoods, higher-quality design, and reinvestment in the downtown core. The dominant message was not opposition to change, but a call for managed growth that reflects community values.

Transportation and mobility generated substantial community feedback. Residents voiced concerns over increasing congestion along key corridors, such as Jackrabbit Lane, Main Street, and the Frontage Road, as the most visible and immediate impact of growth in Belgrade. The railroad crossing near the town center, limited interstate access, and a lack of alternative routes were repeatedly cited as major pain points, particularly given the city's physical barriers to north-south connectivity. These challenges underscored the need for a more intentional growth and circulation pattern.

Across nearly every engagement activity, participants emphasized the importance of proactive infrastructure investments as a foundational element of Belgrade's future. Many residents expressed strong interest in transformative projects such as a railroad underpass or grade separation and a more connected urban street network, noting their potential to significantly improve mobility, safety, and reliability. Participants also stressed that improvements to existing pedestrian infrastructure, particularly in established neighborhoods where quality of life

expectations are high, must occur alongside expanded sidewalks, trails, and bicycle facilities. Overall, feedback made clear that transportation investments, maintenance of existing infrastructure, and land use decisions must be closely aligned to support Belgrade’s next generation of growth.

Residents value access to parks, trails, and natural areas and view them as essential to Belgrade’s identity and overall livability. There was strong support for improving park access within existing neighborhoods, strengthening park and neighborhood connections, and expanding recreational opportunities for all age ranging from youth sports to senior wellness programs. Community events and seasonal gatherings were frequently cited as positive contributors to Belgrade’s character, reinforcing the community’s strong sense of connection. High participation in events such as Summer Nights and the Fall Festival further shows the importance of community as a foundational element of Belgrade’s future. Respondents emphasized that community considerations should be discussed concurrently with land use decisions, rather than an afterthought.

A Community's Vision

What words best represent Belgrade to you?



Community identity emerged as a consistent theme throughout the engagement process. Residents expressed strong pride in Belgrade’s small town character and agricultural heritage, frequently emphasizing the importance of downtown as a central gathering place. Participants also voiced broad support for local businesses, arts, events, and cultural programming that reinforce a shared sense of belonging. The new library and recent public spaces were often cited as successful investments that strengthen community life. At the same time, participants stressed the importance of preserving the qualities that drew them to Belgrade in the first place—ensuring that longtime residents, families, seniors, and working households who define the city’s culture can continue to live, work, and thrive as Belgrade grows.

Finally, governance and trust emerged as recurring themes throughout the engagement process. While participants expressed appreciation for being asked to share their ideas, many emphasized the importance of transparency, follow through, and ongoing communication. There was strong sentiment that growth should pay for itself, without overburdening existing residents, and that the Planning effort should align a clear growth strategy that provides directions for new investment and the development community. Residents want planning efforts to result in visible, tangible actions demonstrating that community input meaningfully informs policy decisions, public investment, and community priorities. Belgrade residents are not seeking to halt growth; rather, they are challenging how growth is guided and implemented.

Participants consistently called for a clear, shared vision that aligns land use, transportation, infrastructure, and community investments in a coordinated and accountable manner from the outset of the project. The feedback gathered through this process establishes a strong foundation for a Land Use Plan that builds on the City’s existing efforts and unifies them under a common vision for how Belgrade grows.



COMMUNITY VALUES



Residents consistently identify congestion, safety concerns, and limited connectivity as some of the most immediate and visible impacts of growth. These issues shape daily life, affecting commute times, emergency response, business access, and overall mobility. **Community input emphasized the need to prioritize improvements to existing infrastructure that better serves current residents, rather than allowing those needs to be overshadowed by the demands of new development.**



Belgrade is a community of neighborhoods, and its residents emphasized the importance of walkable streets, trail connections, safe crossings, and neighborhood scale amenities that support families, seniors, and children. **Creating complete, connected neighborhoods was consistently linked to the high quality of life.**



Identify and protect what makes the City of Belgrade unique, preserving Belgrade's identity is a central theme. **Residents value the city's small town character, agricultural heritage, independence, and sense of place**



Residents emphasized the need for clearer expectations around building design, transitions between uses, particularly in downtown and along key gateways, and a **clear vision for how the City should grow and guide new development that reinforces Belgrade's identity rather than compete with it**



Residents want strong parks, recreation, and family oriented amenities, ones that serve residents of all ages. **Families, youth, and seniors desire need for more local places to gather, recreate, and connect, including trails, sports facilities, dog parks, and multi generational spaces for building community identity, fostering social connection, and enhancing quality of life.**



Ensure infrastructure, public services, and facilities keep pace with growth. Residents consistently expressed concern that growth has outpaced the City's ability to provide adequate infrastructure and services. Community members emphasized that future growth should be intentional, infrastructure led, and fiscally responsible.



04

Existing Conditions

“This growth policy will be a success if one fundamental outcome is achieved: learn from the past to craft this vision of the future by guiding growth in a logical and sustainable way”.

- Belgrade 2020 Growth Policy

Data-Based Understanding

An understanding of current demographic, economic, housing, and social conditions is essential to any planning effort. For Belgrade, this helps paint a picture of residents' lives and provides a better understanding of how people move and navigate throughout the community, in addition to identify how the community has changed since the previous growth policy was adopted. Growth and change were reiterated consistently throughout the engagement in this process and aligning these sentiments with quantitative data lays the foundation for effective long-range planning.

The primary data source for this analysis is the American Community Survey (ACS), produced by the United States Census Bureau. This plan utilizes the 2019–2023 ACS five-year estimates, released in December 2024, which provide the most reliable data available for local-level planning analysis. In addition to ACS data, this plan incorporates supplemental datasets, local knowledge, best practices, and the professional expertise of City of Belgrade staff and the consultant team to inform key metrics, trends, and policy considerations.

Consistent with the Montana Land Use Planning Act (MLUPA), this chapter establishes inventories and descriptions of existing conditions that support the development of the land-use plan recommendations herein and provides a basis for informed decision-making and long-range planning.

Understanding The Comparison Areas

The City of Belgrade and the Belgrade Planning Jurisdiction serve as the primary study areas for the purposes of this Existing Conditions Report, as required by Montana Code Annotated, 75-25-201. In total, the Belgrade planning jurisdiction encompasses approximately 66.42 square miles. For the purpose of this plan, the comparison areas were selected to illustrate demographic changes across the city and region.

The Existing Conditions portion of the Land Use plan draws on multiple data sources to provide a comprehensive understanding of community conditions. Because this planning effort considers both the City of Belgrade and its surrounding planning jurisdiction, the project team utilized PlacerAi , a data collection tool utilizing in real time location based data and analytics, to supplement Census-based data and develop a more accurate picture of trends within the planning jurisdiction. The U.S. Census Bureau reports data up to the census block level, which, even in combination, do not align strictly with the of Belgrade's planning jurisdiction boundary, as that geography boundary of the planning jurisdiction is not formally recognized by the Census. To maintain alignment these two data set with the highest degree of accuracy the Land Use Plan only compared data from the same time frame matching the US Census Bureau's 5-year estimate for the years 2019 – 2023.

The purpose of this analysis is not to isolate these areas, but rather to develop a basis of comparison of between Belgrade's urban core and areas that to reflect more suburban and rural land use patterns further into the planning jurisdiction.

These distinctions are largely driven by differences in development intensity and density. While the city and the planning jurisdiction mirror each other in many ways, understanding differences is essential for long-range planning, particularly as the city considers potential future annexations to encompass a larger portion of the planning jurisdiction. Although the land use plan analysis is required specifically for the municipal boundary, consistent with the intent of the Montana Land Use Planning Act, inventorying and characterizing conditions within the broader planning jurisdiction is a fundamental component in planning for growth of the Existing Conditions analysis

Although some figures generated may differ slightly from estimates based solely on the U.S. Census Bureau's 2019–2023 American Community Survey 5-year estimates, the data provide a reliable (within .001% to the 2010 Census National figures) and serve consistent basis for comparing conditions between the city and the broader planning jurisdiction.

EMPLOYMENT

Income plays a critical role in housing outcomes and is as essential to the housing equation as employment itself. Montana is growing, and Gallatin County has been leading the way.

Table 6: Gallatin County, Labor Force and Employment Change, 2010 -2024

	2010	2015	2020	2024
Labor Force	50,882	59,762	68,769	78,171
Employment	47,493	57,927	66,863	76,391

Source: Local Area Unemployment Statistics (LAUS), LMI Montana, 2024

Gallatin County (Table 5) has seen continued strong growth in the labor force with employment increased from 50,882 in 2010 to 78,171 in 2024, representing growth of more than 27,000 workers, a roughly 54% increase, over the 14-year period. Employment levels closely tracked labor force growth, rising from 47,493 jobs in 2010 to 76,391 jobs in 2024, an increase of nearly 29,000 jobs.

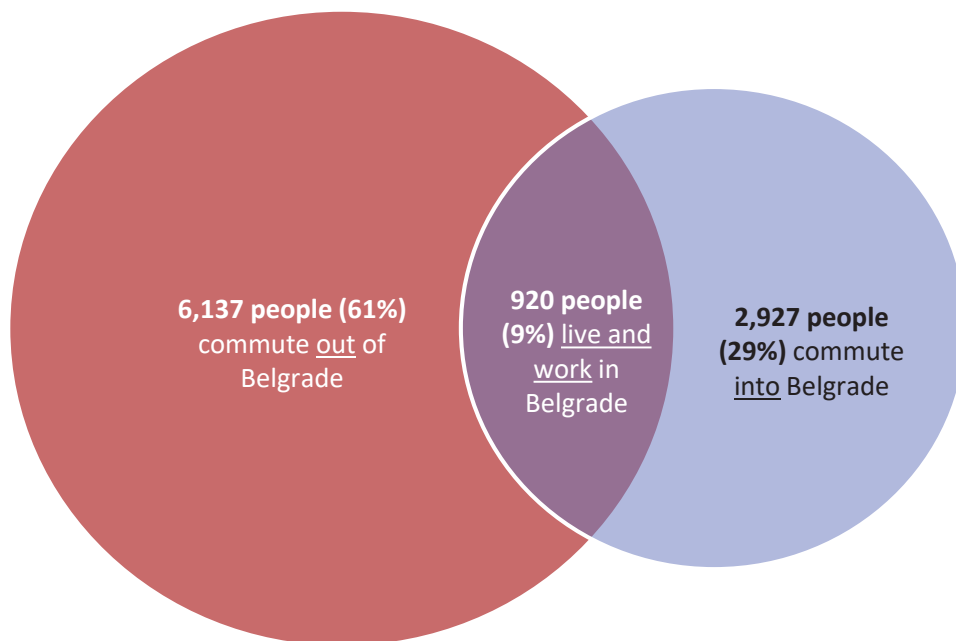
Although the unemployment gap in Gallatin County was approximately 7% in 2010, it has declined significantly since then. From 2020 to 2024, unemployment averaged 2.39%, representing some of the lowest rates observed during the period.



JOBS

In 2022, Figure 25, only 9% of Belgrade’s employees also lived within the city, while the majority of employees who reside in Belgrade (61%) commuted elsewhere for work. At the same time, a significant portion of the city’s workforce, 29%, lives outside Belgrade. Although the city has a high share of workers who commute beyond its boundaries, these employment and commuting patterns suggest that Belgrade functions as an employment hub for the surrounding area. These factors also support the city’s capacity to recapture a portion of residents who currently commute elsewhere for employment, particularly if high-demand industries can be housed within the city.

Figure 25: Inflow and Outflow of Workers in Belgrade Live in Belgrade in 2022

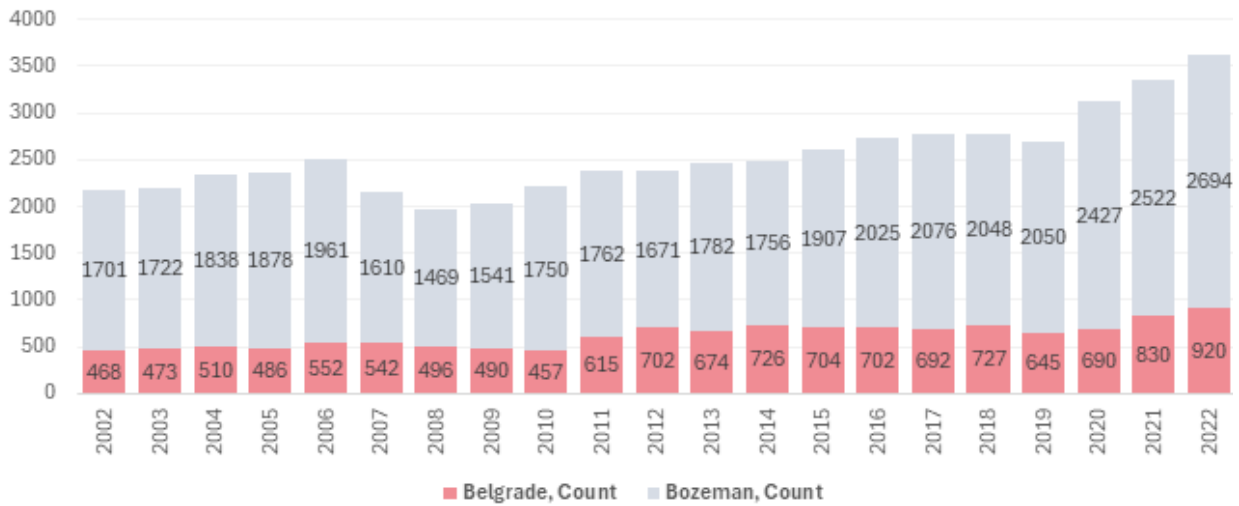


Source: LEHD via Census OnTheMap

The number of workers who live in Belgrade and commute to work in Bozeman has been high over the last decades. As shown in the Figure 26, between 2002 and 2022, the share of Belgrade labor commuting to Bozeman has fluctuated between 33% and 49%. The share of workers who live in Belgrade and commute to Bozeman for work has been growing over time. That confirms the attractiveness of Belgrade as a place to reside for workers employed in Bozeman. At the same time, the share of workers in Bozeman who live in Belgrade has not changed drastically over the last decades and was on average between 5.3% and

7.2% of total workers in Bozeman. In 2022, 41% of workers in Bozeman also reside in that city. Since that percent share has not changed, it implies that Bozeman is also an attractive place to work and live.

Figure 26: Where People Who Live in Belgrade are Employed, 2002-2022



Source: LEHD via Census OnTheMap

Jobs To Housing Ratio

In 2022, Belgrade had a jobs to housing ratio of 0.8 which means there were more housing units in the inventory than jobs. This is considered a low job-to-housing ratio as more potential workers could fill out available units. This affects housing prices as, presumably, fewer people compete for housing. In Bozeman, the job-to-housing ratio is 1.7, which is likely related to the relative affordability advantage of living in Belgrade and the ease of commute between the two cities.

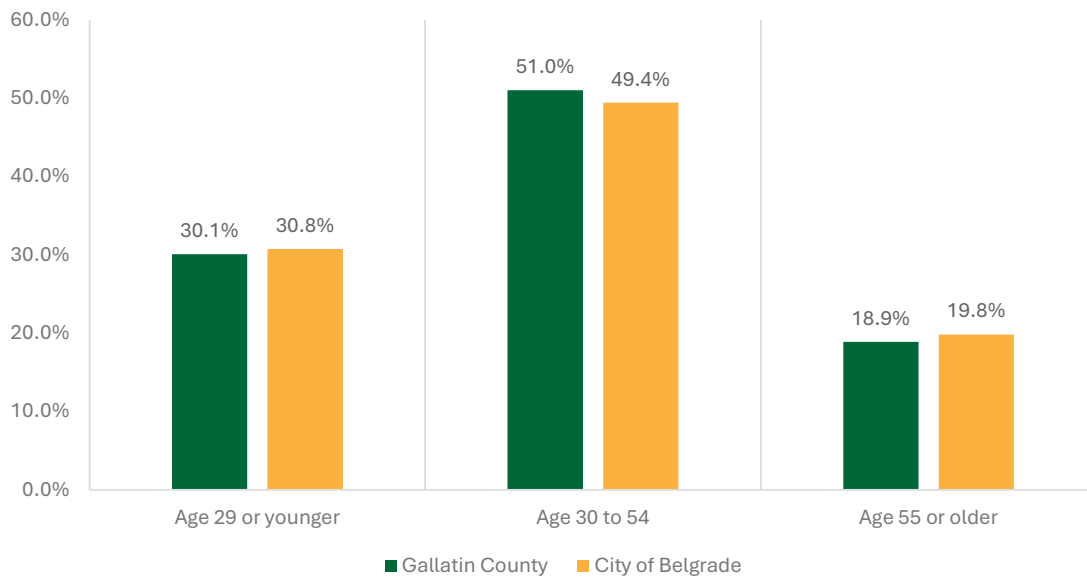
Planned Convention Center

Another consideration for the economy is that there is a proposed construction of the state's largest conventional center in Belgrade. While such a center would likely stimulate job growth and may shift the balance of countywide employment somewhat towards Belgrade, the direct effects of that development on Belgrade's share of countywide population should not be significant given the ease of commute across the two cities.

Workforce

The City of Belgrade’s workforce, Figure 28, includes a notable and increasing share of workers age 29 and younger. In 2019, 50.4% of workers were between the ages of 30 and 54, while 28.3% of the workforce was age 29 or younger. From 2019 to 2023, the share of younger workers increased to 30.8%, with slight declines across other age groups. While this trend aligns with the city’s leading industries, supporting entry-level and early-career employment, particularly in the service, retail, and construction sectors. At the same time, the presence of older workers indicates that a substantial portion of the working-age population is approaching retirement, which may have future implications for workforce availability and succession planning.

Figure 27: Belgrade Jobs by Worker Age



Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

Table 7: Belgrade Jobs by Worker Educational Attainment

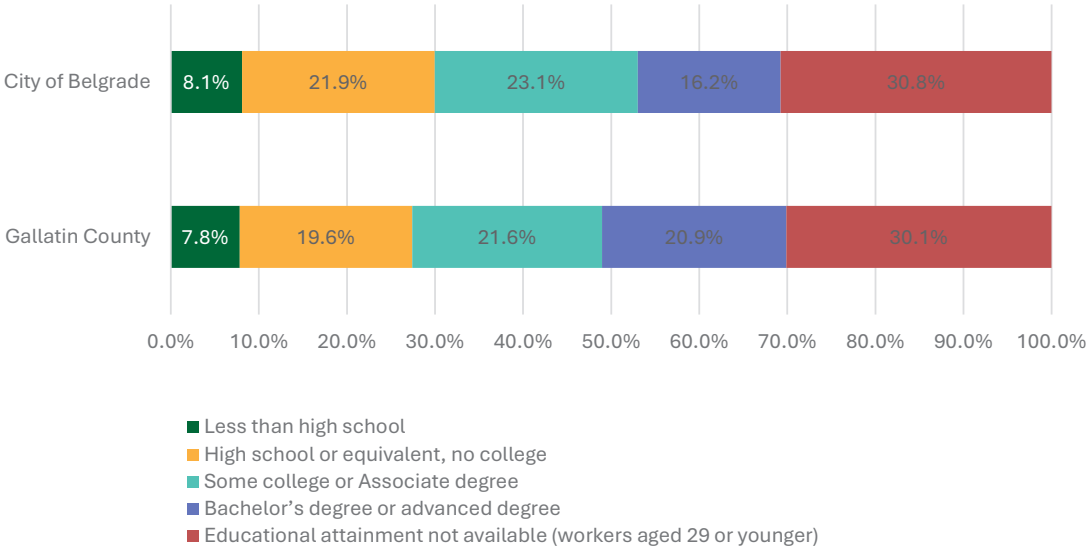
	2023	Change since 2019
<i>Educational attainment not available (workers aged 29 or younger)</i>	30.8%	+2.4%
Less than high school	8.1%	+0.7%
Bachelor’s degree or advanced degree	16.2%	-0.3%
High school or equivalent, no college	21.9%	-1.2%
Some college or Associate degree	23.1%	-1.6%

Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

In 2023, about 23% of workers (Figure 28) had some college education or an associate degree, approximately 22% had a high school diploma or equivalent, and roughly 16% held a bachelor’s degree or advanced degree.

Developing career pathways for high growth industries opens opportunities for a generation that is moving into the workforce at a younger age with a community that changing. As industries, and occupational outlooks, change with growth to uniting career opportunities with strong pipelines can help Belgrade remain competitive across the region. Organizations such as the Belgrade Chamber of Commerce, the City’s economic development department, and the Belgrade Community Coalition play a critical role in supporting and maintaining a healthy business ecosystem. These groups actively engage the local business community by providing resources, facilitating collaboration, and creating opportunities for reinvestment and growth.

Figure 28: Belgrade Jobs by Worker Educational Attainment, 2023



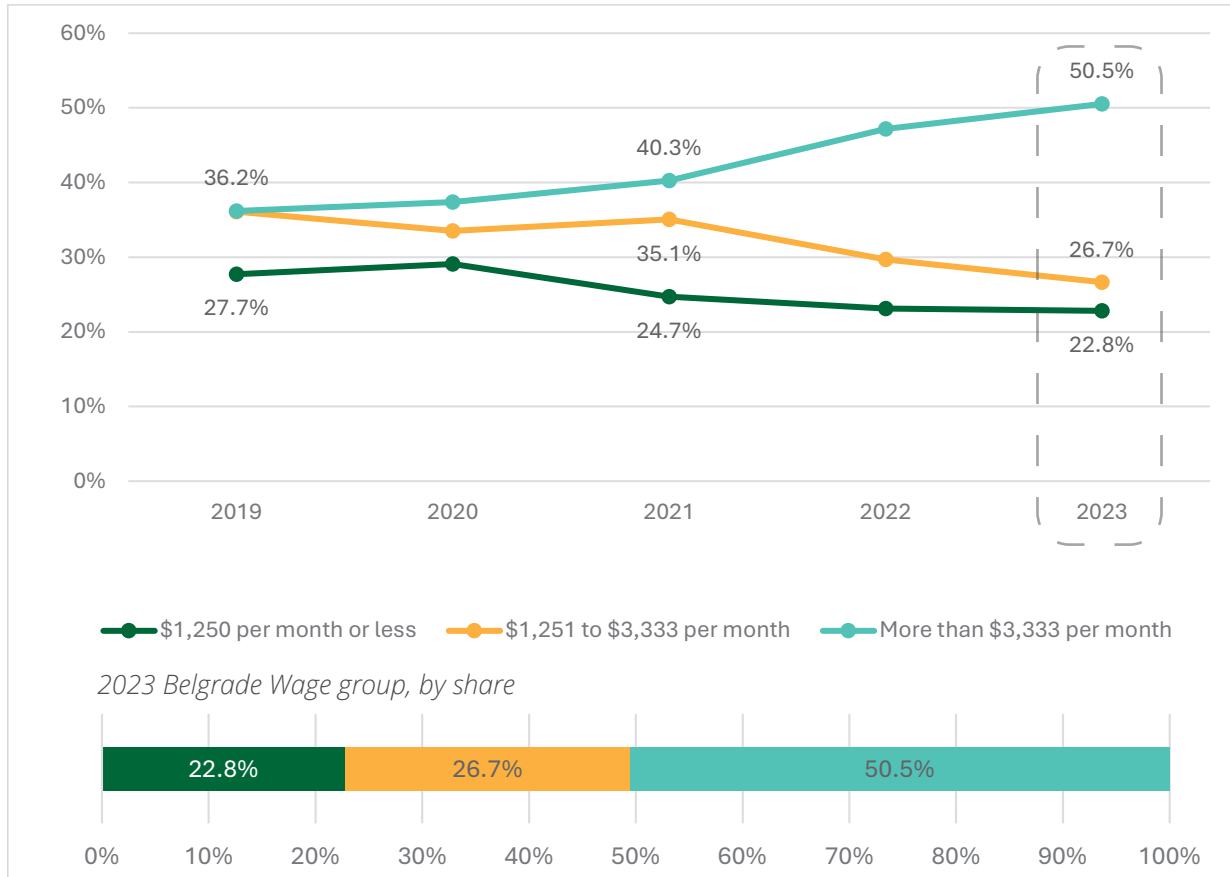
Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

Wage

Belgrade’s employment base includes a wide range of wage levels reflecting employment diversity across the city. In 2023, just over half of all jobs (Figure 34) paid more than \$3,333 per month in wage indicating a substantial presence of moderate to higher wage employment. Approximately 27% of jobs fell into the middle wage category, while roughly 23% were lower wage positions. Over time, the city has seen a shift toward greater wage gap. While higher wage jobs remain the largest category, middle wage employment has declines toward and even share with the lower wage employment around 1/4 quarter of all jobs.

In 2023 50% of all jobs paid more than \$3,300 per month which is an extensive substantial amount of moderate to higher wage employment about 27% of jobs fell into middle wage category with roughly 23% higher and lower.

Figure 29: Belgrade monthly earnings, by wage group, 2019-2023



Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

INDUSTRY

Manufacturing, construction, real estate, and health care and social assistance have been the fastest-growing industries in Belgrade over the past decade. These sectors are also projected to continue growing in Gallatin County, which is expected to sustain population growth in both Belgrade and the broader region.

In contrast, employment in educational services; professional, scientific, and technical services; and transportation and warehousing has declined, reflecting regional shifts in where specialized and logistics-related jobs are located.

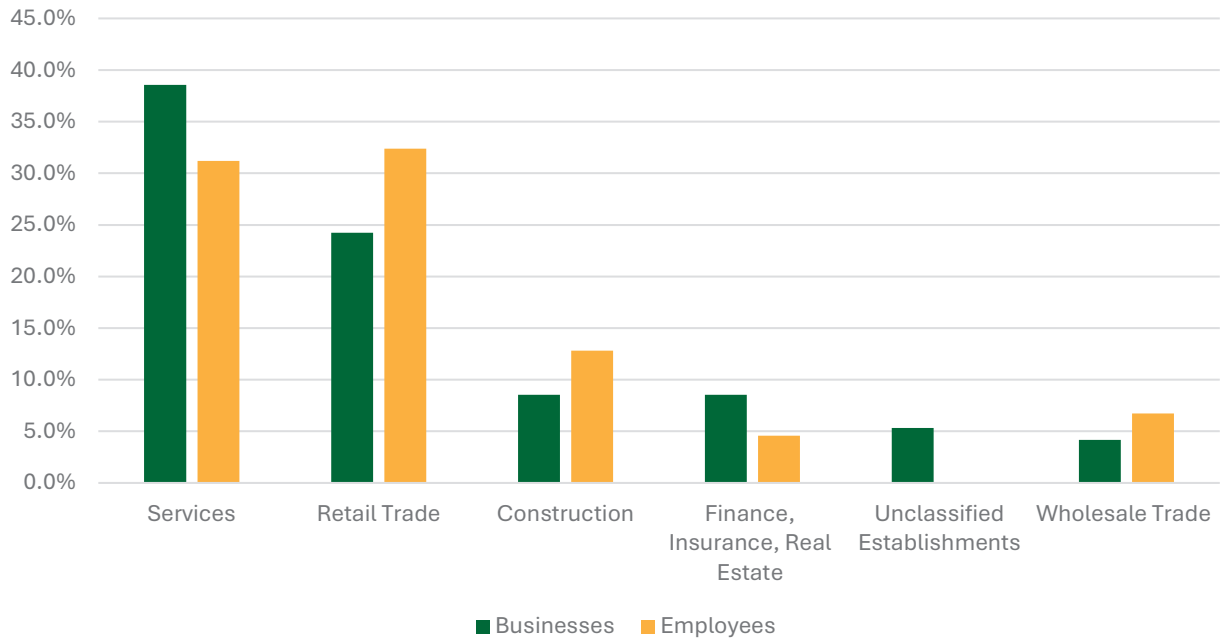
Belgrade’s job growth is concentrated in housing-supportive and essential service industries, reinforcing continued residential growth and the need for coordinated planning around housing, infrastructure, and transportation.

Table 8: Belgrade Industry Sector Growth

	2019	2020	2021	2022	2023	Sector Growth
Manufacturing	4.1%	4.2%	6.5%	6.4%	6.5%	2.4%
Retail Trade	17.0%	19.0%	18.6%	18.3%	19.4%	2.4%
Accommodation and Food Services	16.4%	16.4%	16.7%	16.9%	18.6%	2.1%
Construction	8.0%	11.5%	11.3%	10.7%	9.8%	1.8%
Real Estate and Rental and Leasing	0.4%	1.1%	1.5%	2.1%	1.7%	1.3%
Health Care and Social Assistance	5.2%	5.4%	6.6%	7.9%	6.3%	1.1%
						Sector Decline
Educational Services	14.6%	14.4%	12.5%	11.7%	10.5%	-4.3%
Professional, Scientific, and Technical Services	7.7%	3.9%	2.7%	3.2%	4.1%	-3.5%
Transportation and Warehousing	4.4%	3.0%	2.6%	2.7%	2.8%	-1.3%

Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

Figure 30: Belgrade Businesses and Employee share



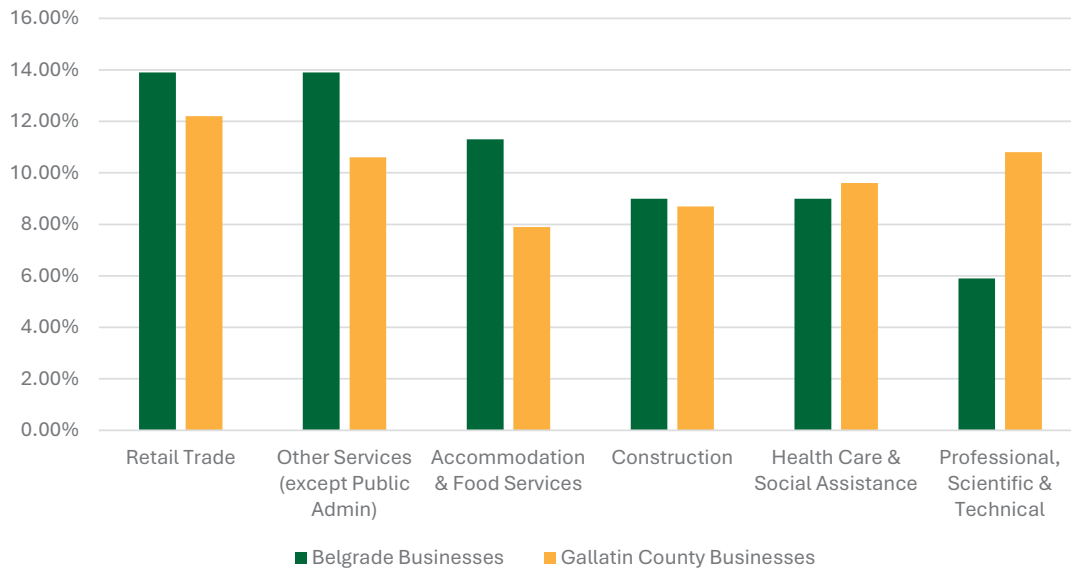
Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

In 2025, Belgrade’s local economy remains heavily service-oriented, with the largest share of employment concentrated in consumer-facing and community-serving industries. Accommodation and Food Services reflecting its proximity to Bozeman Yellowstone International Airport. Restaurants, lodging, and related services play a central role in local job creation.

Retail Trade follows closely, representing approximately 17.8% of employment and a significant share of local businesses. Grocery stores, general merchandise retailers, and fuel stations are especially prevalent, serving both local residents and regional travelers. This concentration reinforces Belgrade’s role as a commercial center for western Gallatin County

Gallatin County sees similar industries, by employment, toward the top; however, it sees higher shares of Health Care and Social Assistance and Professional, Scientific, and Technical Services. One area of strong alignment between Belgrade and the county is the construction industry, reflecting continued growth and development across the region. Belgrade has seen a decline in Education services and Professional, Scientific, and Technical Services and sector of employment. These two sectors, however, would be highly aligned with the concentration

Figure 31: Business in Belgrade vs. Gallatin County



Source: U.S. Census Bureau, OnTheMap, LEHD, 2023

of these jobs to Bozeman, particularly with its association with Montana State University, which, with growing student enrollment and alumni base, can support these jobs. The university in 2025 reached record numbers in enrollment graduation rates and student retention and the university captures many students from the state and for those local to the area.

Not only do both the city and county see growth in these industries, the state anticipates these same sectors to be the largest contributors and job creation until 2032. The Montana Department of Labor & Industry employment projections expected the construction sector to add approximately 1,060 jobs per year the highest across any sector followed by health care at 820 jobs per year and accommodation and food services plus technical and professional service industries. Growth generally is anticipated at its highest in the southwest region of the state at a rate of 1.3% annually.

On the business side, establishments are more evenly distributed. Retail Trade and Other Services each make up the largest share of businesses, tying for the highest percentage of total establishments, even though they do not employ most workers. This does present an opportunity for businesses that might not currently be housed in Belgrade to support the broader regional workforce beyond the city; this may allow new businesses, in the right market, to succeed.

Bozeman Yellowstone International Airport (BZN)

As the state's busiest airport, Bozeman Yellowstone International Airport (BZN) continues to serve as a critical driver of the region, not only as a transportation hub, but also as a key economic anchor supporting the community of Belgrade and the greater Gallatin Valley. In 2025, BZN welcomed a record 2,809,419 passengers, representing a 6.3% increase over the 2,642,707 passengers recorded in 2024.

The airport's origins date back to 1928, when Gallatin County's first airfield, Seifert Airport, was established near Belgrade. In 1929, the airport was relocated to its current site, where it became Gallatin Field, initially serving as a regional travel hub. Over the second half of the 20th century, the airport steadily modernized and expanded in response to population growth, increased tourism, and evolving aviation needs. The creation of the Gallatin Airport Authority in 1972 established a dedicated governance structure that supported long-term planning and investment. Through terminal expansions and the growth of commercial airline service, the airport emerged as a key gateway to southwest Montana. Despite short-term disruptions during the COVID-19 pandemic, BZN has experienced strong, sustained growth and is firmly established as a critical access point to the Northern Rockies and the Greater Yellowstone region.

Bozeman Yellowstone International Airport is currently undertaking significant terminal and airfield improvements to accommodate continued passenger growth. The East Terminal Expansion Project, a \$140-\$180 million, multi-phase investment anticipated to be completed by 2030 that includes expansion of the A Concourse with additional gates, enhanced passenger amenities, expanded baggage claim facilities, additional security checkpoints, and new administrative office space. BZN continues to implement its 2020 Airport Master Plan, which established a 20-year planning horizon to accommodate growing commercial air service and general aviation demand. Recommendations within the plan include runway extensions, continued terminal expansion, phased parking development, and additional hangar space for general aviation facilities

Beyond the terminal, infrastructure improvements are also progressing outside airport property. Proposed extensions of Jetway Drive, which will loop around the north and east sides of the airport and connect to Frontage Road, are currently in preliminary design. Once completed, this roadway will enhance circulation around the airport and improve access between the airport, Frontage Road, and Belgrade's northern neighborhoods.

BZN East Terminal Expansion Rendering



RS&H
Hensley Idris Architects
Morrison Maserie

BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

MARTEL CONSTRUCTION

Source: BZN Airport, Airport Project, 2026

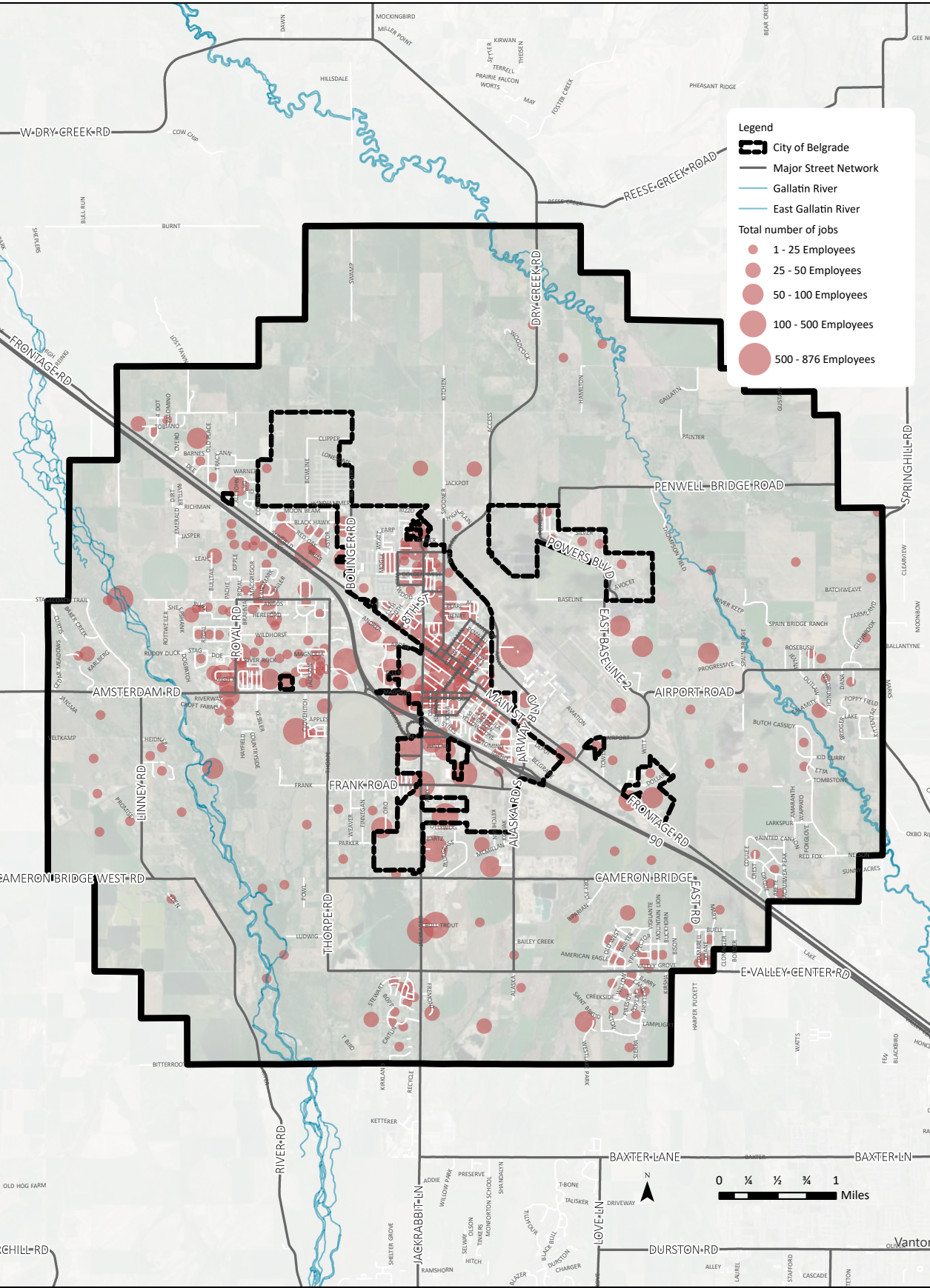
Recent employment growth in Belgrade has introduced new workforce demographics that are closely tied to emerging areas of the city, particularly along the Jackrabbit Lane corridor. As this growth continues, a key question is whether wages offered by new employers are keeping pace with the housing and cost-of-living pressures associated with rapid population growth.

Belgrade's comparatively lower land and development costs, along with the availability of large, developable sites, have made the city attractive to employers seeking to expand or relocate. While this investment supports overall economic growth, it also raises the challenge of sustaining the city's existing business community. Organizations such as the Belgrade Chamber of Commerce, the City's Economic Development Department, and regional partners are critical to supporting local businesses through resources, coordination, and ongoing engagement.

These dynamics are especially pronounced in the downtown core, which contains Belgrade's greatest concentration of infill opportunity. Attracting businesses that activate the public realm and support a vibrant downtown environment will be essential. The Belgrade Downtown Design Plan (2020) identifies strategies to encourage economic growth and a broader mix of uses, though development in the downtown area continues to face market and site-related challenges.

Belgrade maintains a diverse employment base, with major job centers located near the city center and along key transportation corridors. In recent years, however, manufacturing and logistics employment has expanded into the surrounding valley, with significant concentration along the Jackrabbit Lane corridor. This pattern has begun to shift the city's employment and commercial focus modestly southward, with implications for infrastructure, transportation, and the long-term role of the downtown core.

Figure 32: Belgrade Job Density, Cushing Terrell, 2025



Employers

Some of the largest employers in Gallatin County include Montana State University and Bozeman Health, each employing well over 1,000 workers. The county's top employers also include both public and private institutions such as the Belgrade and Bozeman School Districts, along with major administrative and governmental functions for the City of Bozeman and Gallatin County.

Table 9: City of Belgrade's Top Employers

Employers	Type	Employee Count
Belgrade School District (multiple campuses)	Independent	400+
Williams Plumbing & Heating	Independent	300
Town & Country Foods	Branch	128
City of Belgrade	Independent	104
Albertsons	Branch	100
Darigold	Branch	87
Xtant Medical Holdings, Inc	Headquarters	60
Aware Inc	Branch	56
Flying J Travel Center	Branch	55
Rocky Mountain Supply Inc	Branch	50
Mackenzie River Pizza Co	Branch	40

Source: Business Locator – Belgrade (Esri / Data Axle, March 2026)

Locally, The Belgrade School District is the City's largest employer, employing more than 400 staff across its school facilities. Williams Plumbing and Heating follows with approximately 300 employees operating across the region. Other top employers are primarily service oriented and regional in nature, providing grocery, travel, manufacturing, and medical services that support not only Belgrade residents but the broader Gallatin County area.

It's worth noting that 6 of the 10 largest employees are located South of Main Street along the Jack rabbit lane corridor with the majority being clustered near the Jack rabbit lane and I-90 interchange. Given Belgrade's recent and anticipated growth, this pattern is not unexpected; The highest concentration of city businesses (74) and employees (790) is located along the Jackrabbit Lane corridor, which also generates the high total sales volume³ compared to the city's other

primary corridors. Beyond Jackrabbit Lane, East Madison Street, West Madison Avenue, and West Main Street together support 119 businesses and more than 800 employees, demonstrating continued economic activity within Belgrade’s traditional core. While Jackrabbit Lane functions as Belgrade’s primary commercial spine, Main Street and the Madison corridors remain important contributors to local employment and community identity. These areas continue to support a mix of businesses that serve residents, employees, and visitors, reinforcing their role as a community core rather than secondary commercial areas.

Table 10: Belgrade Business by Street (2025)

Street / Corridor	Number of Businesses	Total Employees
Jackrabbit Ln	72	682
W Main St	50	297
W Madison Ave	46	416
E Main St	23	116
Frontage Rd	20	97

Source: Business Locator – Belgrade (Esri / Data Axle, March 2026)

At a high level, this distribution highlights the value of attracting a higher concentration of businesses in and around downtown Belgrade. Targeted efforts to strengthen commercial activity along core streets can build upon existing employment clusters, leverage proximity to downtown amenities, and support a greater mix of land uses. Over time, this approach can reinforce downtown vitality, encourage walkable development patterns, and strengthen linkages between employment, services, and housing

Belgrade plays an important but distinct role within this regional economy. The city supports approximately 433 businesses and 3,700 jobs, serving a population of about 12,800 residents. Its employee to population ratio, roughly 29 jobs per 100 residents, which is significantly lower than Gallatin County’s overall ratio, anchoring Belgrade’s function as a residential adjacent, service supporting community in a regional employment hub.

Belgrade’s business base is dominated by service and labor intensive industries. followed by retail trade, accommodation and food services, construction, education, and other services. Compared to the county overall, Belgrade is over represented in health care and accommodation/food services and under represented in higher wage professional, scientific, and technical industries. This mix helps explain Belgrade’s lower employment intensity and reinforces its role as a community that supports regional growth rather than drives it. At the same time, this structure presents an opportunity: Belgrade has capacity to accommodate additional employment growth, particularly if land use, infrastructure, and workforce strategies are aligned to attract a broader mix of industries.

DOWNTOWN

A balanced land use approach is particularly important in the downtown area, which contains Belgrade's greatest potential for infill development. Attracting businesses that contribute to an active public realm, support street level activity, and reinforce a vibrant downtown environment will be essential to achieving long term economic development goals. **The Belgrade Downtown Design Plan, adopted in 2020, identifies numerous opportunities to strengthen the downtown district through redevelopment and mixed use investment. While these strategies support continued economic growth and diversification, they also recognize existing challenges related to redevelopment feasibility and infrastructure capacity that will require ongoing attention.**

Industrial land uses within the downtown area, particularly along Main Street, are largely concentrated adjacent to the Burlington Northern Santa Fe (BNSF) railroad right of way. BNSF currently leases approximately 77 acres within its right of way to commercial users. Larger industrial parcels in this corridor tend to rely on rail served tenants, and as a result, these sites are likely to remain most viable for users that directly depend on rail access. Consequently, the long term use of these properties is expected to continue to be shaped by their functional relationship to the rail corridor.

Balancing these industrial uses with downtown redevelopment objectives is particularly important in the downtown core, which contains Belgrade's highest concentration of infill commercial opportunities. Attracting businesses that activate the public realm, support street level activity, and contribute to a vibrant and pedestrian oriented downtown environment will be essential to sustaining long term economic vitality. The Belgrade Downtown Design Plan, adopted in 2020, identifies numerous opportunities for redevelopment and mixed use infill that support economic growth while also acknowledging existing challenges related to redevelopment feasibility and infrastructure capacity.

The downtown economy, ultimately, we'll continue to navigate around these two conflicts. The most recent Belgrade zoning ordinance, adopted in 2023, enabled new zoning districts within the industrial zone that can encourage more flexibility and innovation with traditional industrial buildings. Utilizing adaptive reuse mixed-use and dynamic alternatives downtown Belgrade presents some opportunity sites that would be ideal for mixed-use infill.

Additionally, the Belgrade Urban Renewal district established in 2017, was developed to address areas of blight and considerations as such for downtown. Recommendations from this area are supported by a tax incremental financing district, that will be utilized to help support critical projects as determined by the TIF board, to support redevelopment and public space improvements downtown. This financing tool enables the city to strategically advance the goals for downtown.

Figure 33: Belgrade Job Density - City, Cushing Terrell, 2025

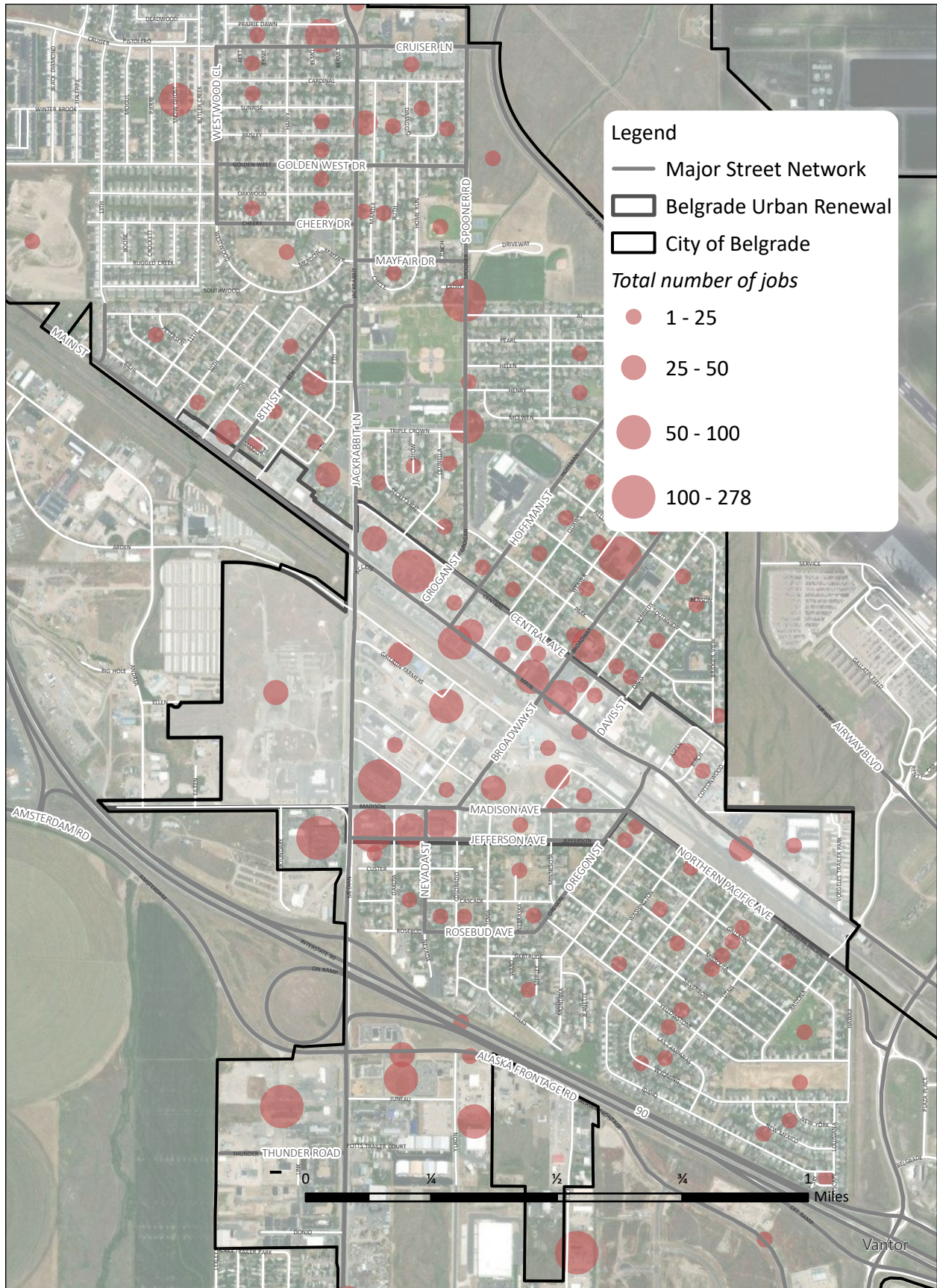


Figure 34: Vacant Lot Cushing Terrell, 2025

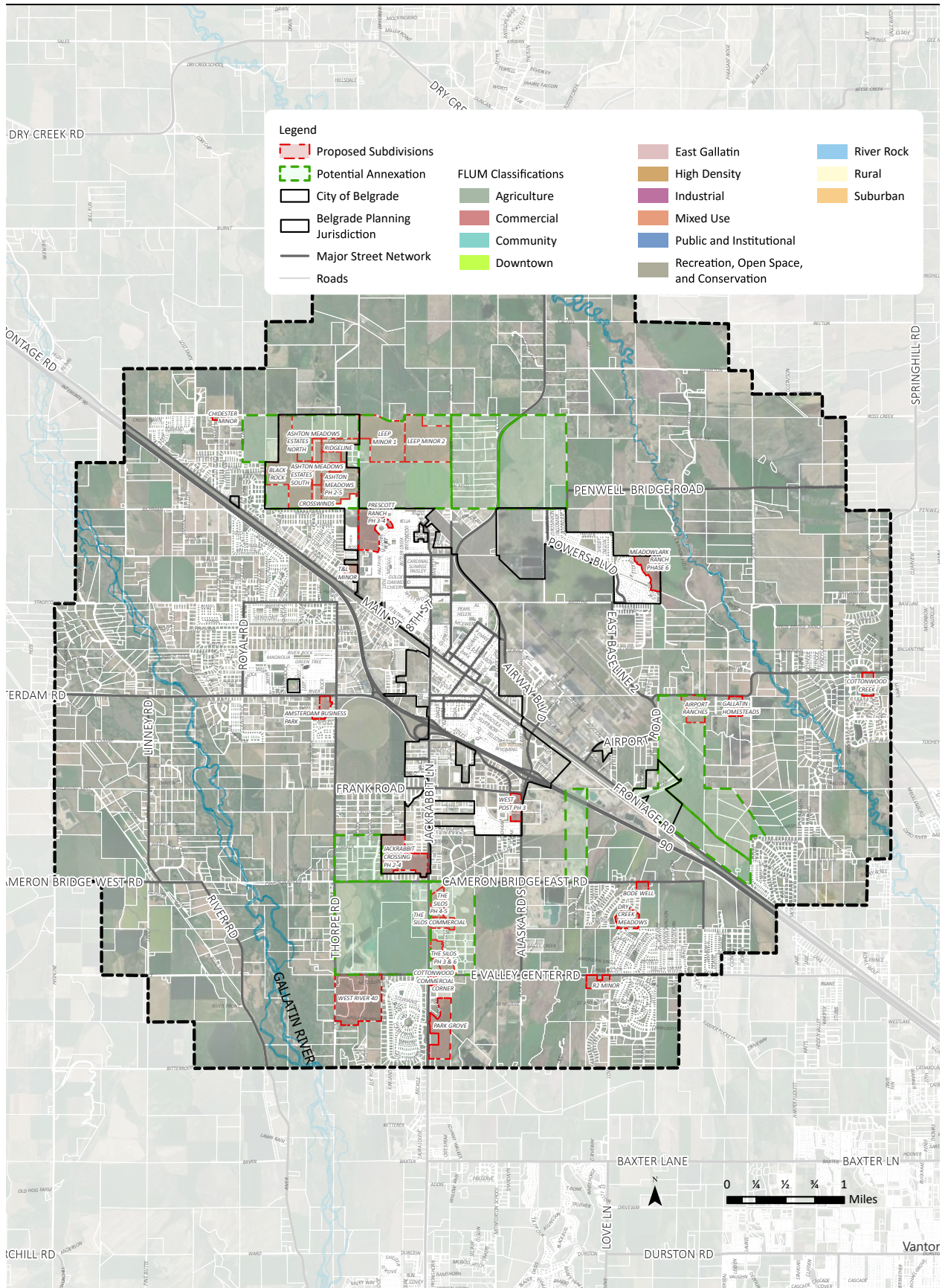
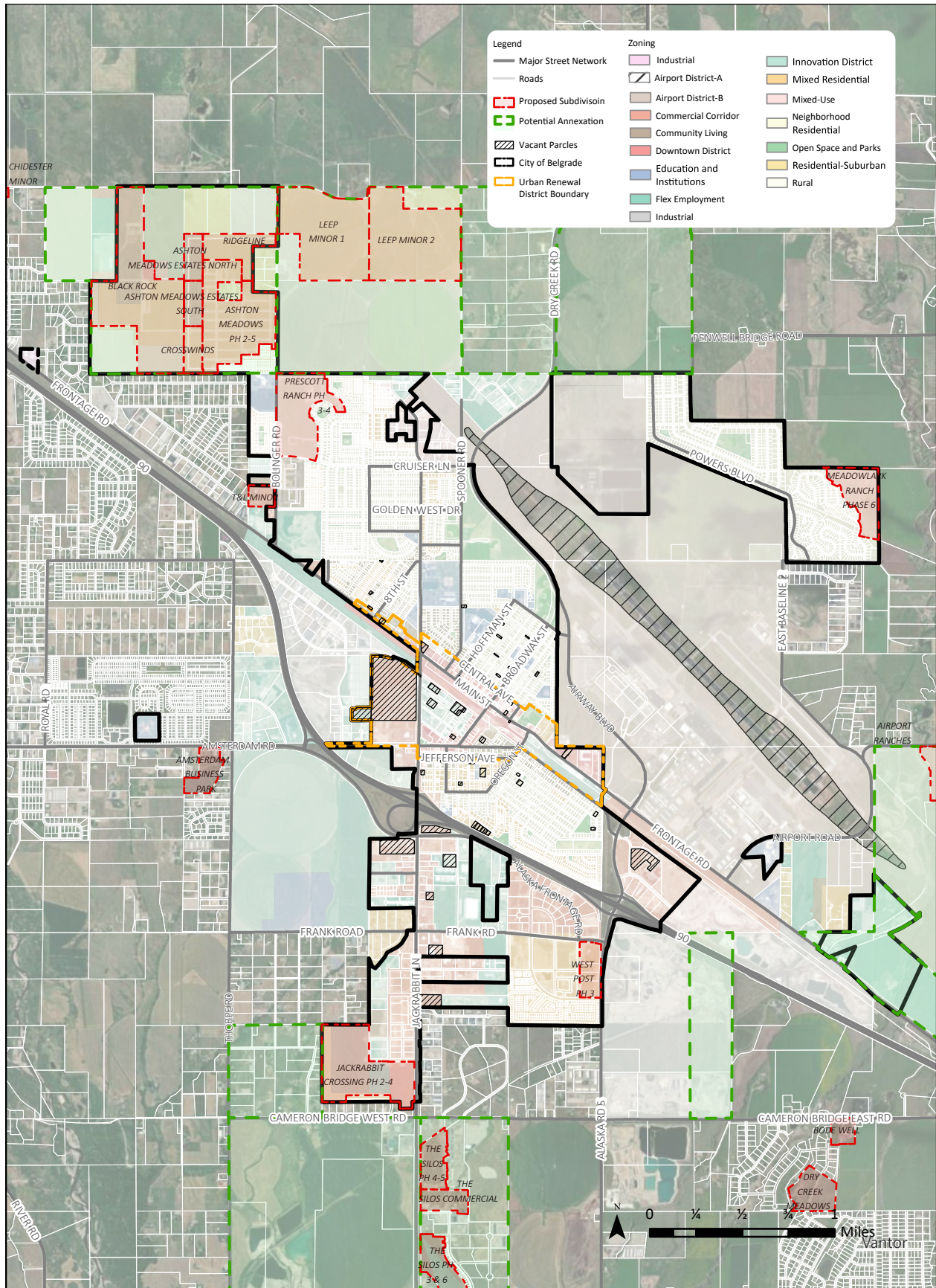


Figure 35: Vacant Lot - City, Cushing Terrell, 2025



INFILL OPPORTUNITIES

The City of Belgrade currently has zoning applied to all parcels within the city limits, with certain zoning classifications extending slightly beyond the city boundary. This provides a consistent regulatory framework for development within the city.

Vacant and Underutilized Parcels

As of 2025, Gallatin County tax records identify approximately 103.33 acres of vacant land within the City of Belgrade that is not part of an approved subdivision, proposed subdivision currently under construction, or areas proposed for annexation. These parcels represent infill development opportunities, including partially or completely vacant lots within established neighborhoods. All identified parcels currently carry a zoning designation.

While additional undeveloped land exists outside city limits, these areas would require annexation prior to consideration for urban development. The most significant opportunities for new housing development are located within mixed-use, downtown, and neighborhood residential zoning districts, which offer the greatest flexibility in land use and support a range of housing densities and housing types.

Vacant Parcel identification criteria:

- Listed as vacant in Montana State Cadastral and parcel tax records
- Located within city limits
- Outside of approved subdivision phasing plans
- Outside the active subdivision and/or annexation pipeline
- Meets minimum lot size requirements for redevelopment

The Urban Renewal District (URD) represents the highest-priority area for redevelopment in the City of Belgrade. Parcels within the URD offer unique advantages in development conditionals including proximity to existing infrastructure and public services, flexible zoning districts application that support mixed-use and higher-density residential development and the availability of urban renewal financing tools to address infrastructure deficiencies, site constraints, and redevelopment feasibility

Vacant and underutilized parcels within the URD were evaluated with an emphasis on their ability to support future land use objectives, including increased housing density, mixed-use development, and reinvestment in the downtown and surrounding neighborhoods.



LOCAL SERVICES

City Administration

The City of Belgrade was incorporated in 1906, and voters adopted a Charter form of government in 1987. The City operates under a Council–Manager form of government. The City Council consists of six members elected from three wards, with two members representing each ward. The Mayor is elected through a citywide vote. The Council establishes policy direction and appoints a City Manager to implement these policies.

The City, provides a full range of municipal services and maintains staff to manage community operations. The City employs approximately 104 full time staff members working across 10 departments and divisions. Administrative offices for the City are primarily housed at City Hall, located at 91 E. Central Avenue, Belgrade, Montana 59714. Other departments, such as Public Works, operate at the City’s Public Works facilities and water and wastewater treatment plants. The City is also in the process of transitioning certain administrative functions to the former Heck and Quaw School buildings located along N. Broadway and Southview Ave.

Belgrade School District

Belgrade has long been a community of young families committed to supporting its public school system.. The Belgrade School District (#44) currently serves approximately 3,100 students (2026) across five campuses:

- Ridge View Elementary School,
- Saddle Peak Elementary School
- Story Creek Elementary School
- Belgrade Middle School
- Belgrade High School

In addition to managing educational operations on its campuses, the District operates a facilities rental program. Community members and the public may rent District spaces, including classrooms, gymnasiums, practice fields, and auditoriums. The District and the City are currently in the process of exchanging land and buildings, with the former Martha Fox Heck and Thomas B. Quaw school buildings being repurposed for City use.

As noted earlier in this chapter, enrollment trends will be a primary factor guiding the expansion of District school facilities. While future expansion is anticipated, implementation will depend on the capacity of existing facilities and, in many cases, voter approved ballot measures to fund new development. The District currently owns a 60-acre property off Frank Road that is large enough to accommodate future schools, including an additional elementary school and a middle school.

Figure 36: Historic Quaw Elementary,



Source: Belgrade School District Master Planning Document, &E Architects, 2018

City of Belgrade and School District Land and Building Exchange

In 2024, Belgrade voters approved a proposed land and building exchange between the City of Belgrade and the Belgrade School District, signaling strong community support for collaboration and long-term planning.

The exchange was proposed in response to the City of Belgrade's growing need for space to accommodate staff and expand citizen services. As population and service demands increase, existing municipal facilities have become constrained. To address these limitations, the City Administration explored a land and building exchange that would meet operational needs while preserving valued community assets. The City and School District are moving forward through a phased planning process to implement the exchange. Through this process, the City will continue to operate and manage the Senior Center and Lions Park, ensuring uninterrupted public services and community access throughout the transition.

Under the exchange, the City would take ownership of the historic Quaw Building, constructed in 1908 and used for more than a century as a school, as well as the Heck Building and surrounding properties. The Quaw Building is a highly valued community landmark with significant historical and cultural importance. Acquiring the building allows the City to address its space needs while ensuring the long-term preservation and adaptive reuse of this important structure.

Just over half of school-aged children within the Belgrade Planning Jurisdiction are enrolled in elementary grades (52%), a share comparable to the City of Belgrade but substantially higher than Gallatin County (32%) and the State of Montana (43%). Enrollment patterns within the Belgrade School District reflect broader demographic and housing dynamics. Between 2014 and 2024, elementary enrollment (grades K–8) declined modestly, resulting in an overall decrease of approximately 3% over the decade. In contrast, high school (grades 9-12) enrollment increased by 17% during the same period.

One of the most significant disruptions affecting student enrollment in Belgrade and the surrounding region was the COVID-19 pandemic from 2020 to 2023, Nationwide, student enrollment declined sharply as education shifted toward virtual and at home alternatives. During this period, kindergarten entry enrollment in the Belgrade School District also decreased by 183 students between the 2020 and 2021 school years, largely due to delayed enrollment. Enrollment rebounded the following year, with an increase of 110 students as deferred-enrollment students began entering kindergarten and first grade. This reduced cohort, however, remains in matriculation and is expected to progress through the remainder of the school system time, contributing to smaller class sizes across affected grade levels. As in many communities, this temporary enrollment fluctuation has had lasting effects on cohort sizes and grade level distribution, with implications for facility planning, staffing, and long term enrollment projections

Another side effect of recent years has been that Belgrade’s increasing share of students transitioning to private education and homeschooling The increasing rates have been evident since 2020 and are expected to continue as school-choice, following House Bill 203, expands access to education outside a student’s home district. Table below shows the share of students transitioning to private education (including homeschooling) from since 2019 and the subsequent years.

Table 11: Gallatin County Superintendent Of Schools District Enrollment 10-Year Comparison 2015-2025

	NUMBER OF STUDENTS ENROLLED										NET CHANGE		PERCENT CHANGE	
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	1 YEAR	10 YEARS	1 YEAR	10 YEARS
ELEMENTARY (K-8)														
BELGRADE	2,396	2,391	2,448	2,430	2,462	2,296	2,355	2,367	2,284	2,231	-53	-165	-2%	-7%
HIGH SCHOOL (9-12)														
BELGRADE	826	859	901	965	1,003	986	1,037	993	999	910	-89	84	-9%	10%

Source: Gallatin County Superintendent of Schools, 2026

As homeschooling, private education, and school-choice enrollment increase, the School District is likely to continue to experience a decline in its overall share of student enrollment. These trends may have longer-term implications for school facilities and capacity planning. Accordingly, the Belgrade School District should continue to monitor enrollment patterns alongside evolving educational preferences to better anticipate future facility needs.

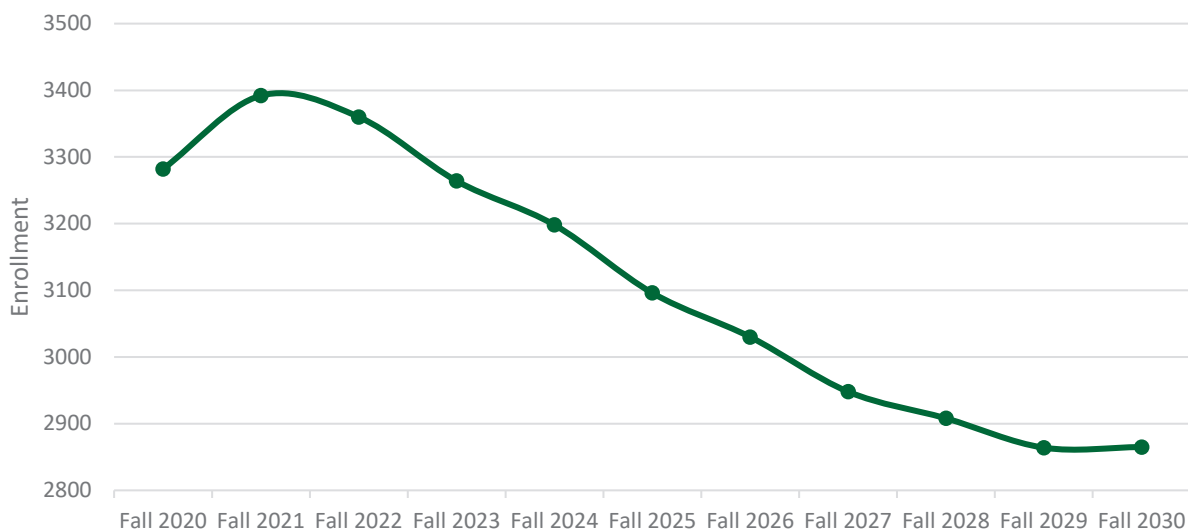
A 2026 Financial Committee Report indicates that the divergence between continued community population growth and declining public school enrollment reflects several overlapping trends rather than a single causal factor. As of 2026, there are 22 Private Schools in Gallatin County, with a total enrollment of 1,116 (K-8) and 363 (9-12) ranking private school student a while the 3rd highest population in the county by student count behind Bozeman and Belgrade school districts. A growing share of empty-nest households and second-home ownership contributes to population growth without a corresponding increase in student enrollment. Expanded family choice, following the implementation of House Bill 203, has increased student mobility and enrollment patterns.

Table 12: Gallatin County School District: Private And Public-School Enrollment

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PRIVATE	1,889	2,586	2413	2257	2395	2317
PUBLIC	14,075	13,602	14162	14230	14164	14112
TOTAL	15964	16188	16575	16487	16559	16429
	12% 88%	16% 84%	15% 85%	14% 86%	14% 86%	14% 86%

Source: Gallatin County Superintendent of Schools, 2026

Figure 37: Belgrade School District: Enrollment projections



Source: Belgrade School District, 2026

Together, these factors have reduced the public school system's share of total student enrollment and suggest a structural shift in enrollment dynamics that is likely to continue. These trends should be considered in long-range enrollment forecasting and school facility planning.

The Belgrade School District is a key part of the county's education system, but enrollment is becoming more complex. While elementary enrollment across Gallatin County has generally increased since 2015, growth has been uneven, and Belgrade's public schools have not kept pace with the population. At the same time, private schooling, homeschooling, and other school-choice options now represent a growing share of student enrollment. While these alternatives may ease capacity pressures on current public schools, they also introduce uncertainty for long-range facility, staffing, and capital planning, and potentially student-based funding for the school system if the numbers continue to decline.

The education trends in Belgrade are closely tied to broader development patterns. New housing often brings families with young children, increasing demand for elementary schools and placing pressure on school facilities. Investment in new or expanded schools can, in turn, make neighborhoods more attractive to families, further stimulating housing demand. This reinforcing cycle highlights schools as essential public infrastructure that influences land use, growth patterns, and community form. Since Belgrade is so closely tied to family-friendly amenities and its environment, this tension is likely to remain. Over time, these relationships will continue to shape land use decisions across the city, with the public and elected officials ultimately deciding on the priority of investments in the school system.

School District Future Facilities

Despite recent enrollment shifts, the Belgrade School District will continue to face increasing pressure on its facilities as population growth accelerates and new residents move to the city. Elementary school capacity across the district is nearing functional limits, and Belgrade Middle School, originally constructed in 1968, requires significant renovations to remain safe and effective.

In 2019, the Belgrade community demonstrated strong support for public education by approving a \$48 million bond to address critical facility needs. To date, approximately \$28 million of that bond has been invested in priority projects, including the design and construction of Story Creek Elementary School, renovations at Saddle Peak Elementary School, and improvements to the Heck Building. While roughly \$20 million remains from the approved bond and was originally intended to fund the construction of an additional elementary school on a new site, that amount is no longer sufficient due to significant increases in construction costs. A key component of the district's facilities strategy involves reconfiguring grade placement by moving fifth-grade students currently housed at Belgrade Middle School back into elementary schools. This shift would free

up space at the middle school, allowing it to better accommodate projected enrollment growth. With strategic renovations, Belgrade Middle School could be reconfigured to serve more than 1,600 students. This long-range growth plan also includes development of new facilities on approximately 60 acres of land, secured by the district, located off Frank Road can support the construction of multiple facilities to, help meet the needs of a growing elementary-age population, and reserve land for future district expansion.

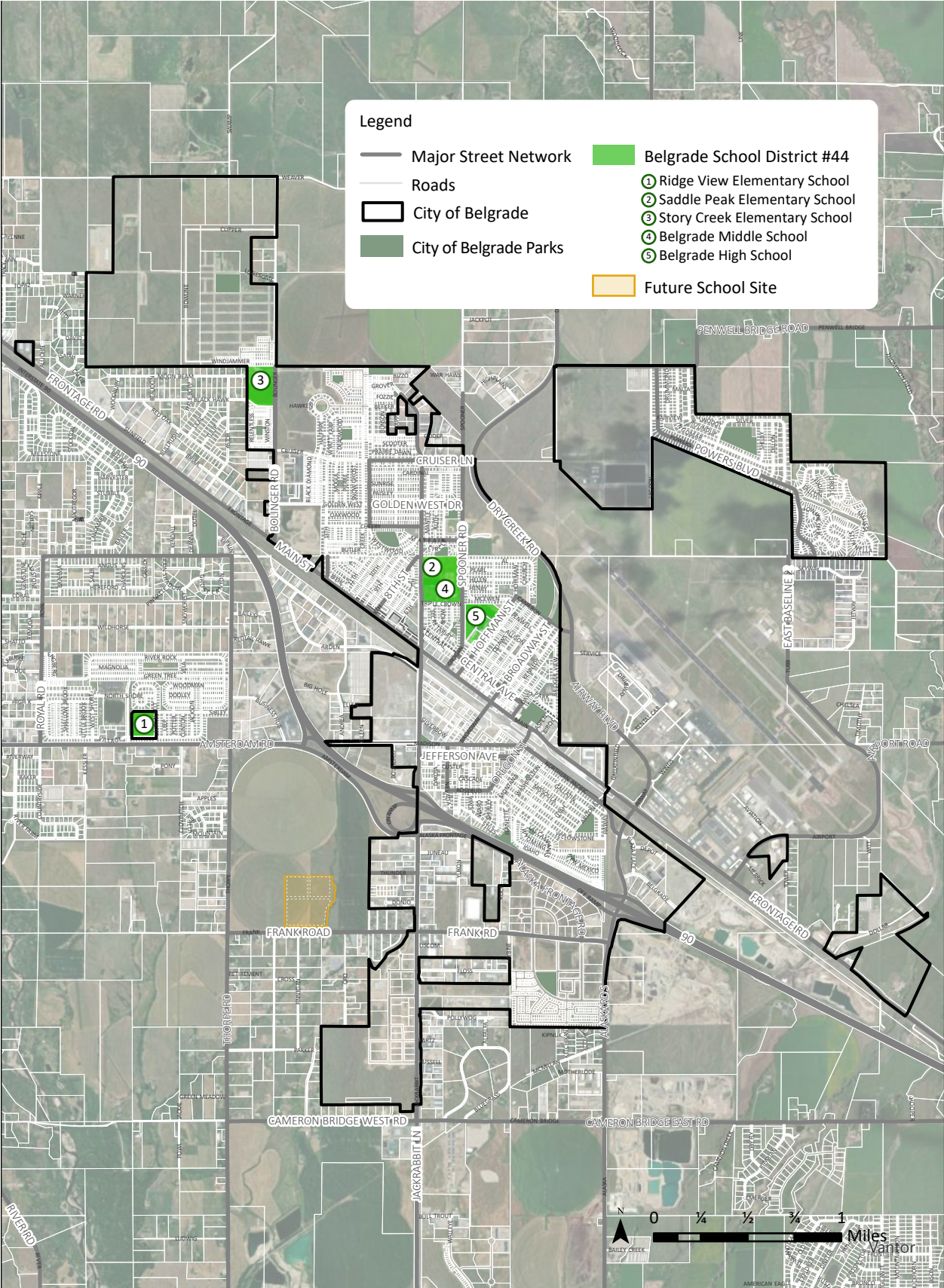
Funding remains a significant challenge. In 2025, Belgrade voters declined an additional bond to fund construction of a new elementary school and later rejected a proposed levy to support district operations, the first levy rejection since 1969. Despite these failed ballot measures, enrollment pressures will persist alongside growing deferred maintenance needs. Continued investment in permanent, well-designed school facilities will be critical to ensuring the Belgrade School District can effectively manage enrollment growth and provide high-quality learning environments well into the future

Proposed Belgrade middle school renovation concept



Potential site plan for new school district facilities

Figure 38: Belgrade School Facilities, 2025



Belgrade Senior Center

The Belgrade Senior Center offers a range of programs to support the community's senior population, specifically those aged 60 and over. The Senior Center began in 1972 and has emerged as a non-profit organization delivering meals to its current facility, located on E Cameron Ave, offers nutritional, social, recreational, health, and educational services, with over 20 weekday events. Since 2022, the center has been supported by the City of Belgrade, alongside a host of donor, contributors, and partners to meet operating costs. Annual Membership ranges from \$30- \$60 based on monthly activities attended; however, the center extends programming available to non-members at low costs. The following programs are available through the center:

Meal Assistance Programs include the Meals on Wheels program for residents 60 and over who are unable to prepare food and leave their homes due to health or transportation issues. Additionally, the Center offers meals served on weekdays, The Medical Equipment Loan Program offers items such as wheelchairs, walkers, and crutches on a first-come, first-served basis.

The center provides a variety of Fitness Programming, some of which is located at the Quaw Gym within ½ miles of the Center, for members and hosts social programs ranging from weekly games and events, music and dance, arts & crafts and with select programs offered on a monthly basis.

The current Senior Center, facility sits on approximately 2 acres of park land, including a walking path and an outdoor pavilion. The center has signed a 40-year land lease for this site, with plans to extend the agreement in 2027.

There are 3 assisted living and seniors care facilities, within the city limits of Belgrade. Edgewood Vista , located at 1011 Cardinal Drive in Belgrade, specializes in memory care and offers short-term stay and adult day service. BeeHive Homes, located at 1107 Happy Lane, offers assisted living and short-term stay care. Open Arms, located at 505 Minnesota St., is a 7-bed facility that offers assisted living and individual care.

Belgrade Library and Community Center

The Belgrade Community Library serves as a vital civic and cultural hub for residents of both the City of Belgrade and Gallatin County. As part of a regional library consortium and Montana's integrated library system, the library expands access to resources through collaborative sharing while maintaining a strong, community centered identity. Since the opening of its new facility on April 5, 2025, the library has significantly strengthened its role as a gathering place that supports lifelong learning, civic engagement, health and wellness, and family oriented programming.

Approved by voters as part of a \$14 million bond in 2021, the facility houses a robust collection of approximately 40,000 physical items, supplemented by a comprehensive digital library. Programming is a central focus and extends

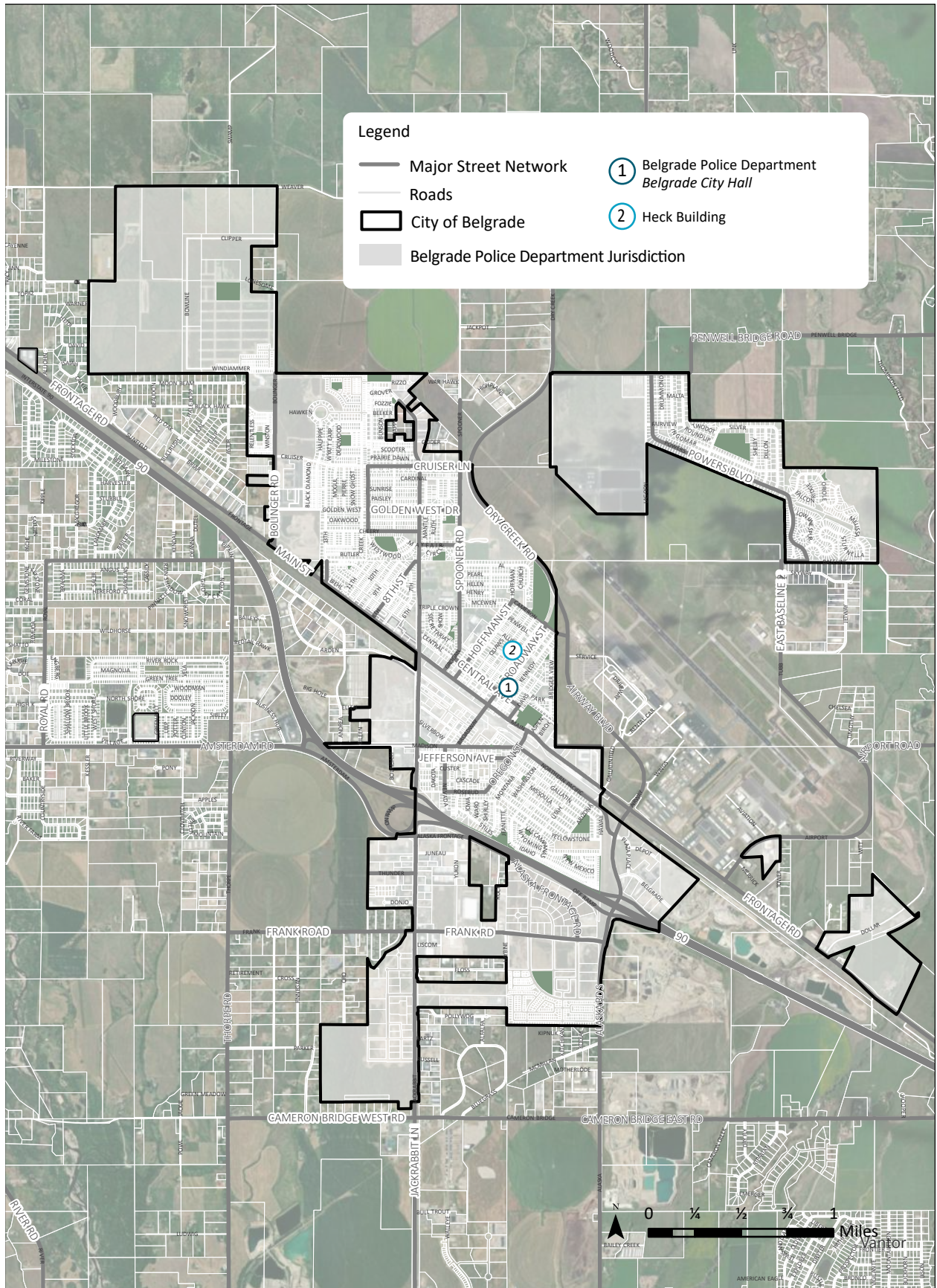
well beyond traditional circulation, with offerings that include early childhood education, youth enrichment, adult learning, arts and culture, technology, fitness, and environmental awareness. Fitness and wellness related programs are among the most highly attended, reflecting strong community demand.

Community engagement has been substantial. In the months immediately following its opening, the library recorded more than 35,000 visits and nearly 3,800 program participants between April and June 2025, along with more than 1,070 new library card sign ups during the first half of the year. Large scale events—such as the grand opening and special one time programs—have drawn thousands of attendees, underscoring the library’s importance as a regional destination and community space. The library has also experienced notable overflow patronage from Bozeman, suggesting both capacity pressures elsewhere in the region and Belgrade’s appeal as a family oriented community.

The Belgrade Community Library functions as more than a traditional library, quickly evolving after its completion into a primary community gathering space and cultural anchor. Situated alongside Lewis and Clark Park at the gateway to Belgrade’s historic downtown core, the library plays a central role in community life. High attendance, strong program demand, and continued interest in expanded offerings highlight both the library’s success and an ongoing need for accessible, flexible community space to support Belgrade’s growing and diverse population.



Figure 39: Belgrade Police Department, Cushing Terrell, 2025

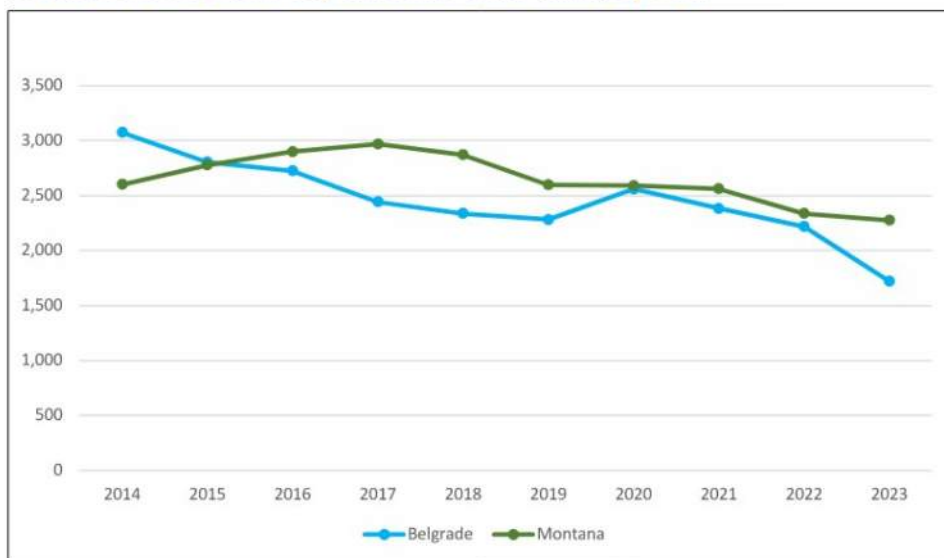


Law Enforcement

The Belgrade Police Department is a full-service law enforcement agency consisting of 29 sworn officers and 5 civilian employees, organized into two bureaus. The department provides patrol, criminal investigations, code enforcement, and administrative services, with responsibilities that also extend to parking enforcement, water rules and procedures, business licensing, animal control, and more. The Department partners with the Belgrade School District provide two full-time School Resource Officers across the district's five campuses, who support campus safety by investigating incidents on school property and providing a law enforcement presence during school hours and events. In 2025, the department completed an operational review by the Center for Public Safety Management (CPSM) that assessed appropriate staffing levels, based on workload, community demographics, crime levels, organizational structure, and the efficiency and effectiveness of the division's processes.

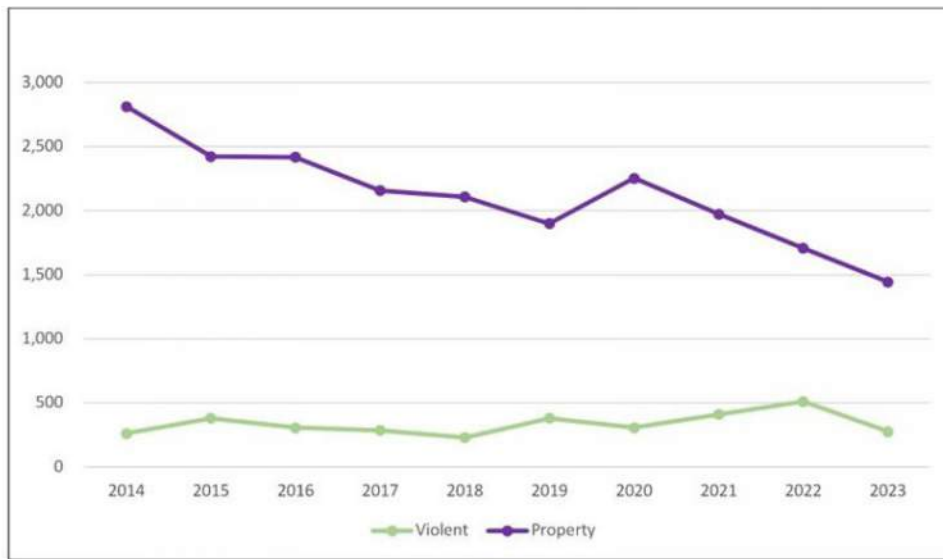
The CPSM assessment concluded that the Belgrade Police Department provides high-quality law enforcement services to the city of Belgrade. Calls for service, analyzed from June 2023 – June 2024, were largely concentrated on non criminal activities. Traffic, general non-criminal activity, and violation-related calls collectively accounted for approximately 65% to 75% of all calls throughout the year. Criminal incidents accounted for approximately 5 % to 8% of calls annually. Crime trends, though fluctuating in some years, have generally declined in Belgrade since 2014. Violent crime reached a low point in 2018, and although it increased in the following years, it again fell to a low point by 2023. Property crime decreased steadily between 2014 and 2019, increased modestly in 2020, and has declined significantly over the past two years. The department also saw clearance rates improve, surpassing state and national averages.

Figure 40: Reported Belgrade Violent and Property Crime Rates, by Year



Source: *Belgrade Police Operations and Data Analysis Report, 2024.*

Figure 41: Reported City and State Crime Rates, by Year



Source: *Belgrade Police Operations and Data Analysis Report, 2024.*

Police response times vary by time of day and season, with the longest responses occurring during morning and midday hours and the shortest responses consistently occurring late at night/early morning. The summer season has the shortest average response time, at 4.4 minutes, while the longest is 15. Winter sees the shortest average response time at 5.2 minutes and the longest average at 14.9 minutes.

The report also acknowledged that continued population growth presents an increasing challenge to maintaining service levels over time. While current staffing and operations are sufficient today, service demands are expected to rise as the community continues to grow. Key recommendations from the CPSM review included adding administrative staffing to support the department and expanding technical and operational capacity.

Facilities

The Police Department is transitioning to a new facility, relocating from Belgrade City Hall to the school district site, the Heck Building, which will provide adequate and flexible space to meet long-term operational needs once renovations are complete. The move will not only allow the department to accommodate future growth but will also provide improved workspace for investigative operations, along with enhanced privacy, security, and operational efficiency.

The Montana Board of Crime Control (MBCC)'s latest Law Enforcement Employees Survey, 2020, reported an average of 2.01 full-time officers per 1,000 residents. Belgrade reported at 1.94, exceeding the peer-agency average of 1.63, indicating

relatively higher staffing levels compared to similar jurisdictions. Based on this level of service and projected against the medium population, this would estimate a minimum of 46 full-time officers, exclusive of additional administrative and supporting staff, to meet the demand. Since then, the community has only continued to grow.

Funding

This projected estimate is not intended to prescribe staffing levels but rather to provide context to the established levels of service provided by the departments. Staffing consideration, particularly for patrol officers, do not have universal applicability and are best tailored to the department's specific workload, service demands, and operational context. Further details on this analysis are found in the topics developed and detailed in the department's CPSM report. Beyond personnel, the police department must also account for ongoing expenses increases and lifecycle costs, including equipment, gear, technology, fleet management, and funding sources. A significant portion of the Belgrade police department's funding is determined by the public safety levy, which is subject to changes at the state legislative level. The structure of the public safety mill levy may affect both the level and flexibility of funding available to support departmental operations. Fixed amounts, as opposed to a proportionate share, can create wider funding gaps if not aligned with the rate of change in the population and the subsequent costs of maintaining ideal service levels. Population growth, increasing service demand, and evolving funding conditions may influence the department's ability to maintain current service levels over time and should be considered holistically in future staffing and budget decisions.

Fire and Emergency Services

Fire protection services in Belgrade originated with the establishment of the Belgrade Volunteer Fire Department in 1906 and evolved into the Belgrade Rural Fire District in 1947, which provided the first rural fire protection services in Gallatin County. Early efforts focused on range and wildland fire suppression, and among the first in Montana. Neighboring districts, Reese Creek and Springhill, were later created independently to address similar wildland fire needs and have since been annexed into the singular district to expand coverage and operational capacity. In 2006, the district was renamed the Central Valley Fire District (CVFD) to reflect its current expanded service area.

The CVFD provides fire, rescue, and emergency medical services for approximately 36,000 residents within the 200-square-mile area of its service area, including Belgrade, River Rock, Valley Center, Four Corners, Springhill, Reese Creek, and the Dry Creek area. The district operates seven stations throughout the fire district. Stations 1, located on Wings Way in Belgrade, and Station 2, located in Four Corners, are fully staffed 24/7, and the remaining operate as volunteer stations. The district provides a full range of services, including fire suppression and emergency response services for structural fires, wildland fires, and wildland-urban interface (WUI) incidents. Emergency medical services (EMS) include paramedic and technician response, ambulance transport for Belgrade and the broader CVFD service area, and technical rescue services, such as motor vehicle extrication and water and ice rescue. The district also conducts hazardous materials response, fire prevention activities, public education, and community risk reduction programs, ensuring reliable emergency response capabilities while supporting long-term community safety.

Two of the CVFD stations and the training facility are located within the Belgrade planning area. Station 1 is located at Bozeman Yellowstone International Airport on Wings Way and includes the district's administrative office and classroom space, and operates on leased ground from the airport, established in 2017. The station opened in 2019, replacing the former Main Street Belgrade site, and its new central location within the district supports response times to other district locations and provides key emergency services for the growing airport. The station also includes a decontamination building, the first of its kind, on-site with cleaning equipment and laundry facilities that allow first responders to clean clothing and equipment. Station 6, located along Pollywog Lane, south of the City, functions as the district's maintenance headquarters and is adjacent to the district's primary training facility.

The district's more rural stations are located north and east of the city district. Station 7, Dry Creek, is the northernmost, and Stations 4 and 5 are located east within the fire district, supporting the Reese Creek and Springhill communities, respectively.

Facilities

The district also maintains responsibility internally for its apparatus, fleet, and maintenance, and is currently developing a new Fleet service facility along Frank Rd. Upon opening, it will add an additional location in Belgrade with a garage, maintenance, and administrative areas. The facility broke ground in November of 2025.

Similar to local emergency service providers, the pressure of growth in the Belgrade area has been reflected in rising call volumes and complaints at CVFD. The district's staff consists of full-time staff, volunteers, and resident firefighters, and typically has 7-8 staff members on duty daily, shared across both fire response and ambulatory services. Significant increases in call volumes from 2018 to 2023 show a nearly 25% increase over the 3-year period, with the rate continuing to rise

Funding

A voter-approved levy increase, from 10 to 23 mils in 2024, provided support for the fire district's expanded demands, with a specific focus on satisfying a shortage of paramedics. The district has also been proactive in attempting to understand the customers' needs and expectations of the communities they support. The district completed a 2025–2030 Strategic Plan focused on gathering community feedback to guide the organization's long term direction. The planning effort resulted in a clear roadmap and implementation framework to support future decision making. Community input demonstrated strong support for the district's mission and performance, with the top priorities identified as maintaining high service levels and fast response times, reinforcing the district's core operational responsibilities.

Local services and their changing demands are not isolated factors; rather, they are closely correlated with population growth. Maintaining existing service levels while accommodating new residents will require sustained, adequate funding to preserve the quality of life that residents have come to expect. Like many growing communities across the state, Belgrade may be subject to state legislative changes in funding allocations that affect local service related costs and the community's ability to maintain desired service levels.

Continuing to provide educational opportunities and avenues for public engagement supports community understanding and informed decision making related to right sizing services, planning for long term fiscal sustainability, and maintaining appropriate service levels

Figure 42: Central Valley Fire Department Stations (CVFD), Cushing Terrell, 2026



TRANSPORTATION

Belgrade’s transportation system accommodates a range of travel needs through its roadway network, active transportation facilities, and limited regional transit service. The roadway system is organized according to a functional hierarchy that supports both mobility and access. Interstate facilities serve regional and interstate travel needs, while principal and minor arterials connect major destinations within and beyond the city. Collector streets link neighborhoods to the broader network, and local streets provide direct property access and neighborhood circulation. Together, this hierarchy forms the foundation of Belgrade’s transportation network and supports safe, efficient movement for all users.

Commuting

Gallatin County residents experience the shortest commute times overall, with a median travel time of 16 minutes. More than 42% of workers commute 15 minutes or less, including 22% with commutes under 10 minutes. In contrast, Table 12, commute times are longer in both the City of Belgrade and the Belgrade Planning Jurisdiction, which have median travel times of 21 minutes and 20 minutes, respectively. In both areas, the most common commute duration falls between 15 and 25 minutes, accounting for roughly 40% of workers, approximately 21% of workers in the City of Belgrade and 20% in the Planning Jurisdiction commute 25 to 35 minutes. The Belgrade area, City and planning jurisdiction have the longest commute times with a notably higher share, 7.4% , of workers traveling 60 minutes or more, compared to 4.7% in Gallatin County.

Table 13: Travel time to work

	City of Belgrade	Belgrade Planning Jurisdiction	Gallatin County
Less than 10 minutes	11.1%	9.9%	22.2%
10-15 minutes	13.1%	16.6%	20.3%
15-20 minutes	20.5%	21.4%	20.9%
20-25 minutes	20.0%	20.9%	14.4%
25-30 minutes	11.6%	9.9%	5.7%
30-35 minutes	10.3%	10.0%	6.9%
35-45 minutes	1.5%	0.9%	1.9%
45-60 minutes	4.4%	3.0%	3.0%
60 or more minutes	7.4%	7.4%	4.7%
Median travel time to work (minutes)	21	20	16

Source: U.S Census Bureau, ACS 5-Year Estimates 2023

Transportation Network

Belgrade's transportation network is comprised of vehicle facilities, active transportation facilities, and the western extent of a regional public transit network. The Bozeman Yellowstone International Airport is immediately east of Belgrade and both affects local transportation options and travel characteristics and provides long-distance travel options.

Belgrade's vehicular transportation system is comprised of a network of streets that are classified into six roadway types: local roads, minor collector roads, major collector roads, minor arterial roads, principal arterial roads, and interstate highways. Each type of roadway serves a different purpose in the transportation system, from regional connectivity to direct access to destinations and land uses.

Interstate Highways

The primary purpose of interstate highways is to provide regional and interstate connections for travelers. These roadways provide the highest level of mobility and typically have fully controlled and limited access points, high design speeds, and prioritize driver comfort and safety (per the 2018 Long Range Transportation Plan).

Principal Arterials

Principal arterials, like interstate highways, move a high volume of vehicles, longer distances, at higher speeds. These roadways provide connections to interstate highways as well as minor arterials and collector roads. Travelers most often utilize principal arterials to travel long distances within the City.

Minor Arterials

Minor arterials connect to and supplement the principal arterial network, while also connecting to smaller geographic areas and some adjacent land uses. Travelers utilize minor arterials for moderate-length trips, and these roadways offer slightly less mobility compared to principal arterials.

Major and Minor Collectors

Collector streets primarily provide travelers with connections from local streets to arterials and may traverse residential neighborhoods. These streets may also provide access to driveways and adjacent land uses.

Local Roads

Local roads are low-speed and low-volume roadways that provide direct access to driveways and adjacent land uses as well as connections to collector roads.

Figure 43: Existing Roadway Network, Fehr & Peers, 2025

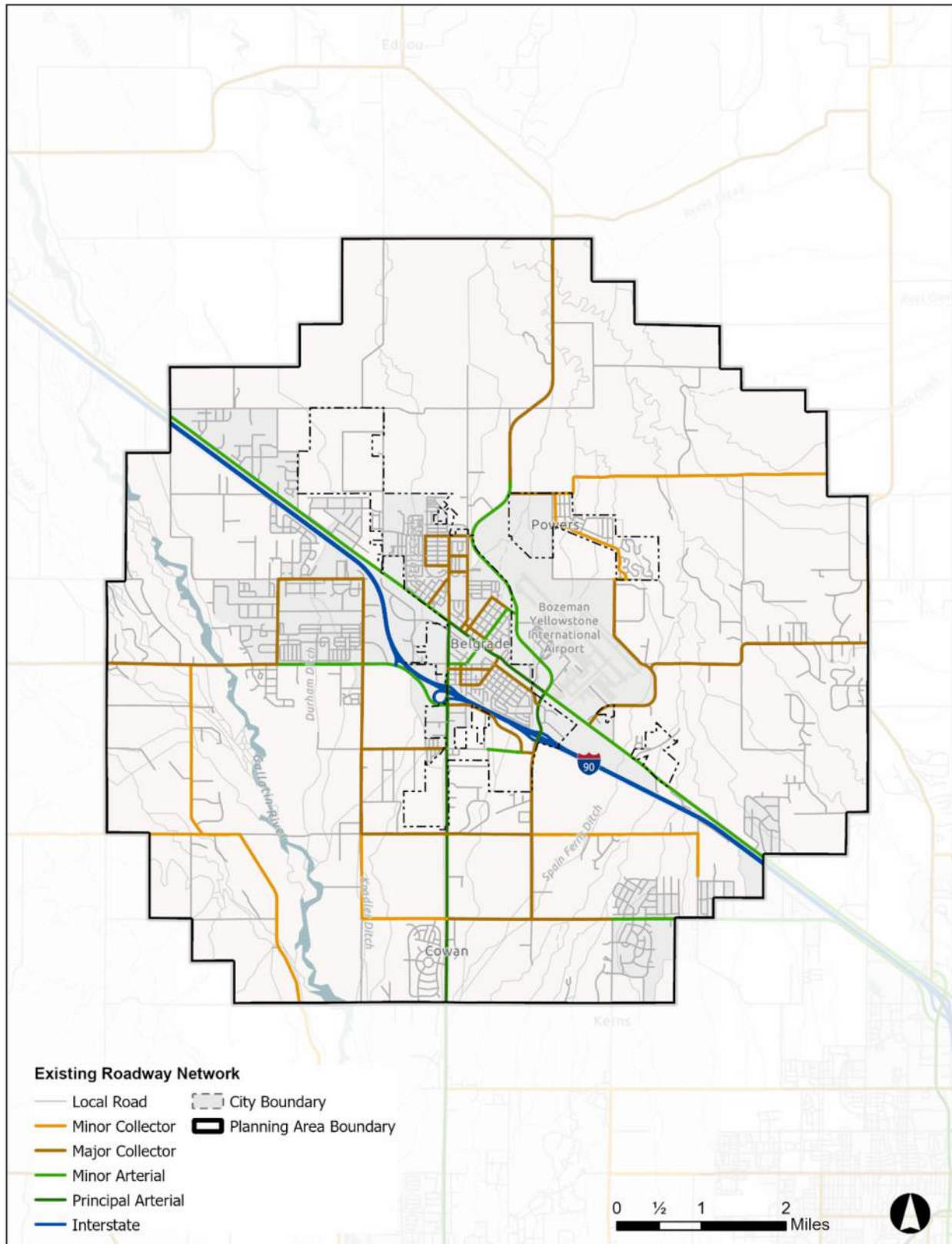
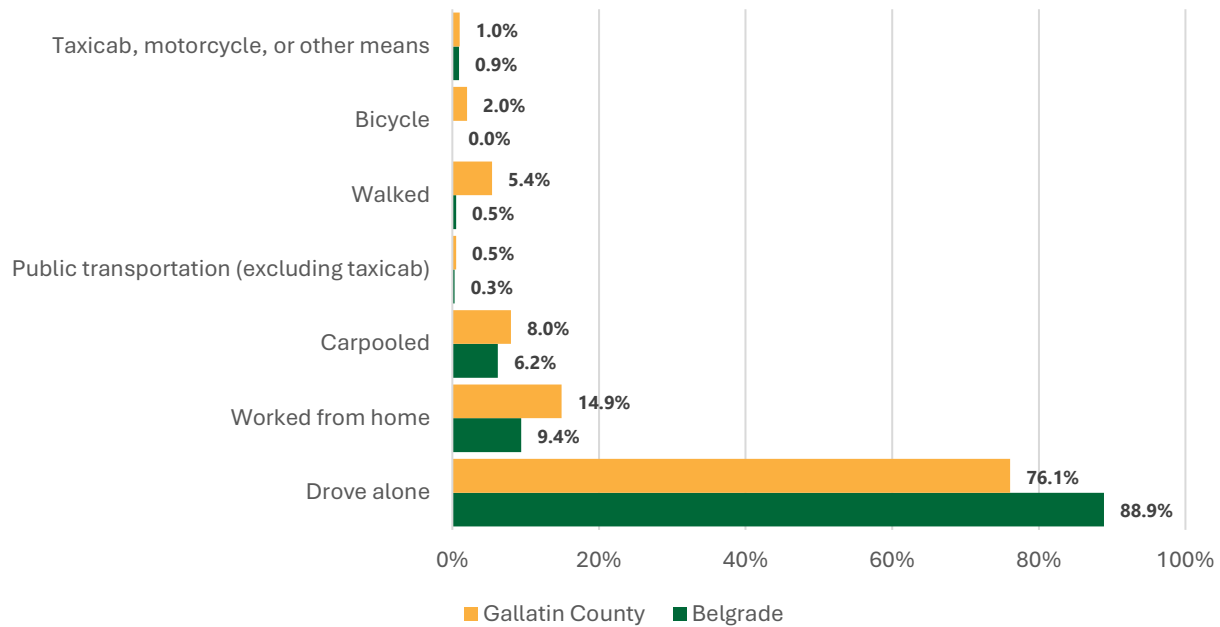


Figure 44: Commuting Characteristics for Belgrade and Gallatin County



Source: US Census Bureau’s American Communities Survey 2023, five-year estimates,

Travel Characteristics

In Belgrade, 89% of workers commute alone in a personal vehicle, while an additional 6% carpool. Public transportation usage remains extremely limited, with only 0.3% of commuters using transit. However, of this 0.3% nearly 90% are aged 60 years or over. Walking to work accounts for just 0.5% of workers in Belgrade, much lower than Gallatin County, where 5.4% of commuters report walking. No commuters in Belgrade were recorded as bicycling to work in the 2023 estimates. Work-from-home rates in Belgrade of approximately 9% remain lower than in Gallatin County, at 1%. These trends suggest a continued reliance on personal vehicles for commuting, with reliance on limited public transportation options for some groups. The demographics of Belgrade and its surroundings continue to change rapidly, and available data must be regularly reviewed. Recorded data aligns with observations and assumptions that the primary means of travel in and around Bozeman is by private automobile; there is limited infrastructure, challenging weather, and longer distances than would usually support non-automobile travel. However, that is not to say that there is not interest in traveling by non-automobile modes.

Transportation Master Plan Update

The City of Belgrade is updating its 2017 Long Range Transportation Plan (LRTP), adopted in 2018, that established transportation investments, policies. The current update underway (Transportation Master Plan (TMP) initiated in 2024 will refine the priority and funding improvements across a variety of travel modes

which including roadways, active transportation, public transit, and emerging mobility options and looks beyond the City's limits for future transportation-related recommendations.

While the 2018 LRTP identified a wide range of recommended projects based on available needs and forecasts at the time, not all projects advanced to implementation phases. The current TMP update is timed to align with concurrent citywide planning efforts, including the Land Use Plan, to ensure consistency between transportation investments, future land use patterns, and anticipated growth. One of the core challenges that Belgrade's transportation network faces stem from a lack of connectivity resulting from barriers identified earlier in this report. The lack of connectivity, also framed as a lack of permeability in some cases, posed by the existence of I-90, the BNSF rail line, Bozeman Yellowstone International Airport, Jackrabbit Lane, and the Gallatin River will not disappear. Each of these barriers is either infrastructure of critical importance or a naturally existing barrier. The opportunities that result from identification of these challenges will lead to more redundancy in Belgrade's transportation system and, if planned with all users in mind, support multimodal travel in and around Belgrade.

Other factors outside of the transportation network itself that present or exacerbate challenges stemming from Belgrade's transportation system are changes to demographics, land use, and development patterns. As the population of the Gallatin Valley has grown rapidly in recent years, the need for alternative travel options and additional infrastructure investment (not only limited to transportation) has become increasingly apparent. Simultaneously, as population has grown and development continues apace, the need to affect development patterns in unincorporated areas of Gallatin County has similarly become apparent. With the nature of development patterns in Gallatin County, starting with agricultural land being subdivided and developed into primarily residential projects that present impeded connectivity to adjacent parcels. This fragmented network of dead-end roads and cul-de-sacs is appealing to some residents when considered on an extremely local level, but it exacerbates issues seen on regional arterials and limits connectivity for all modes. While outside of the scope of this Transportation Master Plan update, defining and enforcing preferred development patterns in Belgrade's planning area is essential to improving transportation conditions in and around Belgrade.

Belgrade Urban (Jackrabbit - Madison to Main)

After multiple applications, the City of Belgrade was awarded a \$25 million federal grant to construct a grade-separated railroad crossing along Jackrabbit Lane where it intersects the BNSF rail line, a project known as Belgrade Urban. This crossing will also include multimodal improvements, improving conditions for those traveling by all modes. Similarly, these improvements and resulting

reliability in traffic operations should enable expansion of transit service to other parts of Belgrade. This suite of improvements is the highest-priority project in the existing Long Range Transportation Plan, and its construction will provide the city with opportunities to address many of the challenges presented by its existing transportation network.

Downtown Design Plan

Adopted in 2020, the Downtown Design Plan is a coherent vision for and guide to energizing Belgrade's historic downtown. Like many downtowns across the western United States, Belgrade's downtown offers a consistent street grid and associated connectivity. With the specific transportation improvements identified in the plan (including consistent, comfortable sidewalks, marked pedestrian crossings, and bicycle facilities), all of which will be influenced by NACTO standards and recommended best practices, Belgrade's downtown can be a destination that serves locals and visitors alike. Recommendations included in the Downtown Design Plan will be included in prioritized projects in the upcoming Transportation Master Plan Update.

Parks, Trails, and Recreation Master Plan

The 2025 Parks, Trails, and Recreation Master Plan presents a defined vision for growth and capital investment for the new established Regional Parks, Trails, and Recreation District. Included in the recommended investments in this Plan are a network of off-street, multi-use paths that support both active lifestyles in and around Belgrade, and they will provide ideal connections to Belgrade's future active transportation network.

New Partner Agencies

Stemming from the 2020 census and Bozeman's population crossing the 50,000-person threshold, two new agencies have been established in accordance with federal requirements: the Gallatin Valley Urban Transportation District (UTD), and the Gallatin Valley Metropolitan Planning Organization (MPO). The UTD will oversee the delivery of public transit in its service area, operated by Streamline, and will enable access to new funding sources for transit in the Gallatin Valley. The MPO will promote unified transportation and land use planning throughout the Gallatin Valley by elevating regional priorities and working with partner agencies

to promote increasingly coordinated planning efforts throughout the region. Both agencies present new opportunities for Belgrade to collaborate and partner in addressing local and regional needs.

Future Coordination

Regional coordination is a central component of the TMP. The City works closely with Gallatin County, the Gallatin Valley Metropolitan Planning Organization (GVMPO), the City of Bozeman, and the Montana Department of Transportation (MDT) to ensure that local transportation decisions are aligned with regional plans and systems. This coordination supports a connected network of roadways, bicycle facilities, sidewalks, and transit services that function seamlessly across jurisdictional boundaries.

By coordinating planning and investment decisions, the TMP supports efficient use of public resources and prioritizes projects that provide the greatest overall community benefit. This collaborative, long-range approach positions Belgrade to address increasing traffic demands, support continued population growth, and respond to evolving transportation needs across the Gallatin Valley.

Greater Triangle Area Transportation Plan (GTATP)

The Greater Triangle Area Transportation Plan (GTATP), adopted on April 21, 2022, establishes a 20-year transportation vision through 2040 for rapidly growing areas of Gallatin County, including Belgrade, Bozeman, Four Corners, and Gallatin Gateway. While the GTATP primarily focuses on areas outside of municipal boundaries, it incorporates the Belgrade Long Range Transportation Plan (LRTP) and acknowledges Belgrade’s significant growth and regional importance.

In addition to the considerations addressed in the City’s current transportation master planning efforts, GTATP recognizes that overall transportation demand will be influenced by growth throughout the Greater Triangle region. The plan evaluates housing and employment projections in areas outside of the Belgrade and Bozeman urban transportation study areas, identifying continued growth through 2040, including projections for more than 2,700 additional housing units and approximately 3,700 new jobs. These regional factors will continue to shape travel demand and transportation needs within Belgrade.

Figure 45: Belgrade Roadway Project Priorities, Fehr & Peers, 2025

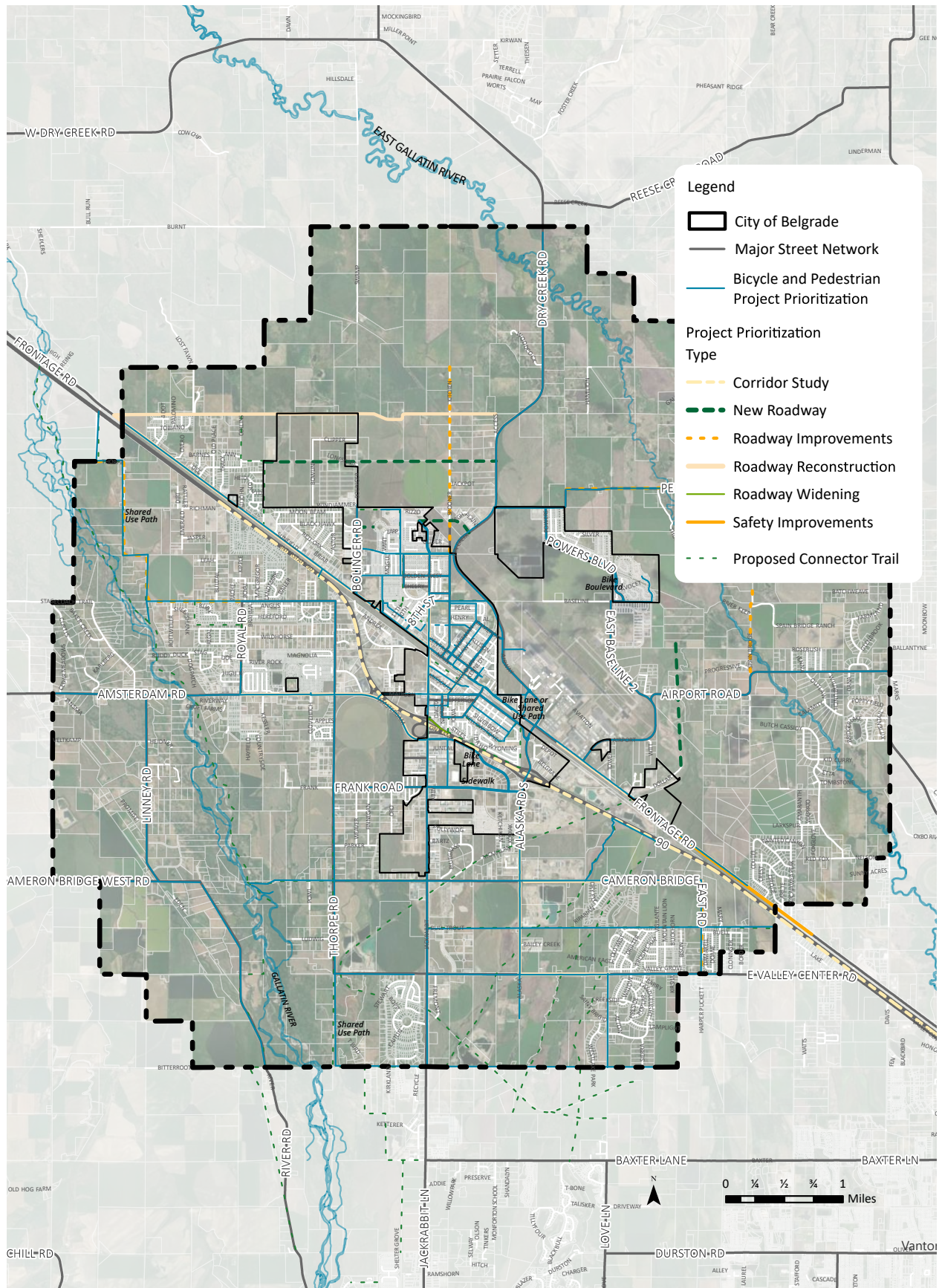


Figure 46: Belgrade Transit Map, Fehr & Peers, 2025

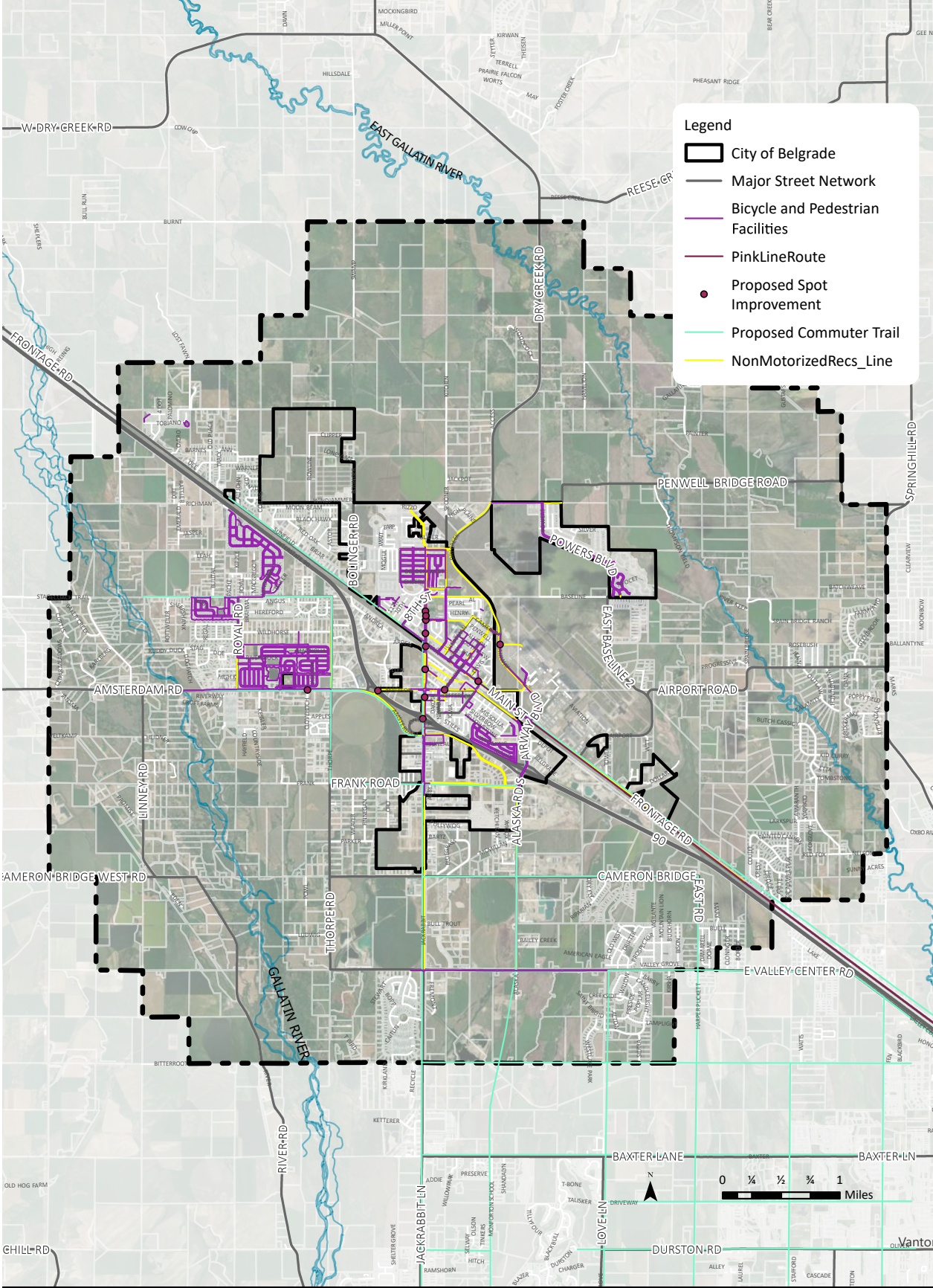
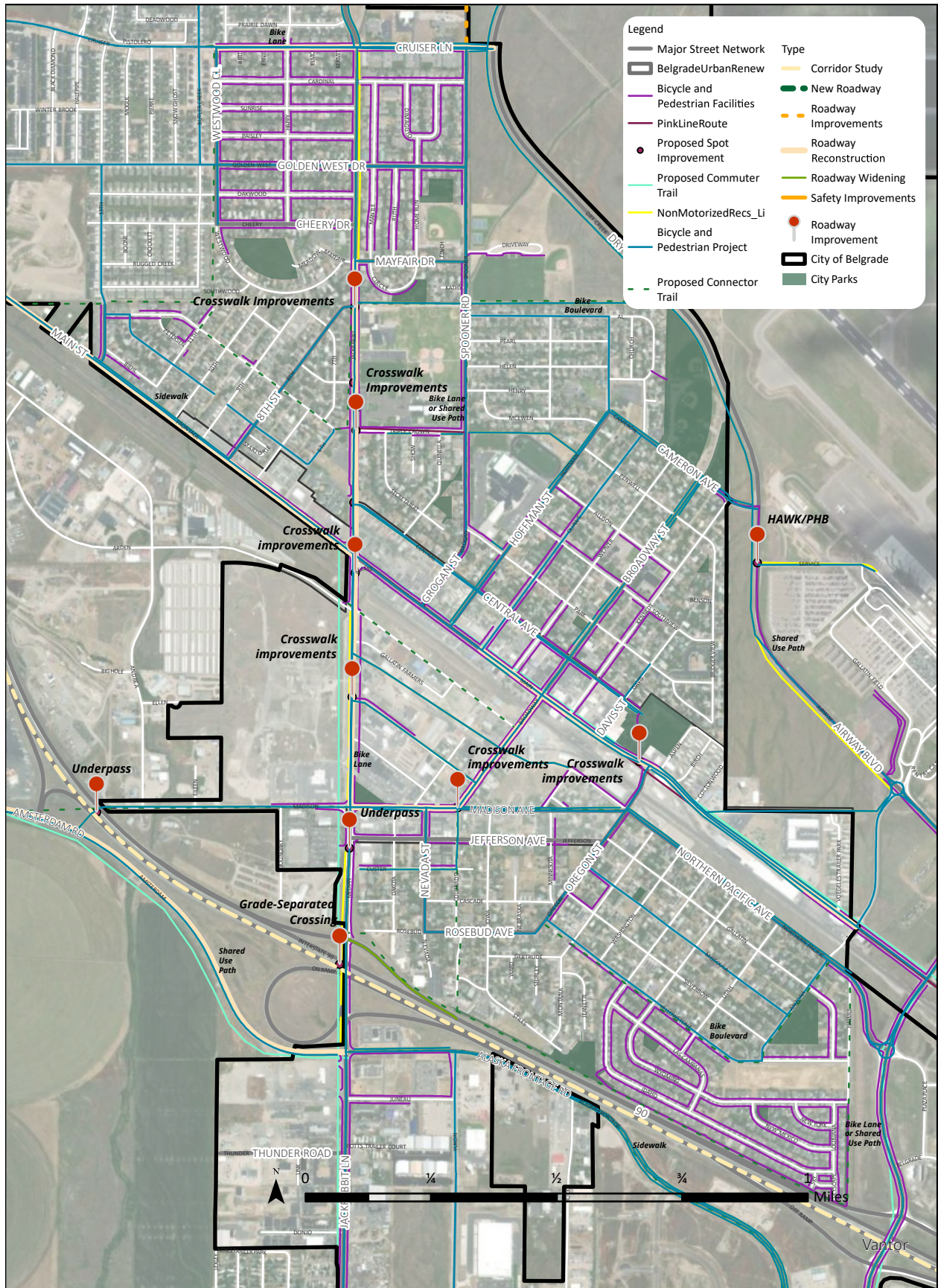


Figure 47: City of Belgrade Transit Recommendations , Fehr & Peers, 2025



UTILITIES

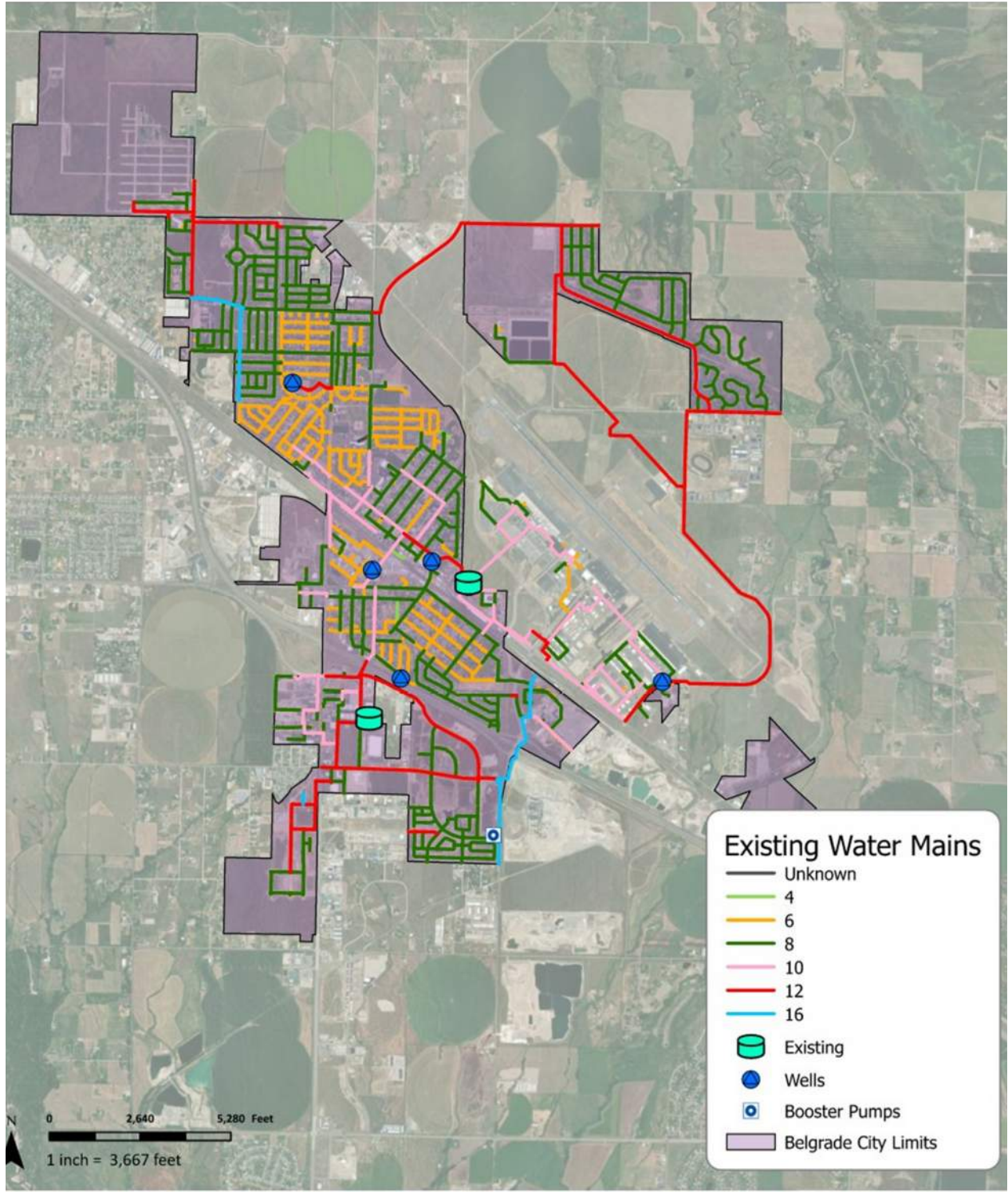
Water

Belgrade's municipal water system is supplied by deep groundwater wells, with eight wells currently in production and one nearing completion. These wells, ranging from approximately 182 to 465 feet deep, provide a reliable source of potable water. Storage is provided by two elevated tanks totaling 1 million gallons, which help maintain system pressure and meet peak demands. The distribution system includes approximately 88 miles of water mains across three pressure zones—North, Central, and South—with a single pump station serving the South Pressure Zone. Fire protection is supported by more than 900 hydrants located throughout the city. On average, the City supplies approximately 2.7 million gallons per day of groundwater directly into the distribution system without chemical or mechanical treatment. The system operates independently, with no interconnections or secondary non-potable systems. Belgrade holds sufficient groundwater rights to support projected growth over the next 15–20 years, though perfection of these rights is critical to ensure long-term legal security. Additional long-range supply options include acquisition or conversion of agricultural water rights and potential participation in regional water solutions. Rapid population growth has increased demands on the water system, driven by larger buildings, higher fire-flow requirements, expanded service areas, and increased pumping needs. These pressures, combined with rising capital and operational costs, have contributed to system constraints and higher utility rates. Future considerations include addressing aging infrastructure nearing the end of its service life, reducing deferred maintenance, and expanding system capacity through new wells, storage tanks, and distribution improvements. Several projects are underway, supported by an upcoming Utility Master Plan to guide future investments beyond the most recent Water Master Plan completed in 2017. While current supply is adequate, long-term planning is focused on securing water rights and strategic supply options to support sustained growth.

Wastewater

Belgrade's wastewater system includes approximately 95 miles of gravity mains, force mains, and lift stations that convey flows to the Belgrade Water Reclamation and Reuse Facility (WRRF). Gravity mains range from 6 to 24 inches in diameter and rely on natural slopes, while lift stations convey flows through roughly 5.5 miles of force mains. This integrated system provides efficient collection and conveyance across varying topography. All wastewater is treated at the WRRF, commissioned in 2022, which has a design capacity of 2.17 million gallons per day (MGD) on a maximum monthly basis. Current average influent flows are just over 1.0 MGD. The facility achieves approximately 95% removal of nitrogen and phosphorus and has consistently outperformed its original design expectations. Treated effluent is stored in an 80-million-gallon equalization basin and discharged to groundwater year-round through rapid infiltration basins, with seasonal irrigation reuse providing supplemental disposal. Although the

Figure 48: Existing Water Main, Ae2S, 2025



Information depicted may include data unverified by AE2S. Any reliance upon such data is at the user's own risk. AE2S does not warrant this map or its features are either spatially or temporally accurate.
 Vantor
 Coordinate System: NAD 1983 StatePlane Montana FIPS 2500 Feet | Edited by: AScheffel | C:\Projects\Belgrade Comprehensive Master Plan\GIS\Belgrade Utilities.aprx | Water System Overview



Locator Map Not to Scale



WRRF retains physical treatment capacity, rapid growth has resulted in allocated treatment capacity reaching limits sooner than expected. The WRRF Development Plan, adopted in 2023, establishes an eight-phase improvement program extending through 2029 to expand treatment, disposal, and biosolids capacity. This phased approach is essential to ensure wastewater capacity continues to align with development demand. Future considerations include replacing aging collection infrastructure, addressing deferred maintenance, expanding lift stations and conveyance systems as growth extends northwest, and managing long-term disposal limitations. Nitrogen discharge limits under the City's MDEQ permit present a key constraint, requiring ongoing groundwater monitoring and regulatory coordination to support potential increases in allowable loading and long-term system resilience.

Stormwater

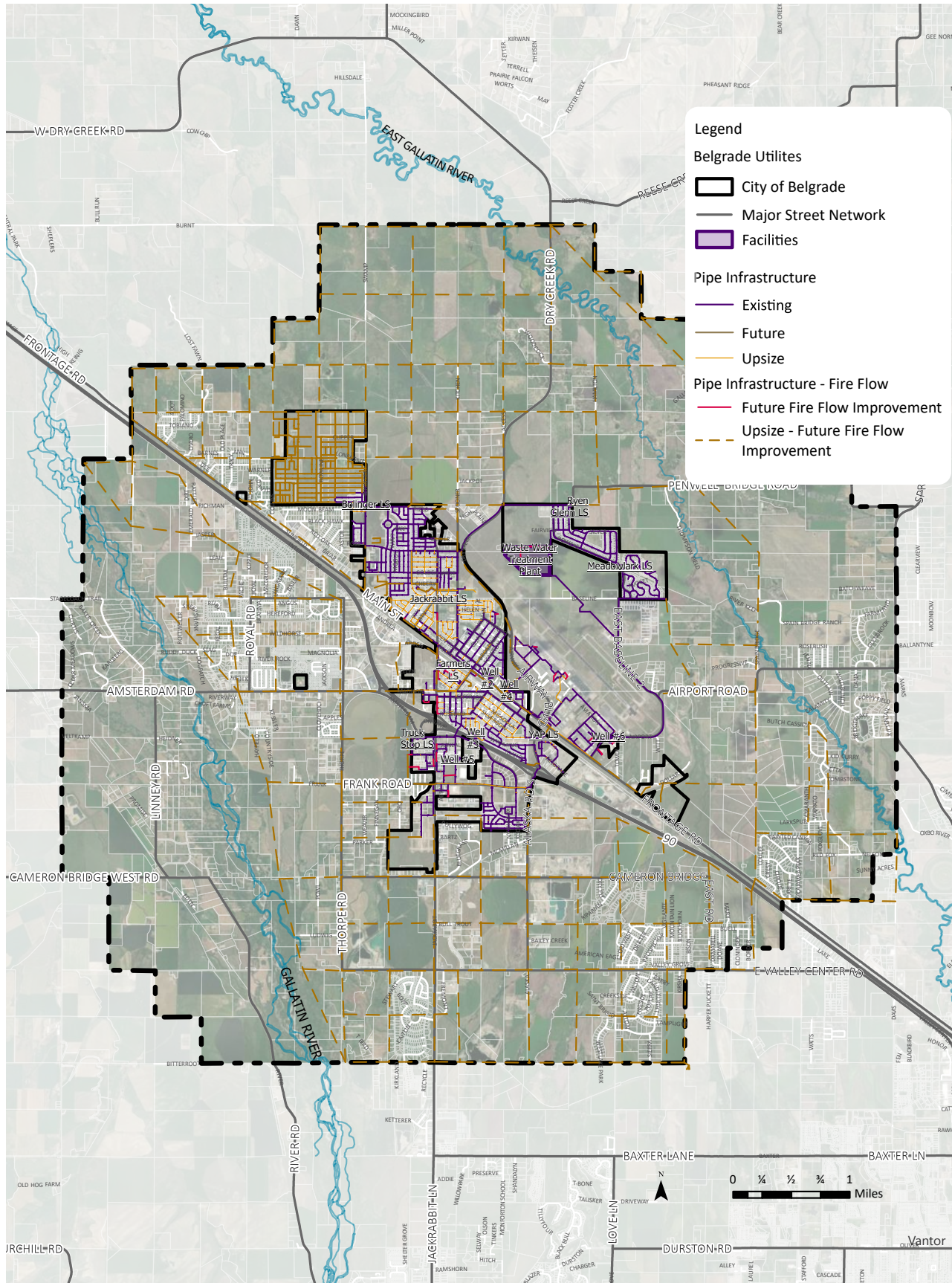
Stormwater management in Belgrade reflects incremental development patterns. Newer subdivisions are typically served by centralized stormwater systems with detention or retention facilities, while many older areas rely on localized infrastructure or no formal system at all. Older systems often depend on dry wells and infiltration laterals, which have become less effective over time due to clogging. Areas without formal infrastructure rely on roadside ditches and gravel rights-of-way, resulting in recurring nuisance flooding during storm events. As a result of population growth, Belgrade is now required to comply with MPDES stormwater permitting requirements and implement a Stormwater Management Program by April 1, 2027. These requirements will increase emphasis on post-construction stormwater best management practices for new development. Currently, the City does not have a dedicated stormwater funding mechanism, and improvements are typically addressed on a reactive, project-by-project basis. Future considerations include repairing or replacing aging stormwater infrastructure, addressing legacy flooding issues in older areas, and establishing clearer policies for stormwater management at both local and regional scales. A final key consideration is funding. Establishing a stormwater utility, commonly used by Montana municipalities, could provide a stable revenue source to support long-term maintenance, capital improvements, and regulatory compliance.

Water Storage Expansion Project

To address current and future water system needs, the city is planning a series of coordinated infrastructure improvements centered on the Bolinger Pit site. These improvements include construction of a new 3-million-gallon at-grade storage tank, development of a booster pump facility, and completion of two well connect the North Pressure Zone, strengthening system reliability, pressure, and capacity in support of continued growth. The total estimated cost of these improvements is approximately \$21.1 million facility will have the capacity to serve approximately 22,500 residents, providing a critical component of the area's long-term wastewater collection system. The project includes construction of a new wet well, pumping facility, and more than 10 miles of new force mains, connecting developing areas to the City's broader wastewater system. The total estimated cost of the project is approximately \$12 million, representing a significant investment in growth-supporting infrastructure.



Figure 49: Future Pipe Infrastructure, Ae2S, 2025



Planned Wastewater Projects

Weaver Lift Station Project

The Weaver Lift Station Project is a privately funded and constructed public infrastructure project intended to serve future residential development in northwest Belgrade. At full build-out, the lift station and associated facilities will have the capacity to serve approximately 22,500 residents, providing a critical component of the area's long-term wastewater collection system. The project includes construction of a new wet well, pumping facility, and more than 10 miles of new force mains, connecting developing areas to the City's broader wastewater system. The total estimated cost of the project is approximately \$12 million, representing a significant investment in growth-supporting infrastructure.



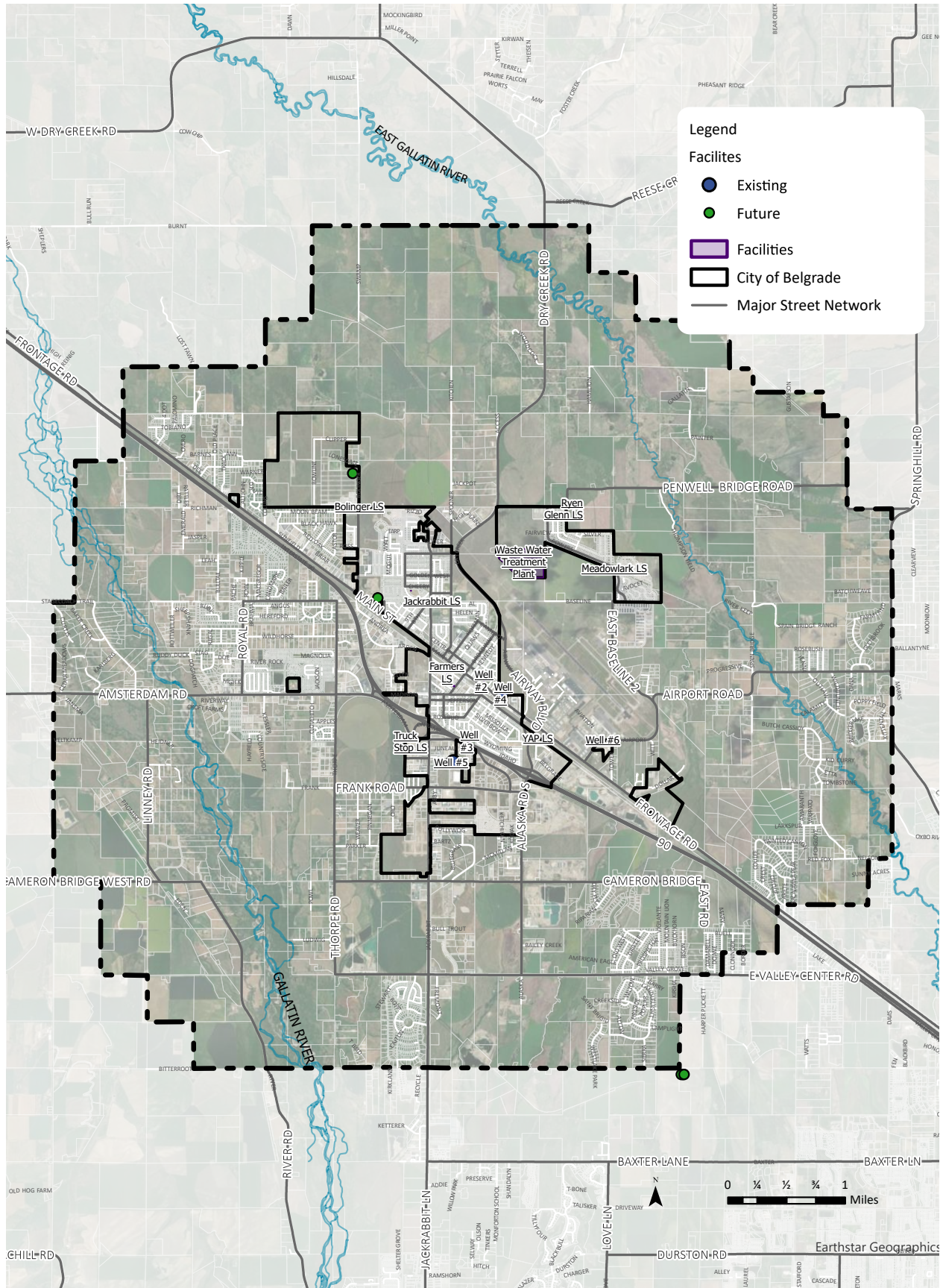
WRRF Engineered Wetland Project

Preliminary engineering is anticipated to begin in 2026 for development of a large-scale constructed wetland system exceeding 50 acres. The facility would function as a tertiary treatment component, using native soils to provide natural filtration while microorganisms break down organic matter and nutrients. Vegetation within the wetland would further support

treatment by up taking nutrients such as nitrogen, phosphorus, and potassium. In addition to enhancing water quality, the wetland would provide wildlife habitat, promote biodiversity, and offer potential recreational and educational opportunities. The system is expected to operate with relatively low long-term operational costs compared to conventional treatment alternatives



Figure 50: Existing Facilities, Ae2S, 2025



Parks and Recreation District

In 2023, residents voters approved the creation of a Regional Parks, Trails, and Recreation District to provide dedicated funding and a unified voice for developing, improving, and maintaining recreation facilities and programs in and around Belgrade. The Master Plan reflects community priorities and establishes a baseline for future decision-making through an inventory of existing facilities and robust public engagement. The plan was aspirational and intended to guide long-term investment while remaining adaptable as conditions and needs change. The Plan was also intended to as a reference for elected officials and staff to ensure decisions align with community values and the District's envisioned character.

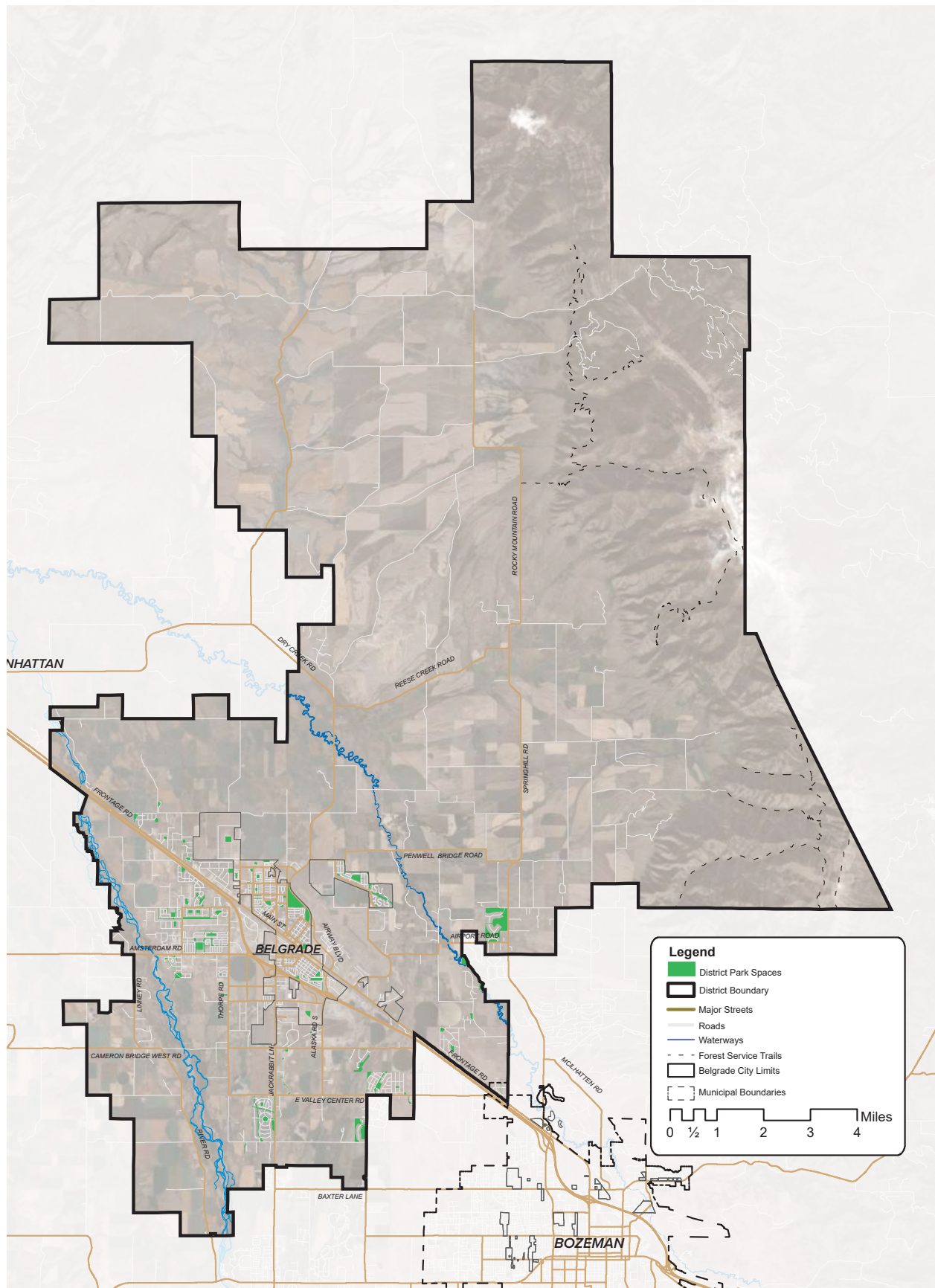
Places And Facilities Inventory

Analysis of existing parks and facilities shows that the character of park spaces varies widely across the District, particularly in terms of size, distribution, level of development, and ownership. In higher-density areas such as central Belgrade, parks tend to be smaller but offer more developed amenities, while parks outside the city center are generally larger and less intensively developed. As residential growth continues to occur largely outside the city core, new park spaces are likely to emerge around the city limits. However, without minimum design standards or additional review, these new park areas may not align with District-wide recreation needs. In particular, new subdivisions are unlikely to independently provide the larger recreational facilities and amenities currently lacking in the District, and may not be located in areas that are presently underserved.

A few key statistics of existing park amenities:

- Total Acreage in the District is 154,645
- Total Acreage of park areas is 603.2
- The District features 70 park areas
- The average District park area is 8.6 acres
- Total number of HOA maintained Park and Open Space Areas is 39
- Total number of City of Belgrade Parks is 31
- 38.6% of the District's park area currently includes a field, court, and/or play amenities.
- 58.6% of the District's park areas include multiple park spaces.

Figure 51: Parks, Trails, and Recreation District Master Plan, 2025, District Map



The City of Belgrade and the broader Belgrade Planning Jurisdiction are served by an extensive park and open space system. Within city limits, Belgrade includes 31 parks totaling approximately 182.7 acres, with an average park size of 5.9 acres. These parks provide a range of amenities, including nine courts, seven athletic fields, and 13 playgrounds. Across the Planning Jurisdiction, a total of 67 parks are present, with a larger average park size of 8.9 acres and expanded recreational facilities, including 10 courts and 11 fields.

Collectively, the Belgrade Regional Parks, Trails, and Recreation District, which aligns with the Belgrade School District boundary, encompasses approximately 154,645 acres. Within the District, 70 park and recreational areas totaling 603.2 acres have been identified, with an average park size of 8.6 acres. Of these areas, 28 parks within the city limits are maintained by the City of Belgrade Parks and Recreation Department, totaling 83.1 acres and averaging 2.8 acres in size. The remaining park and open space areas are maintained by homeowners' associations. Together, this park system provides a critical foundation for recreation, community gathering, and quality of life throughout Belgrade and its planning area.

Table 14: Parks District Master Plan, Existing Park Amenities

	City	County	District Total
Park Areas	31	39	70
Total Acreage	182.7	420.5	603.2
Avg Acreage	5.9	10.8	8.6
Amenity Count - Courts	9	5	14
Amenity Count - Fields	7	0	7
Amenity Count - Playgrounds	13	9	22

Source: *Belgrade Regional Parks, Trails, and Recreation District Master Plan, 2025*

Access

Within the City of Belgrade—where the majority of the District’s population resides—park coverage is generally adequate, creating strong opportunities to build upon existing park spaces and enhance them with additional recreational connections, such as trails or expanded amenities. Beyond the city limits, however, levels of service decline as population density decreases, which is expected as land uses transition toward agricultural lands, industrial areas, and airport-related uses. As the District continues to refine long-range recreation planning, equity will remain a core consideration. Future analysis could further examine the relationship between population density and recreation types to better align amenities with community needs.

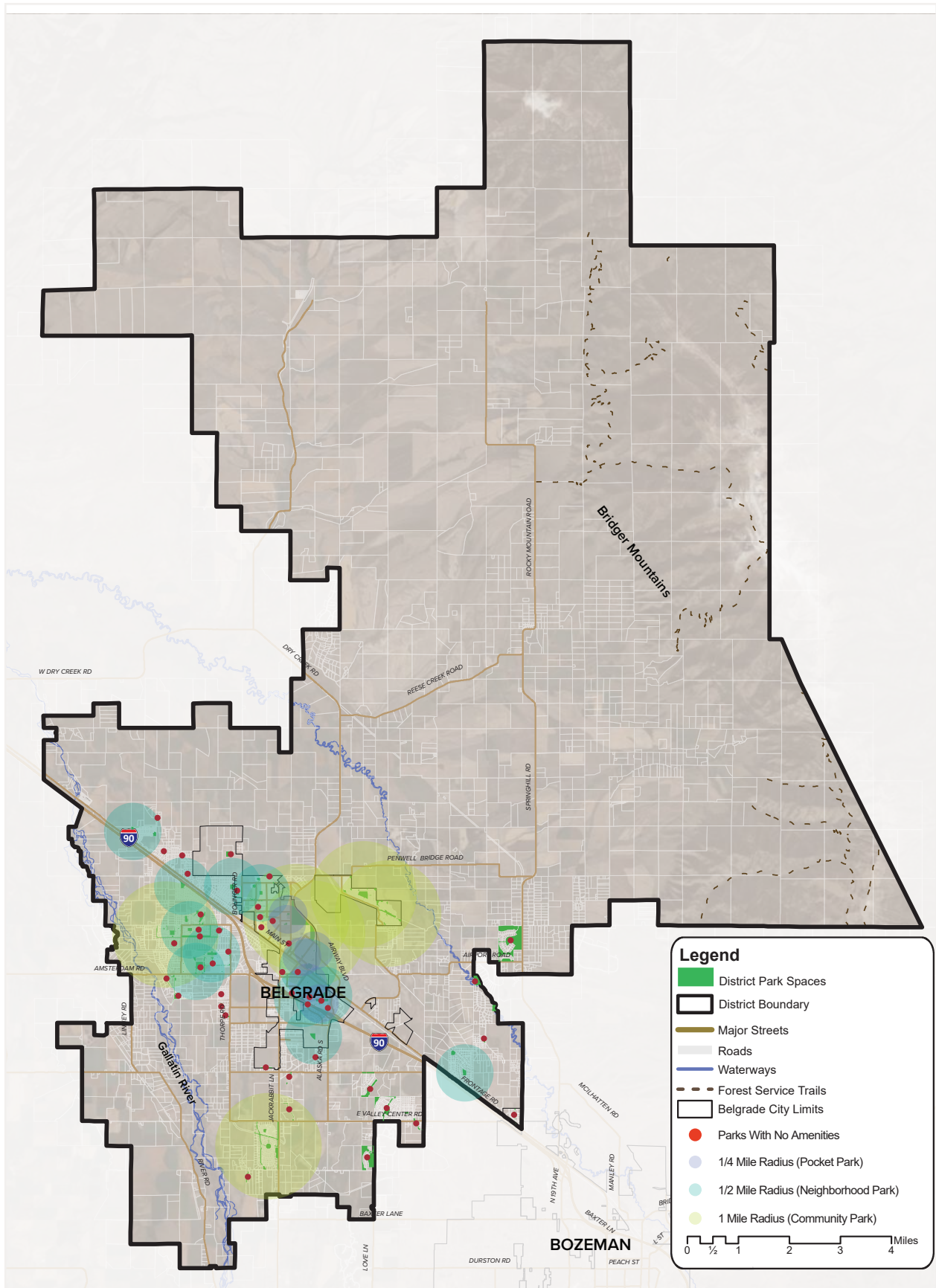
Beyond park acreage and location, the availability and distribution of recreational

Table 15: Parks District Master Plan, Existing Level of Service

Facility	Median Number of Residents Per Facility	Facilities needed based on population (2022)	Existing Amenity Inventory	Level of Service	Meet/ Exceeds/ Lags
OUTDOOR PARK AND RECREATION FACILITIES AND AMENITIES					
Playgrounds	3,707	6	22	366%	Exceeds
Diamond fields	3,105	8	6	75%	Lags
Basketball courts	7,501	4	5	125%	Exceeds
Rectangular fields	3,333	8	1	13%	Lags
Multiuse courts (tennis/pickleball)	13,000	2	9	450%	Exceeds
Dog parks	27,508	1	1	100%	Meets
Skateboard parks	33,167	1	1	100%	Meets
Splash pads, spray grounds or spray showers	30,629	1	1	100%	Meets
Ice rinks	19,770	1	2	200%	Exceeds
Walking loops/Running tracks	18,585	1	0	0%	Lags
INDOOR PARK AND RECREATION FACILITIES AND AMENITIES					
Recreation centers (including gyms)	24,487	1	0	0%	Lags
Performance amphitheaters (indoor or outdoor)	32,255	1	1	100%	Meets
Aquatics centers	31,000	1	0	0%	Lags
Stadiums	32,299	1	0	0%	Lags
Teen centers	31,785	1	0	0%	Lags

Source: Belgrade Regional Parks, Trails, and Recreation District Master Plan, 2025

Figure 52: Parks, Trails, and Recreation District Master Plan, 2025, Equity Map



facilities and amenities are also critical components of equitable access. Distinguishing between parks with amenities and those without can significantly influence perceptions of service coverage. Consistent with recommendations in the Plan, the District should coordinate with homeowners' associations to better inventory and understand privately maintained park and open space areas.

Pathways

For the Master Plan, trails were defined in two categories: Recreational Pathways and Transportation Pathways. The Master Plan focused on the identification and planning of recreational pathways rather than transportation pathways. Recreational pathways were defined as facilities that accommodated were not located within a street right-of-way. These pathways intended typically used for leisure and exercise and served to connect users to parks and other recreational amenities. Internal Park circulation, such as sidewalks from parking areas to playgrounds, shelters, or restrooms, were excluded from this classification. Transportation pathways were defined as hard-surface facilities that accommodated users and were located within or directly adjacent to a street right-of-way. These pathways primarily served point-to-point travel between key destinations.

Recreational pathways were inventoried to support future study and planning of connections throughout the District. Although the Master Plan did not establish recommendations for transportation pathways, related planning documents, such as the Belgrade Transportation Master Plan (TMP), addressed those facilities and is recommended for alignments across the two. Close coordination between this Master Plan and other transportation planning efforts were identified as essential to developing a comprehensive and connected active transportation network. The Pathway Inventory also incorporated trails proposed in the Triangle Trails Plan, a collaborative effort between Gallatin County and the Gallatin Valley Land Trust that was approved by the Belgrade City Council and Gallatin County Commission in 2021. The Triangle Trails Plan provided guidance for new potential trail development within the area between Bozeman, Belgrade, and Four Corners, including routes located within the District boundary. These proposed connections were acknowledged in the Master Plan and informed opportunities to link existing and future trail systems.

The District currently does not provide its own recreational programming; however, facilities throughout the district are actively used by many organizations to host events and recreation programs. Community engagement indicated strong public support for District sponsored programming, though the absence of certain facilities limits current opportunities. National benchmarks from the National Recreation and Park Association (NRPA) show that the most common programs offered nationwide include themed special events, social recreation activities, team sports, fitness classes, and health and wellness education.

Recommendations

Master Plan recommendations were informed by the park space inventory, comparisons to national standards, community input, and organized into three focus areas: facilities, programming, and administration. Foundational to these recommendations is the need to better understand and plan for recreation facilities across the District, including those outside the City limits of Belgrade.

While some gaps in park coverage were identified, certain areas are constrained by incompatible land uses. Continued analysis of park equity and the District's role in serving areas beyond city limits remains important, particularly as development pressure increases and land acquisition becomes more difficult and costly. Ongoing coordination among parks, trails, and land use planning efforts is essential. Given the District's extensive geographic coverage, park and trail types should be thoughtfully tailored to existing land use patterns and property ownership to ensure that improvements are context sensitive and aligned with community needs.

Community feedback and NRPA benchmarks highlighted the absence of key facilities—most notably an aquatic center and a recreation center—which significantly limits programming opportunities. The Plan recommends studying these facilities as a combined project to improve efficiency. Public support for District sponsored programs is strong, and development of a core program list, along with careful cost recovery analysis and an online registration system, is recommended to support sustainable implementation.

To address long term needs, the Plan encourages proactive land acquisition strategies, including targeting large sites capable of supporting major facilities such as a recreation or aquatic center—a long standing community priority. The Plan also recommends establishing programs to support funding, land acquisition, and strategic partnerships. Integrating Parks District Master Plan goals into development review processes is a priority, ensuring that minimum park standards are met while improving connectivity and access within walkable distances. These efforts will help align Parks District priorities with broader land use and planning goals. Collaboration with partner agencies across jurisdictions will be essential, along with continued investment in district wide and park specific planning initiatives.

SUPPLEMENTAL MAPS

Natural Resources, Environment, and Hazards

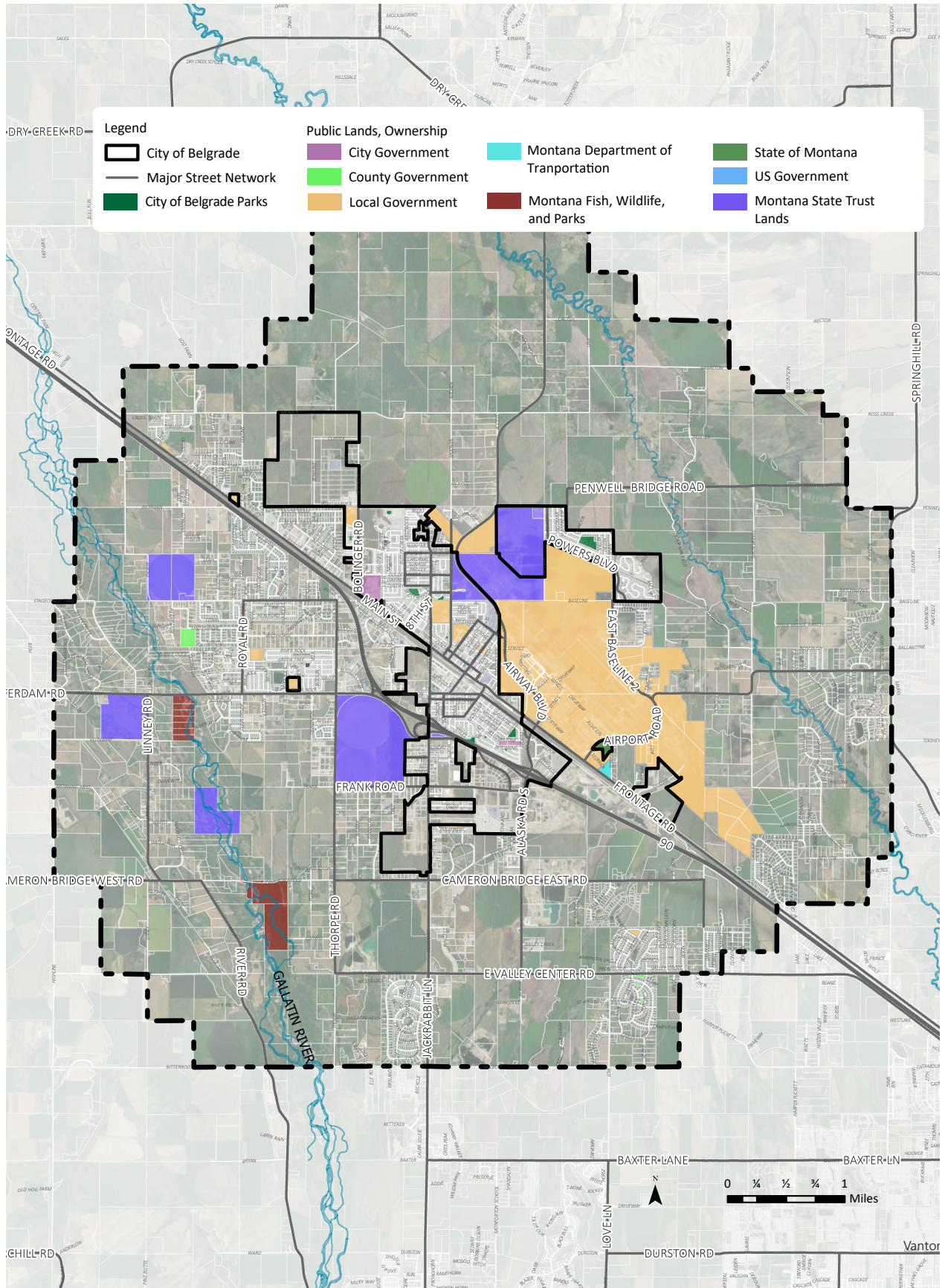
Pursuant to MCA § 76-25-209, local land use plans must include an evaluation of natural resources, the natural environment, and natural hazards to inform land use decisions and guide future growth. This evaluation includes the inventorying and mapping of natural resources, such as agricultural lands, agricultural water user facilities, mineral resources, sand and gravel resources, forestry lands, and other locally identified resources. Plans must also describe historical resource use, existing utilization, and projected future trends related to these resources.

The following sections include data derived from a variety of sources, including Gallatin County, the Montana State Library, the U.S. Department of Agriculture, and other publicly available datasets related to agriculture, wildlife resources, and natural hazards. These resources are most consistently analyzed at the county scale, which provides important regional context for understanding local conditions.

While the City of Belgrade functions primarily as an urbanized area and experiences relatively limited direct conflicts related to these resources, inclusion of this analysis is required under the Montana Land Use Planning Act and is essential for understanding broader environmental and land use dynamics that influence future growth. The Land Use Plan incorporates these findings to identify key environmental considerations and land use constraints relevant to long-term planning decisions.

Future development should consider these analyses and apply appropriate mitigation measures, as necessary, through the development review process. In coordination with other elements of this document, natural resource and environmental considerations should be reevaluated when substantial changes occur, and at a minimum, in accordance with the periodic review requirements of the Montana Land Use Planning Act. Development proposed within or adjacent to rural lands, agricultural areas, open space, parks, and conservation lands may warrant more frequent evaluation due to heightened sensitivity and the potential for land use conflicts.

Figure 53: Belgrade Public Lands



Public Land Ownership

The Gallatin Airport Authority, listed as a local government, holds a controls a majority of public land, approximately 2,374 acres, or 58.3%, making it the single most influential landowner in and around Belgrade. The scale of airport ownership and its area of influence reinforces Bozeman Yellowstone International Airport’s role as a permanent transportation and economic anchor for the Belgrade community.

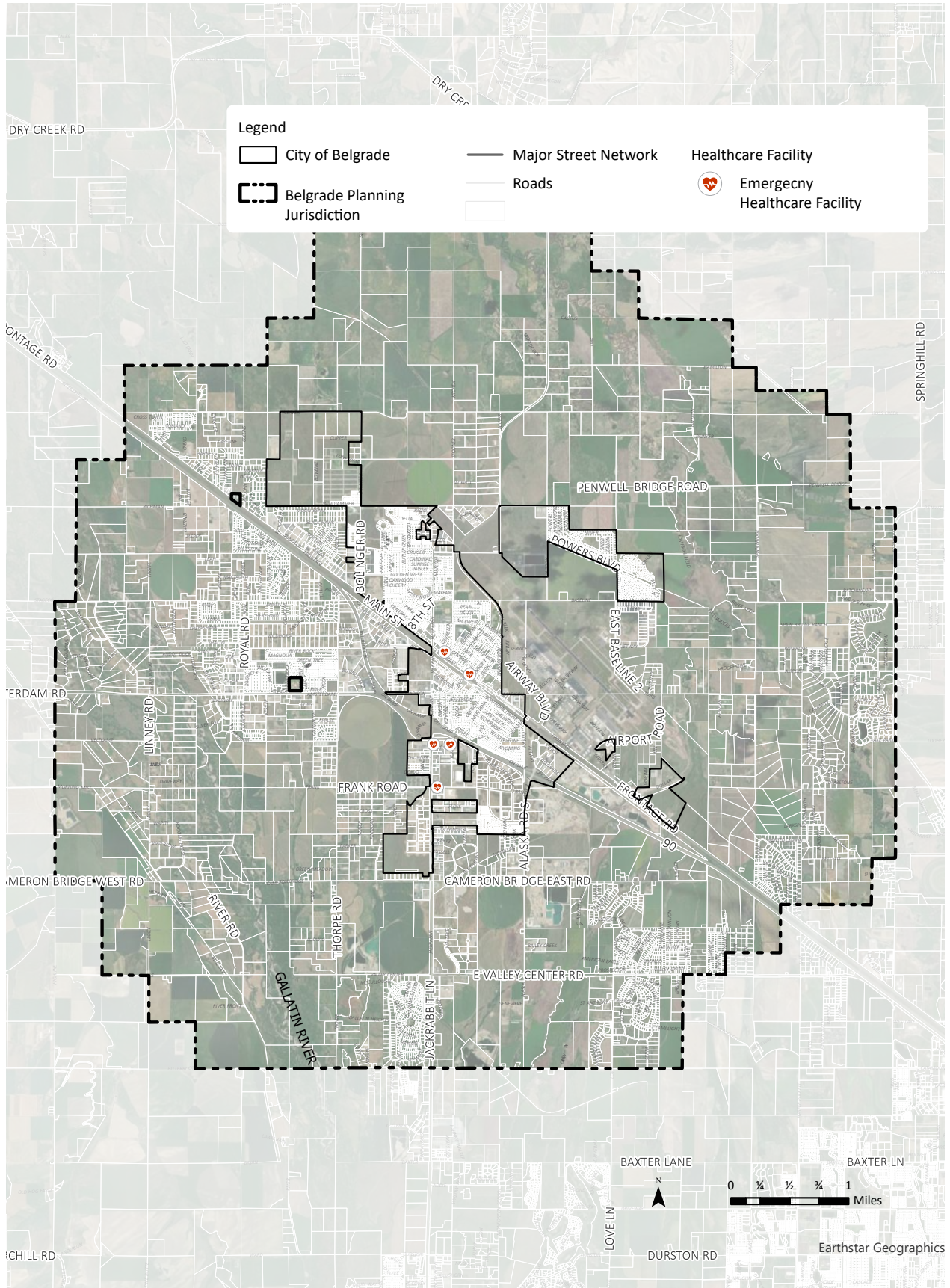
The State Trust Lands represents the second-largest category of public land ownership in the area, totaling approximately 1,380 acres. These lands may present opportunities for future development, land exchanges, or coordinated planning efforts. Significant areas of conservation land, Montana State Trust Lands, and Montana Fish, Wildlife & Parks holdings are concentrated along the Gallatin River corridor. These lands, in combination with surrounding agricultural and rural land uses, play a critical role in preserving riverine resources, wildlife habitat, and scenic values. Maintaining compatible land uses in these areas is important to support the long-term protection of the Gallatin River, its ecological function, and its contribution to community character and environmental quality.

Table 16: Public Land Ownership

Owner	Acreage	Share of Land Area
City Government	102.05	2.40%
County Government	34.56	0.81%
Local Government	2482.07	58.38%
Montana Department of Transportation	16.38	0.39%
Montana Fish, Wildlife, and Parks	221.67	5.21%
Montana State Trust Lands	1379.90	32.46%
State of Montana	14.11	0.33%
US Government	0.64	0.02%
Total	4251.38	

Source: Montana Spatial Data Infrastructure (MSDI), Public and Private Land Ownership Maps 2025

Figure 54: Health Facilities



Health Facilities

Medical services in Belgrade is primarily served by local medical clinics, with comprehensive hospital services provided by a nearby regional medical center in Bozeman. Most residents rely on Bozeman Health Deaconess Regional Medical Center, located approximately 12 miles from Belgrade, as the closest full hospital including specialized care.

Local Clinics

- **Bozeman Health Clinic Belgrade**
206 Alaska Frontage Road, Belgrade, MT
- **B2 Urgent Care Belgrade**
100 Alaska Frontage Road, Belgrade, MT
- **One Health Community Health Partners**
19 E Main Street, Belgrade, MT
- **BestMed Urgent Care Belgrade**
403 W Main Street, Belgrade, MT

Regional Hospital

- **Bozeman Health Deaconess Regional Medical Center**
915 Highland Blvd, Bozeman, MT

Figure 55: Critical Facilities,

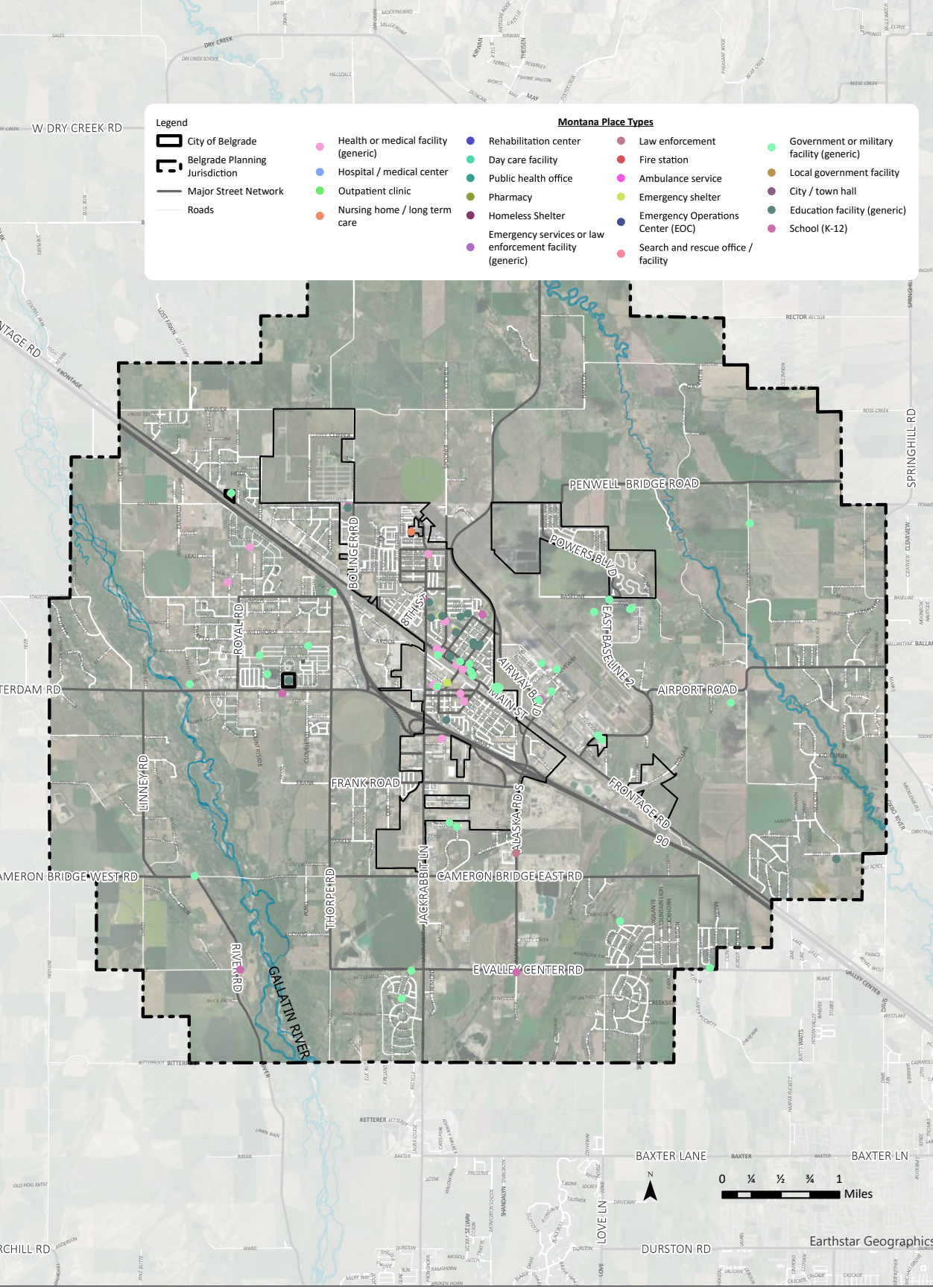


Figure 56: Wildlife Map

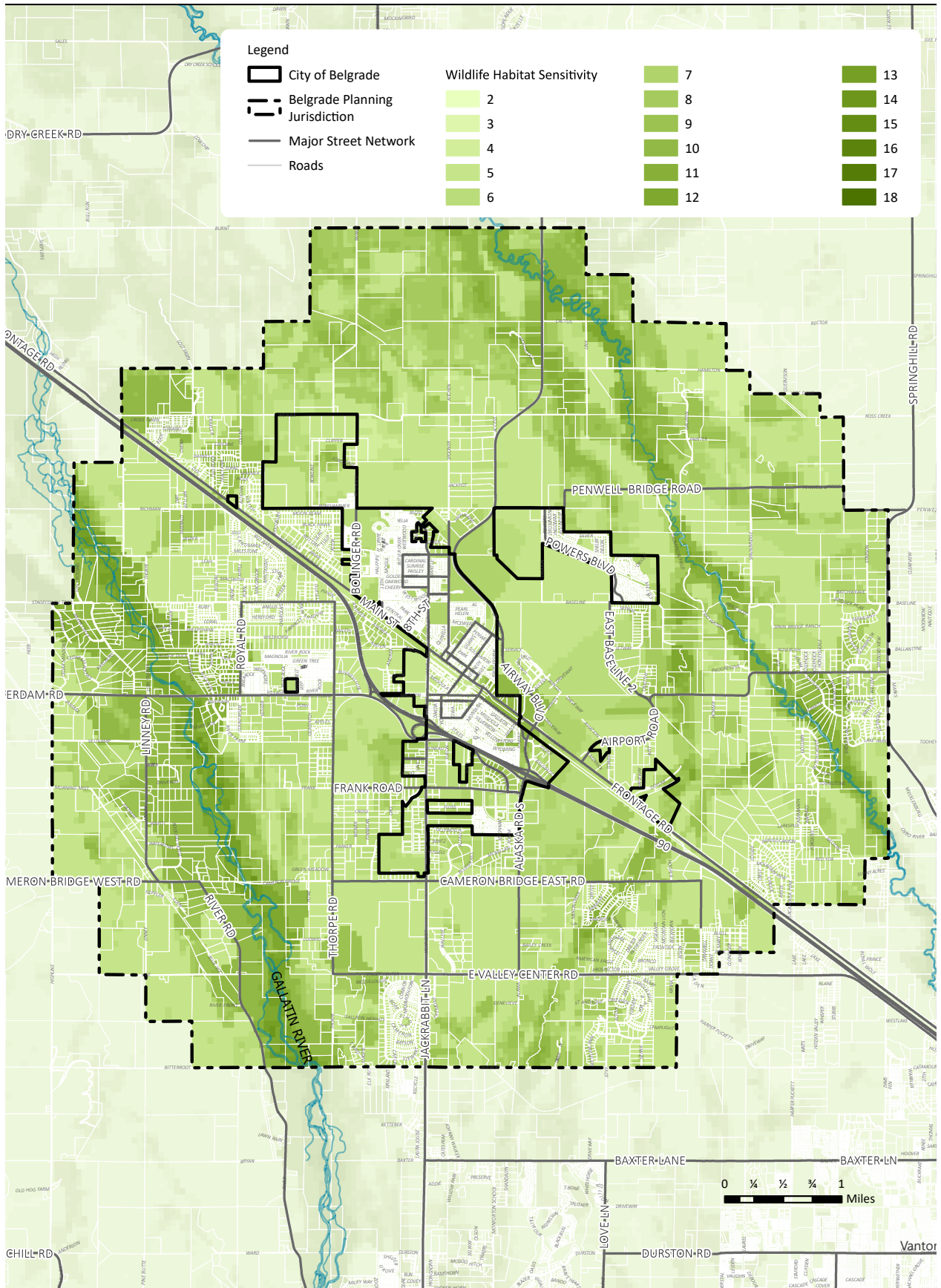
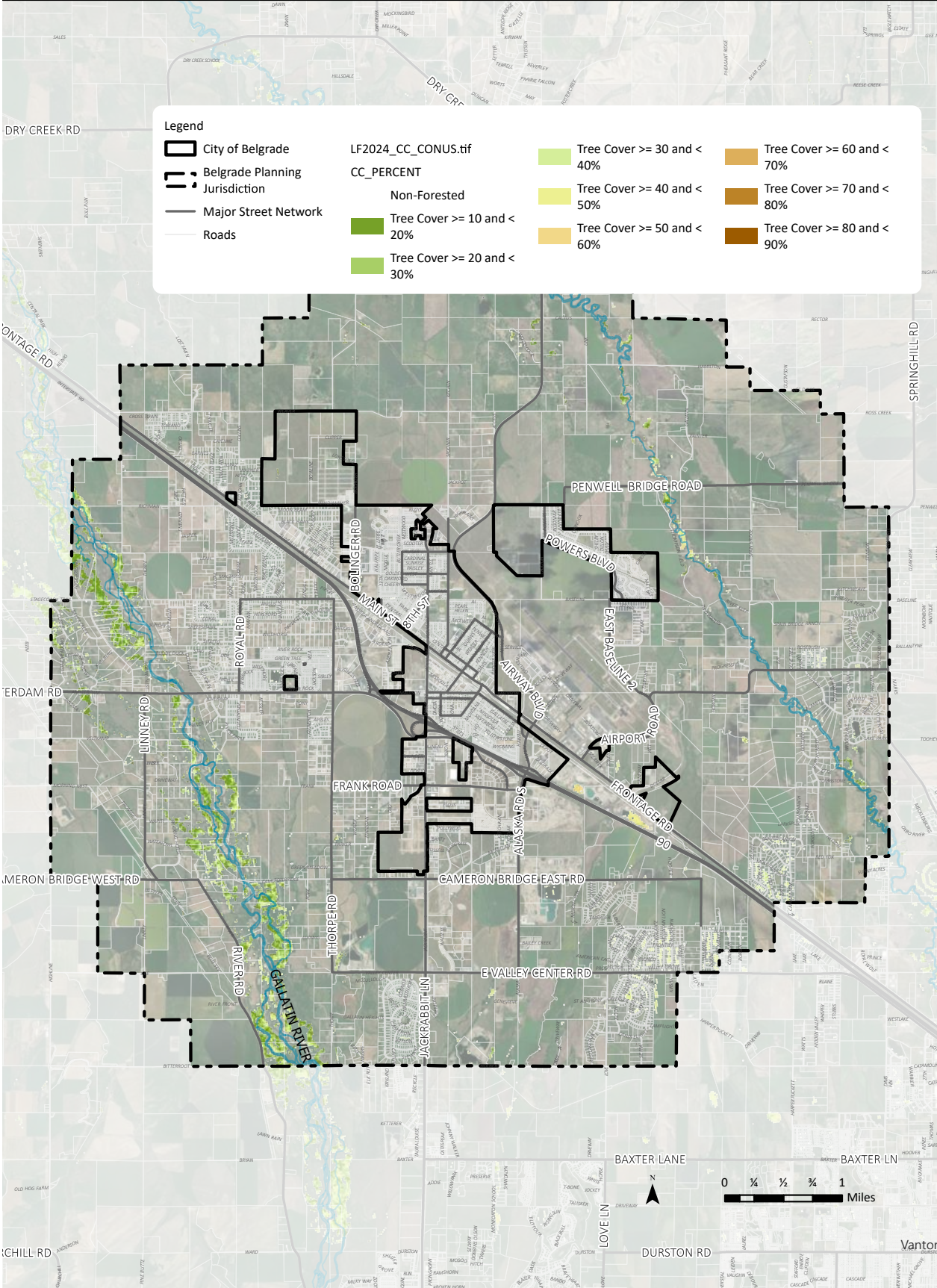


Figure 57: Tree Cover, LULC, 2025



Soil & Geology

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks

In some areas that are not identified as having national or statewide importance, land is considered to be farmland of local importance for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Table 17: Soil Types

Rank	Name	Farm Class	Share
1	741A Beaverell-Beavwan complex, 0 to 2 percent slopes	Farmland of local importance	13%
2	241A Lamoose-Rivra-Bonebasin complex, 0 to 2 percent slopes	Farmland of local importance	10%
3	41A Beaverell loam, 0 to 2 percent slopes	Farmland of local importance	7%
4	606A Bandy-Riverwash-Bonebasin complex, 0 to 2 percent slopes	Not prime farmland	5%
5	341A Beaverell-Beavwan loams, moderately wet, 0 to 2 percent slopes	Farmland of local importance	5%
6	43A Beavwan loam, 0 to 2 percent slopes	Farmland of statewide importance	5%
7	57B Turner loam, 0 to 4 percent slopes	Prime farmland if irrigated	4%
8	506A Saypo silt loam, 0 to 2 percent slopes	Farmland of local importance	4%
9	540A Tetonview-Newtman complex, 0 to 2 percent slopes	Farmland of local importance	4%
10	511A Fairway silt loam, 0 to 2 percent slopes	Prime farmland if irrigated	3%

Source: Natural Resources Conservation Service, USDA, *Prime and other Important Farmlands 2025*

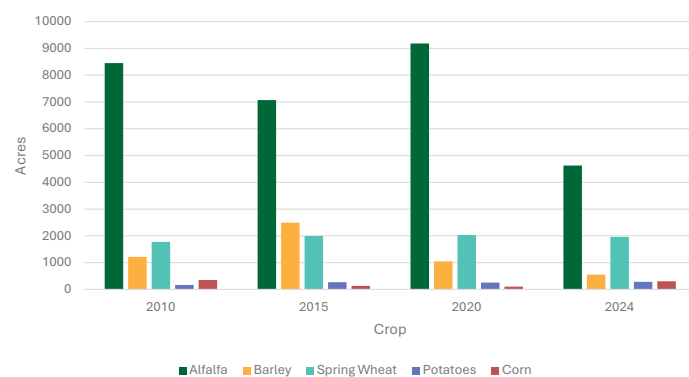
Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks

In some areas that are not identified as having national or statewide importance, land is considered to be farmland of local importance for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Crop Lands

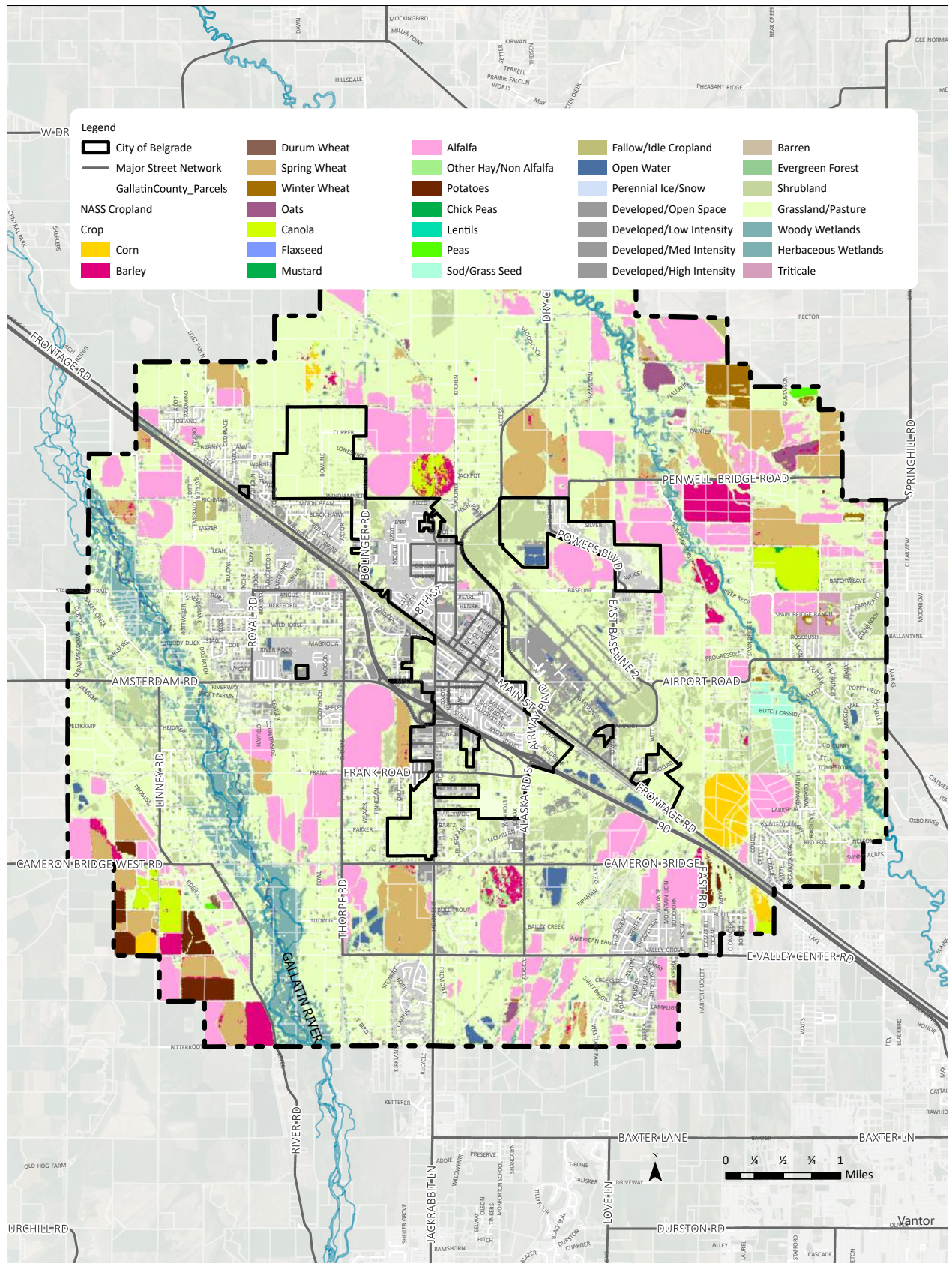
The Belgrade planning jurisdiction’s landscape is primarily composed of grassland and pasture, with developed areas accounting for a and increasingly growing share of the land area, currently comprising approximately 11% of the area. Crop production trends over the past decade show a mix of long-term consistency and gradual change in the local agricultural landscape. Although grasslands and pasture dominate overall land cover, alfalfa has remained the leading production crop by acreage, even as planted acres declined noticeably by 2024 after peaking around 2020. This reduction may reflect increased development pressure, shifts in agricultural markets, or changes in land management practices. Spring wheat acreage has remained relatively stable, indicating continued viability as a reliable rotational crop. In contrast, barley acreage has fluctuated considerably, rising sharply in the mid-2010s before declining in more recent years, highlighting its sensitivity to market conditions. Potatoes and corn remain minor crops, with only modest acreage changes over time. Overall, the data indicate a gradual reduction in total cropped acreage, consistent with the expansion of developed land across the jurisdiction. These trends point to a landscape in transition and underscore the importance of thoughtful land use planning to preserve productive agricultural lands while accommodating continued growth and development.

Figure 59: Croplands



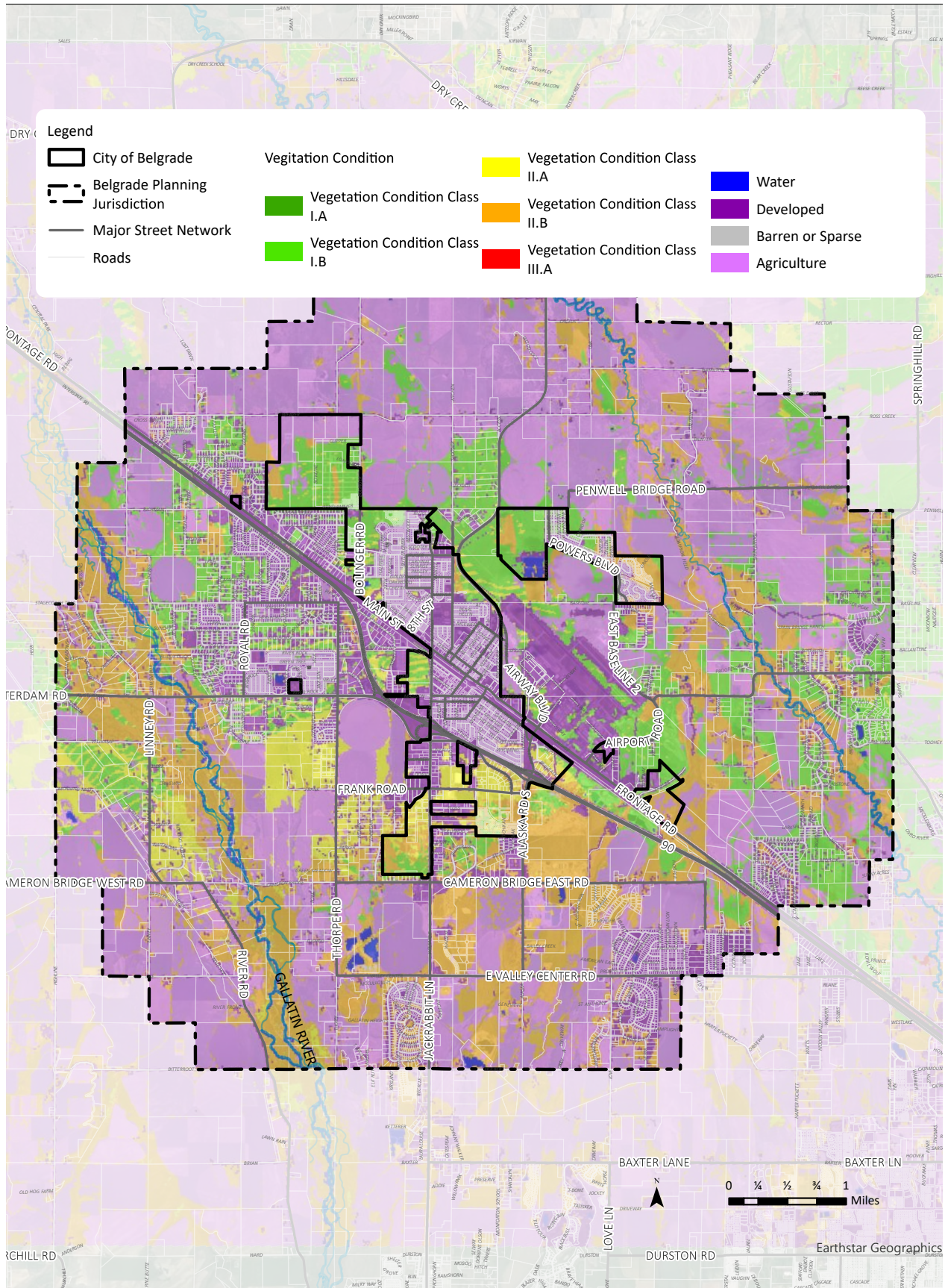
Source: USDA National Agricultural Statistics Service, Cropland 2024

Figure 60: Belgrade, Cropland, NASS, 2024



Source: USDA National Agricultural Statistics Service, Cropland 2024

Figure 61: Vegetation Class



Topography

The Belgrade Planning Jurisdiction exhibits moderate elevation variation across the broader planning area. The highest elevations occur in the southeastern portion of the jurisdiction, reaching approximately 4,640 feet, while elevations along the northern boundary near Swamp Road are approximately 4,300 feet, resulting in an overall north-south elevation differential of roughly 340 feet. East-west elevation changes are less pronounced, varying by approximately 100 feet across the central portion of the planning area, from about 4,520 feet to 4,420 feet.

In contrast, elevation variation within the City of Belgrade is more limited. Elevations range from approximately 4,530 feet near the southern city boundary at Cameron Bridge to approximately 4,360 feet near the northern boundary at Weaver Road, representing an overall change of roughly 170 feet. The most notable localized elevation change occurs near the Knife River gravel pit along Frontage Road

Gravel Pits

The Belgrade planning area includes approximately 504 acres of sand and gravel properties across six active sites, with parcel sizes generally ranging from 29 to 102 acres. Most of these sites are substantial in scale and capable of supporting ongoing or future aggregate extraction activities. Together, they have provided essential sand and gravel materials for many local construction projects.

These sites represent a distinct and specialized land use that intersects with broader considerations related to active operations, surrounding land uses, utility infrastructure, and growth management. As gravel extraction activities wind down over time, the ability of private developers to mitigate impacts and responsibly redevelop former gravel pit sites makes them potential candidates for future development.

Figure 63: Topography

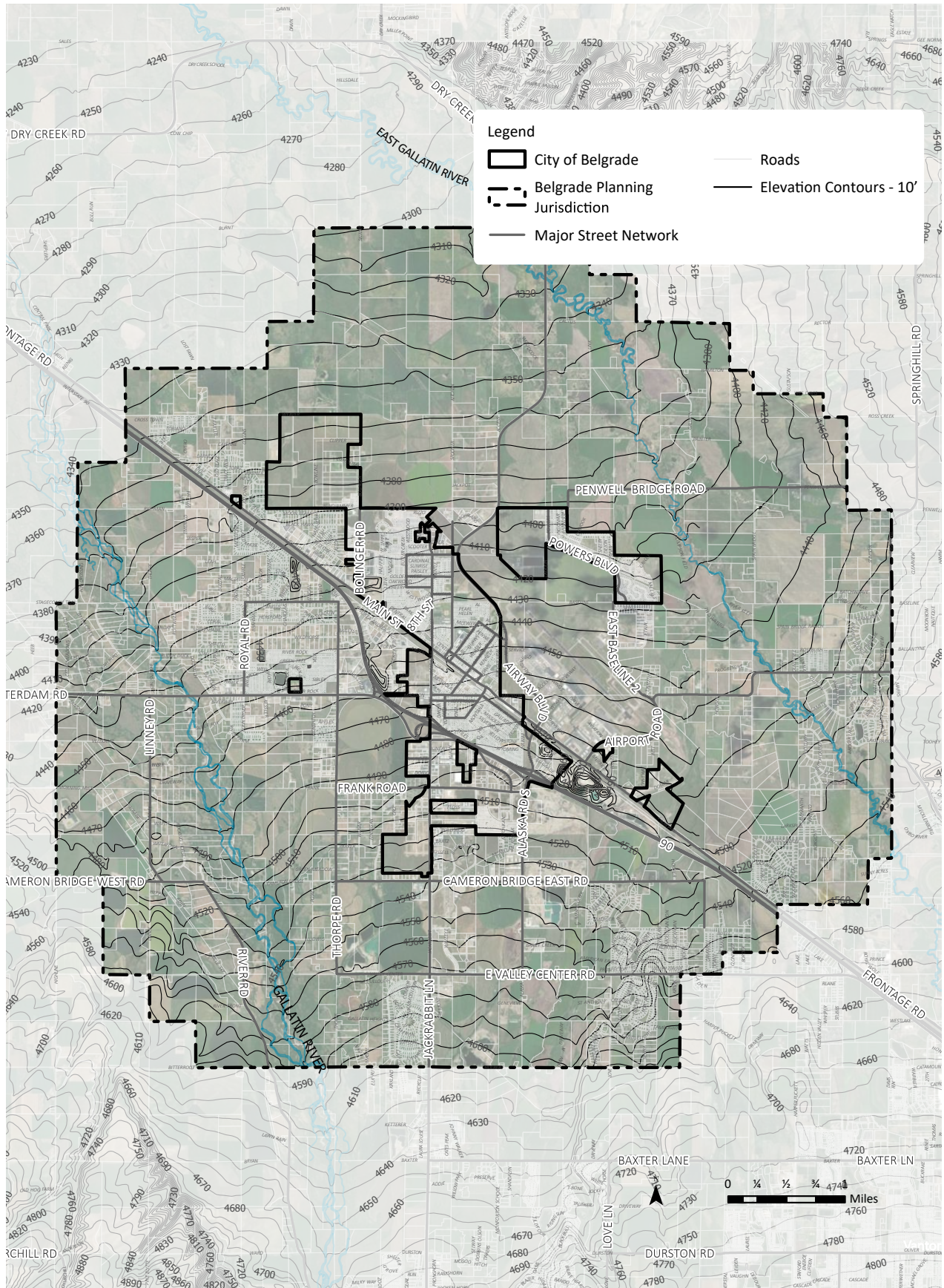


Figure 64: Gravel Pits

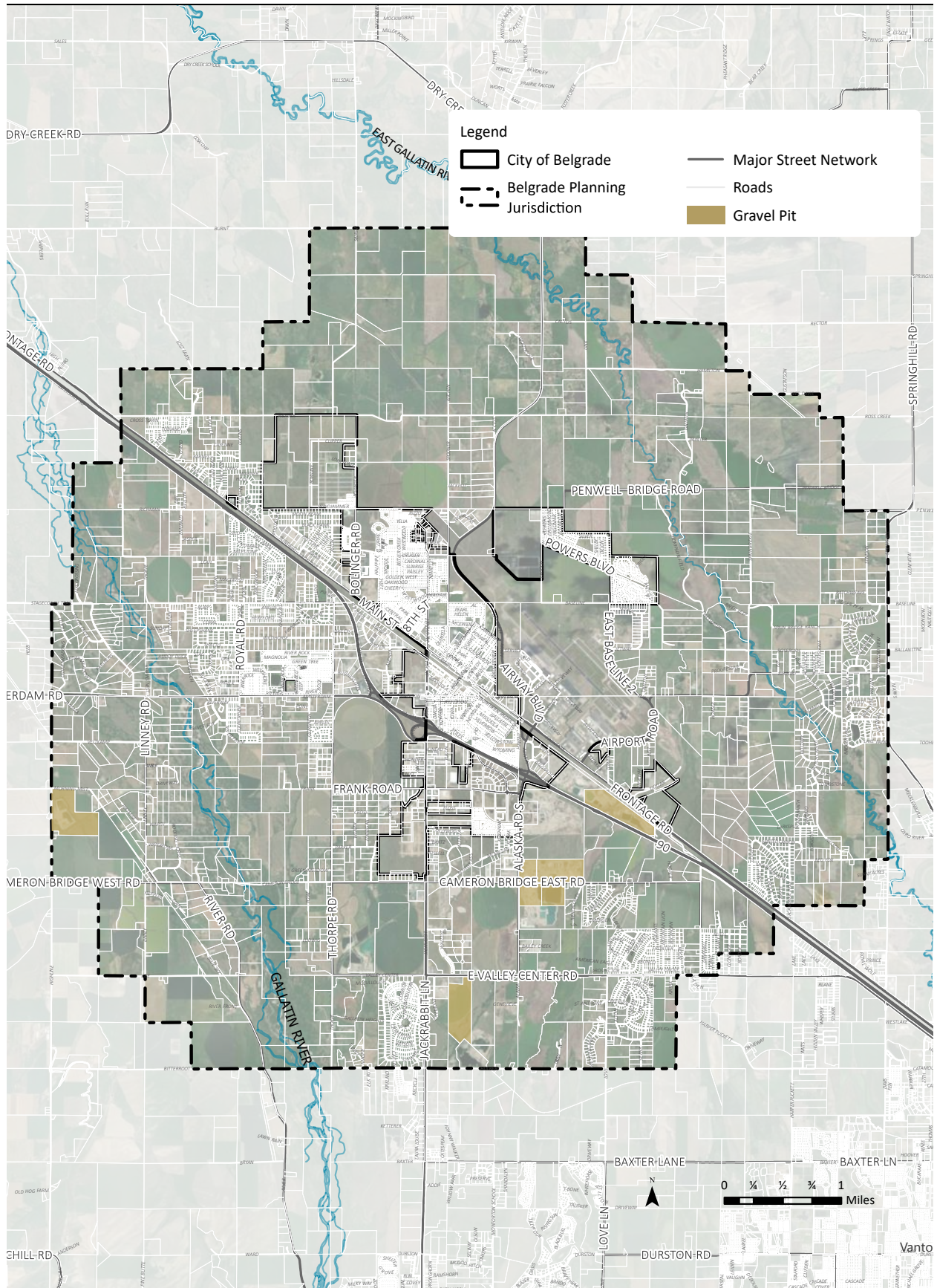
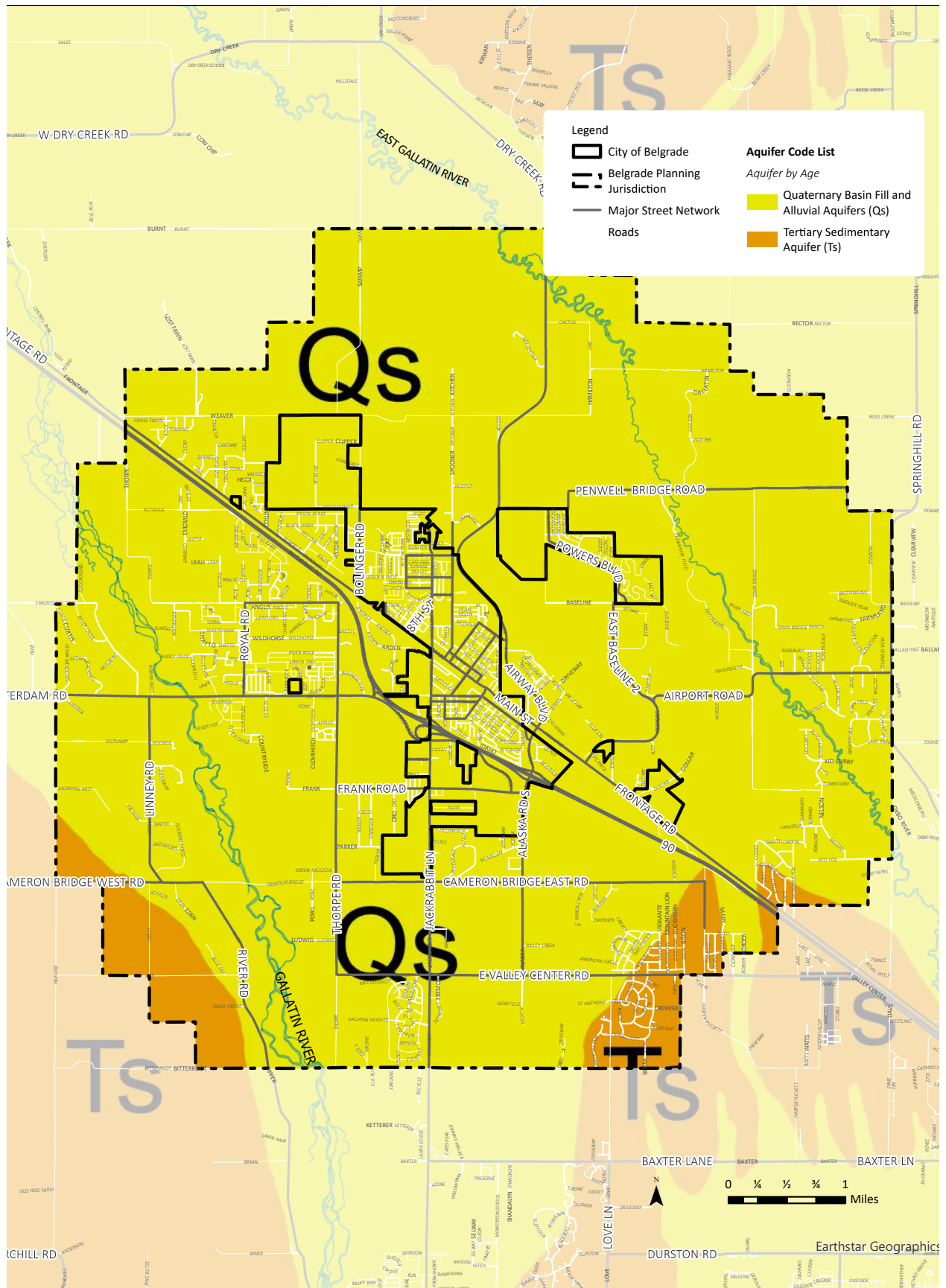


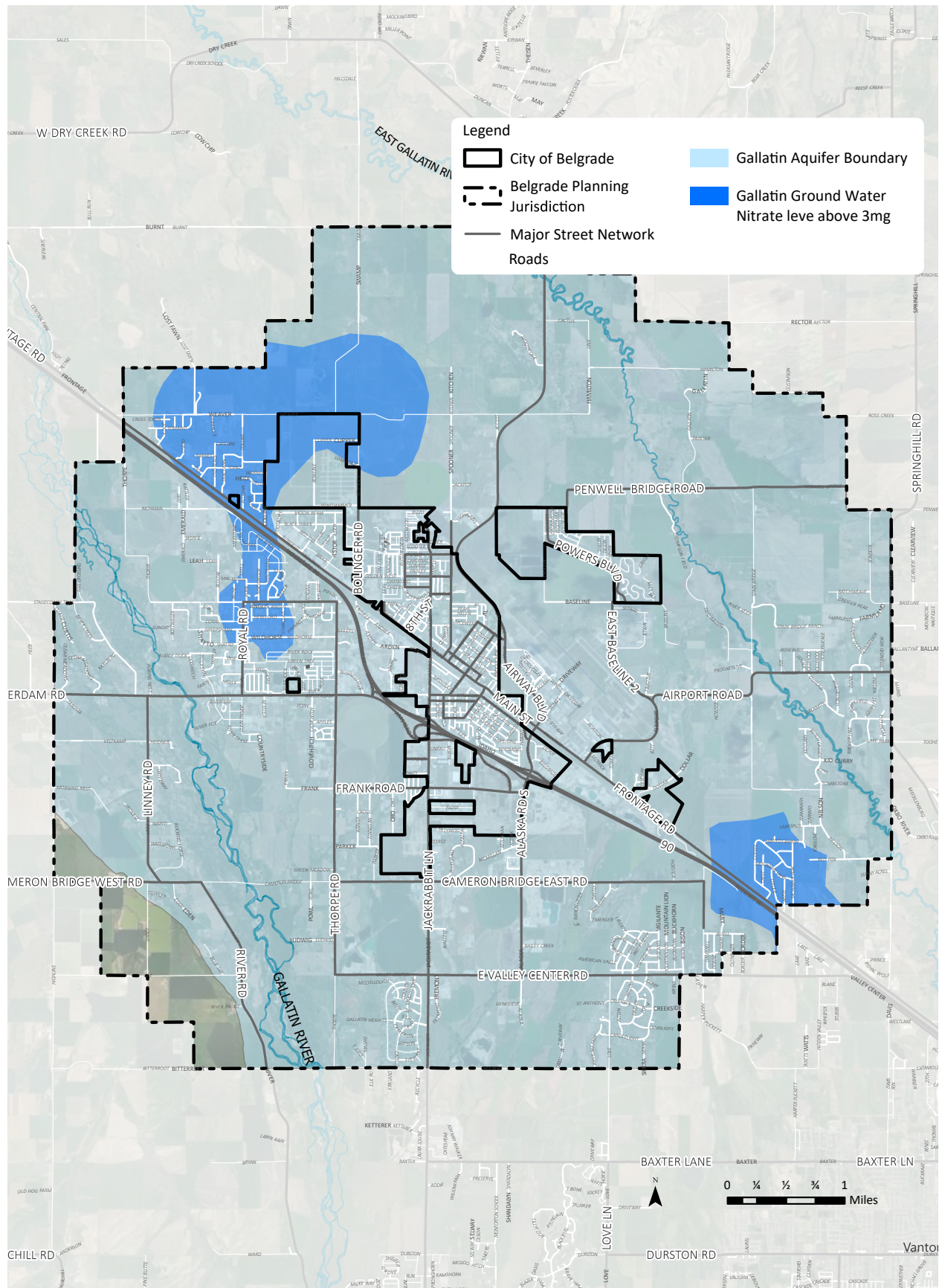
Figure 65: Geologic Structure



Aquifer - Nitrate Levels

The valley's hydrogeology is characterized by three primary geologic units: Quaternary alluvial sediments, Tertiary sediments, and fractured bedrock. Among these units, the Belgrade Aquifer is the most productive groundwater source in the region due to extensive deposits of Quaternary alluvium, with thicknesses ranging from approximately 400 feet to more than 2,000 feet. The West Gallatin Alluvium, in particular, provides high-yield groundwater capable of supporting municipal, agricultural, and domestic uses. North of the Central Park Fault, groundwater becomes increasingly shallow and naturally discharges back into the West Gallatin and East Gallatin Rivers near Logan, further illustrating the integrated nature of the groundwater and surface water systems. Groundwater systems are generally simpler and more cost-effective to develop and operate than surface water systems. They do not require large reservoirs, dams, or surface water intakes, reducing both capital and maintenance costs.

Figure 66: Aquifer Nitrate

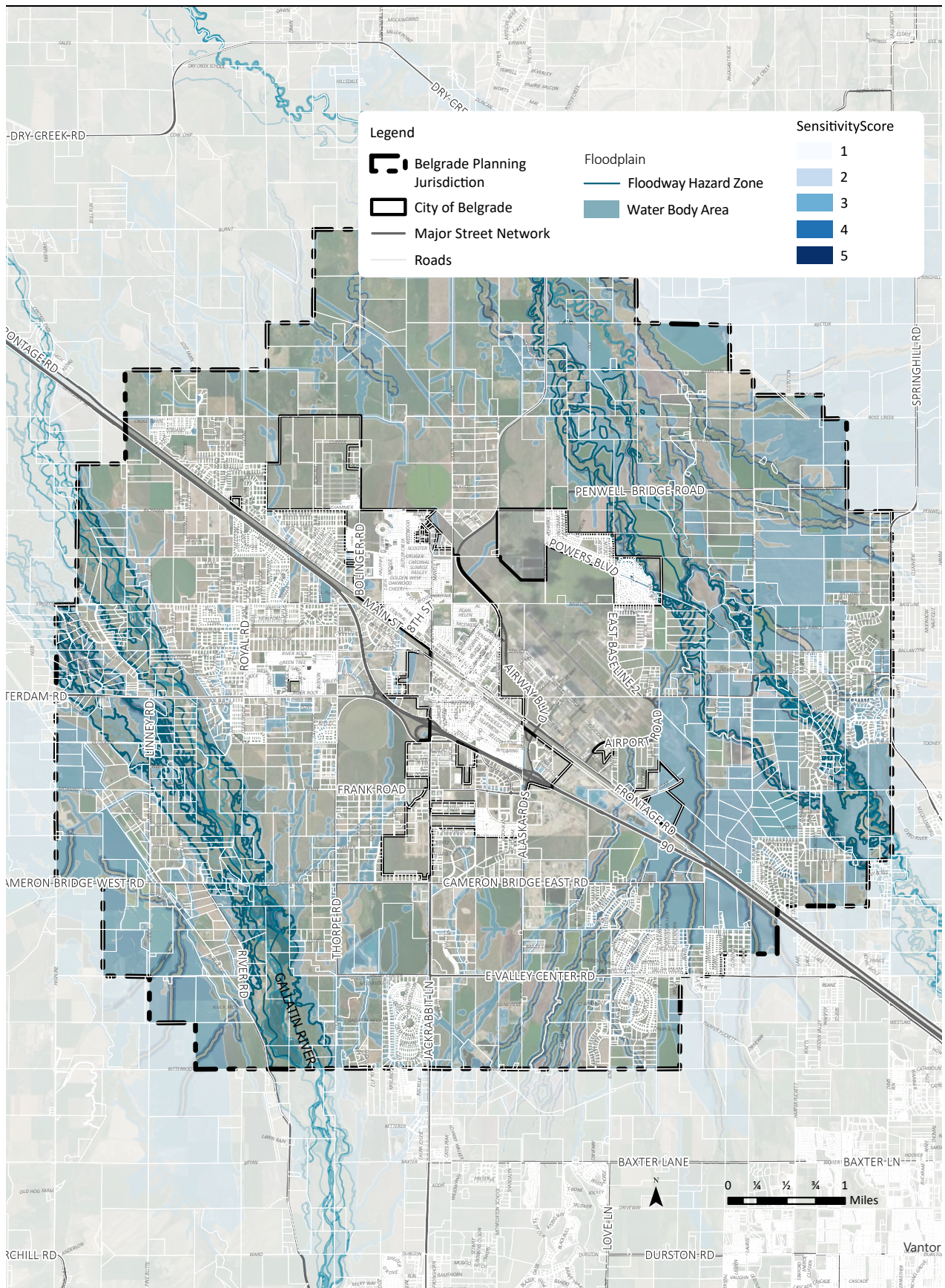


Aquifer and Floodplain

The Gallatin Valley aquifer is comprised of a series of interconnected aquifers that form the foundation of the region's groundwater system. Groundwater generally flows from southeast to northwest, following the natural slope of the valley floor. Recharge to these aquifers occurs primarily through natural surface water losses, including infiltration from the West Gallatin River, tributary streams flowing from the Gallatin Range and Bridger Range, and irrigation conveyance systems where ditch seepage and return flows play a significant role. Groundwater discharge from the aquifer system generally returns to the Gallatin River system, demonstrating the close connection between surface water and groundwater resources.

Groundwater provides important benefits related to reliability, resiliency, and water quality. Aquifers function as natural storage reservoirs, supplying a consistent, year-round water source that is generally less vulnerable to short-term drought than surface water supplies. As groundwater is naturally filtered through soil and rock, it typically requires less treatment, exhibits lower turbidity, and offers improved protection from surface contaminants and pathogens. Compared to surface water supplies, groundwater is also less affected by wildfire, storm events, and agricultural runoff, resulting in more stable water quality. These characteristics reduce the need for extensive treatment infrastructure, making groundwater a critical and resilient component of the long-term water supply for the Belgrade area and the broader Gallatin Valley.

Figure 67: Waterways



Although the Gallatin Valley covers approximately 1,787 square miles, surface water storage is limited, with only one large surface reservoir, Hyalite Reservoir, located south of Bozeman. While the aquifer system is extensive, it is locally variable and geologically complex. Recent studies have identified irrigation return flows as a major component of aquifer recharge, and modeling indicates that the system is more responsive to changes in irrigation and ditch management than to groundwater pumping alone. The valley also functions as a closed basin, meaning that new groundwater permits typically require mitigation to offset impacts. As growth continues, protecting groundwater recharge areas and maintaining water quality will become increasingly important. Land use decisions should consider the sensitivity of aquifer systems to contamination and overuse, particularly in areas with shallow groundwater or strong connections to surface water. Thoughtful land use planning, coordinated water management, and appropriate development practices will be essential to ensure the long-term sustainability of this critical groundwater resource.

Figure 68: Hydrology

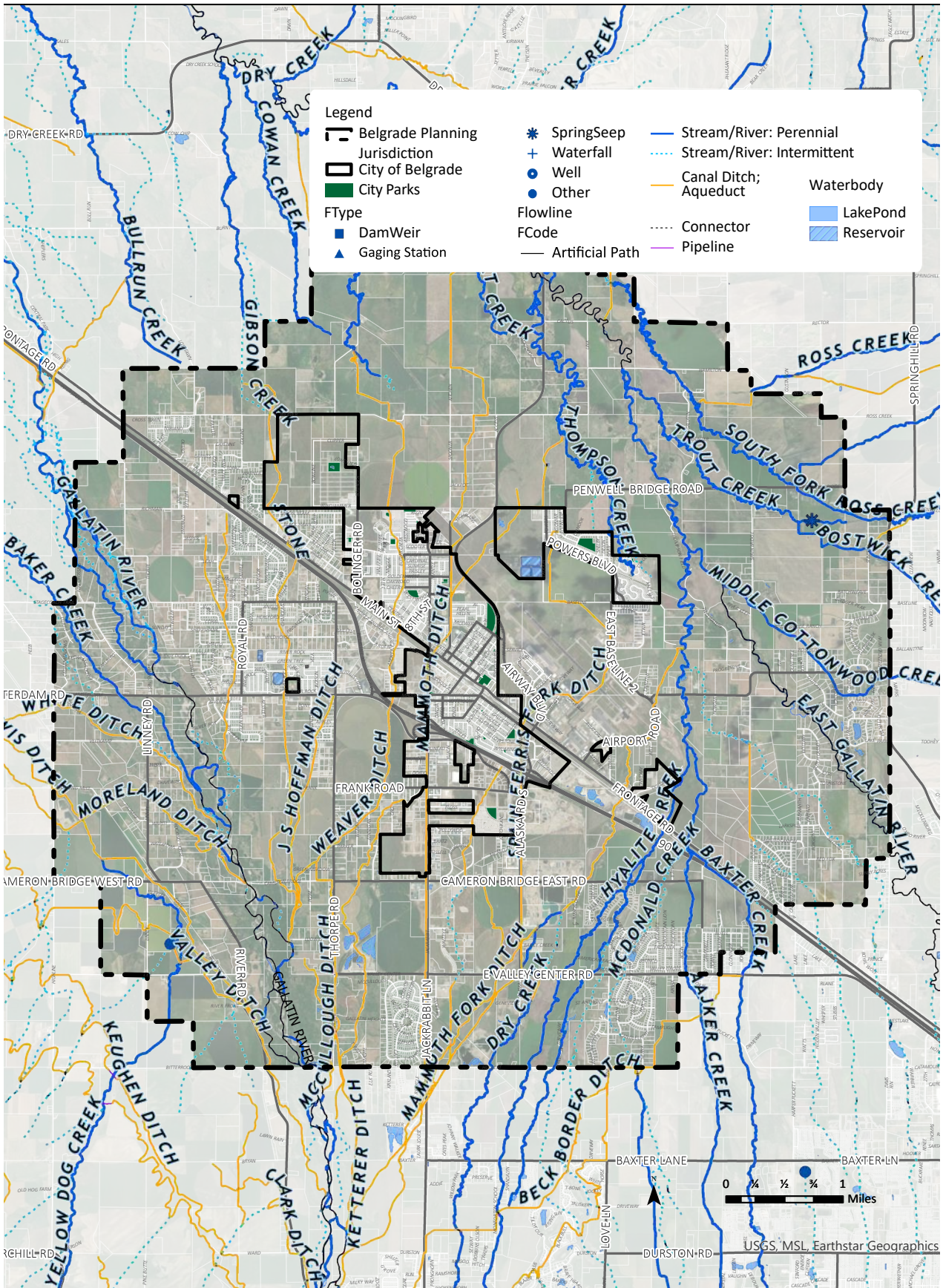


Figure 69: Wetlands

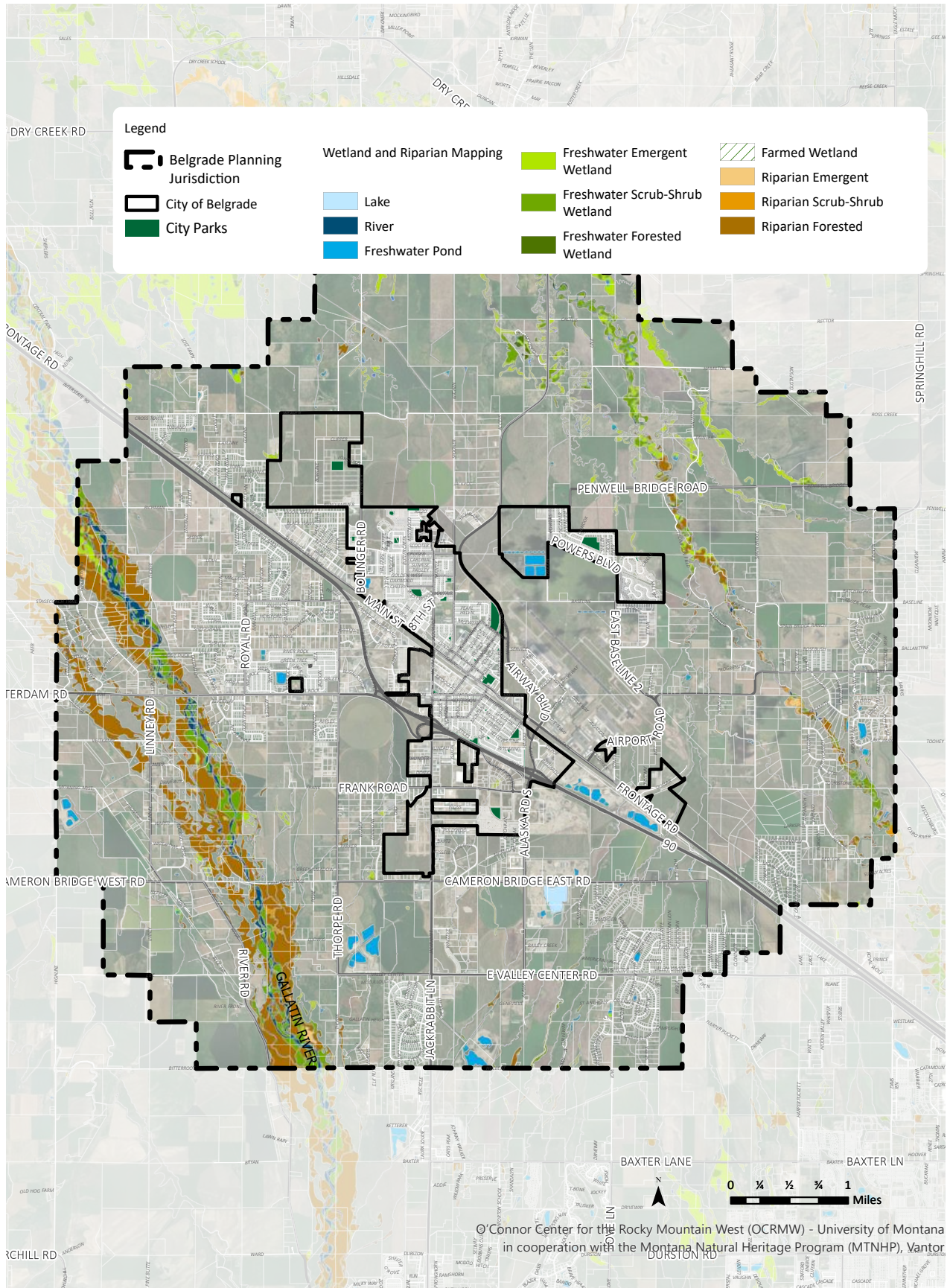
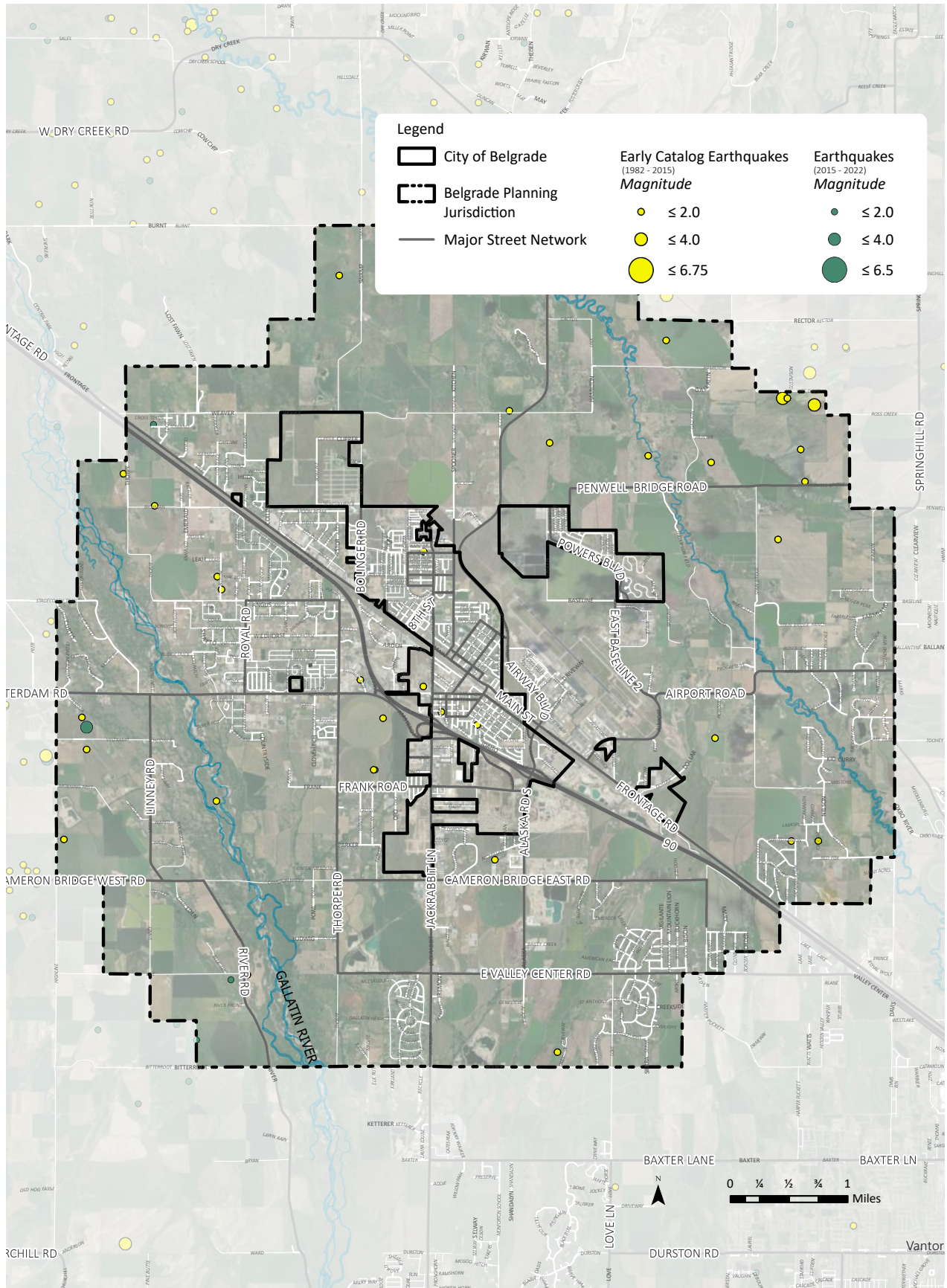


Figure 70: Seismic Activity



Community Hazard And Wildlife Protection Plan

The Gallatin County Hazard Mitigation Plan (HMP), integrated with the Community Wildfire Protection Plan (CWPP), provides an all-hazards framework to reduce long-term risks to life, property, infrastructure, and community values across Gallatin County, including Belgrade, Bozeman, Manhattan, Three Forks, West Yellowstone, unincorporated communities

Belgrade hosts several county and regional level critical facilities:

Critical Government & Emergency Services

- Belgrade City Hall
- Belgrade Police facilities
- Central Valley Fire District (Stations #1 – #7)

Key Transportation Infrastructure

- Bozeman Yellowstone International Airport (BZN)
- Major roadways; Interstate 90 and supporting Frontage Road
- Rail: Montana Rail Link

Critical facilities and infrastructure protect public safety, ensure continuity of government operations, and preserve essential community values. These facilities support vital functions such as public safety, administration, emergency response, and disaster recovery. They also include facilities that serve or protect vulnerable populations throughout the community.

Belgrade's economy is closely tied to employment sectors that are particularly sensitive to infrastructure performance, including construction, retail trade, transportation and warehousing, and accommodation and food services. Disruptions to transportation or utility systems can therefore have direct economic and workforce impacts on residents. For subdivision design, zoning decisions, and capital improvement planning, as subdivisions extend into new areas, particularly those with limited infrastructure, environmental constraints, or proximity to hazard prone lands. subdivision proposals should be evaluated not only for immediate serviceability but also for their cumulative impacts on emergency response capacity, infrastructure resilience, and long term maintenance obligations.

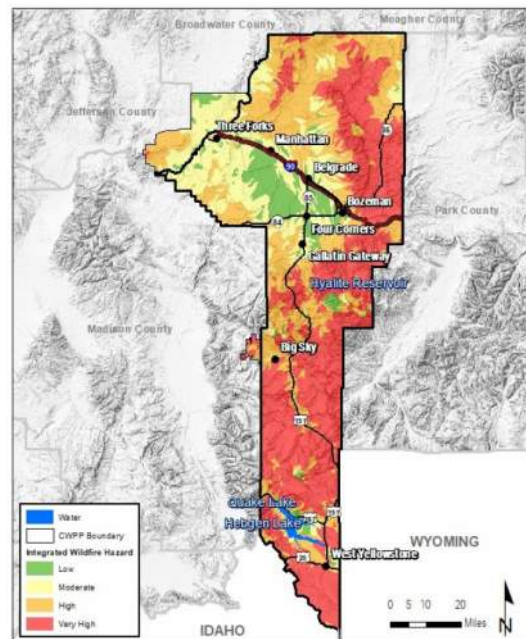
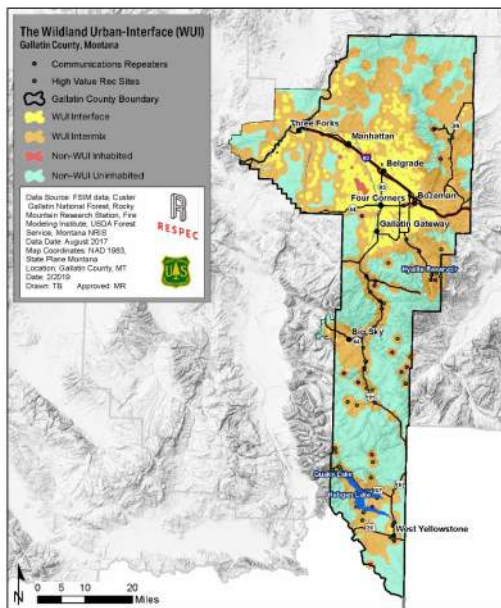
Wildlife Urban-Interface (WUI)

Table 4-19. Belgrade Hazard Summary (District 4)

Hazard	Probability of Occurrence	Property Impact	Population Impact	Economic Impact	Relative Overall Risk (Score)
Drought	High	Moderate	High	Moderate	High (38)
Severe Weather	High	Moderate	High	Moderate	High (36)
Critical Infrastructure Disruption	Moderate	Moderate	High	High	High (36)
Earthquake	Moderate	High	High	High	High (33)
Environmental Hazards	High	Moderate	Moderate	Moderate	High (33)
Wildfire	High	Moderate	Moderate	Moderate	High (30)
Flooding	High	Moderate	Moderate	Moderate	High (30)
Communicable Disease and Bioterrorism	Moderate	Low	High	Moderate	Moderate (19)
Railroad Accident	Moderate	Low	Moderate	Low	Moderate (18)
Hazardous Materials Release	Moderate	Low	Moderate	Moderate	Moderate (18)
Aviation Accident	Moderate	Low	Low	Moderate	Moderate (16)
Ground Transportation Accident	Moderate	Low	Low	Low	Moderate (16)
Community Resilience	Low	Moderate	Moderate	High	Moderate (13)
Violence	Moderate	Low	Low	Low	Moderate (13)
Avalanche and Landslide	Moderate	Low	Low	Low	Low (12)
Dam Failure	Low	Moderate	Moderate	Moderate	Low (12)
Volcano	Low	Moderate	Moderate	Moderate	Low (12)
Civil Unrest	Low	Low	Moderate	Moderate	Low (10)
Urban Conflagration	Low	Low	Low	Moderate	Low (7)
Terrorism	Low	Low	Low	Low	Low (6)

Wildlife Urban-Interface (WUI)

Relative Wildlife Hazard



Source: Gallatin County Hazard Mitigation Plan, 2020

Mutual Aid and Interlocal Agreements

Established in 2015, Central Valley Fire District (CVFD) entered into a mutual aid agreement with the Gallatin County Fire Council and the Fire Chief of the Central Valley Fire District. Under this agreement, Gallatin County and participating agencies respond to incidents in unprotected areas within Gallatin County, in accordance with the Gallatin County Emergency Management Plan. This agreement supports the majority of calls for service within these designated areas.

In 2017, CVFD established an interlocal agreement to develop a fire station at the Bozeman Yellowstone International Airport. The agreement provides for a fire station on 3.5 acres of land, which serves as the district's administrative fire station. In addition, the agreement established Aircraft Rescue and Firefighting (ARFF) services, including incident management responsibilities when ARFF response is required.

Fire Station Coverage and Services

These stations are associated with individual response areas, with each local station supporting different portions of the district. Services provided include:

- Fire Suppression
- Structure fires
- Wildland fires
- Wildland–Urban Interface (WUI)
- Emergency Medical Services
- Paramedic and EMT response
- Ambulance Transport services for Belgrade and CVFD, supporting regional connectivity



05

Land Use Plan Goals

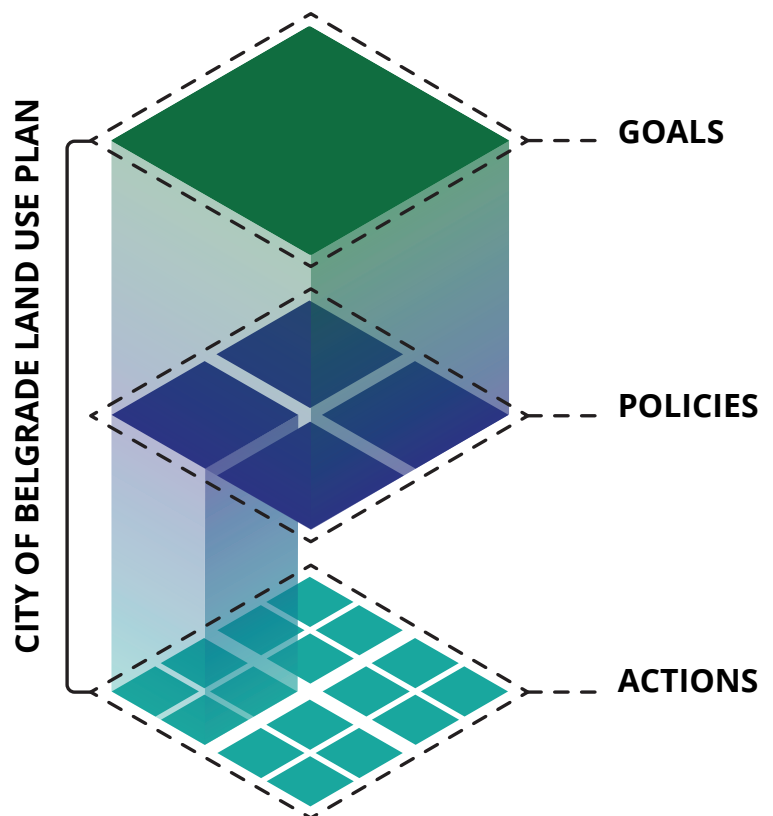
The following vision statement and plan goals are organized into broad themes developed through the engagement process, along with the planning topics that will guide implementation. The goals are also aligned with ongoing planning efforts, included in the Clearly Belgrade master planning effort, coming with the following sources:

- Clearly Belgrade – Community Engagement
- Land Use Plan – Community Engagement
- Land Use Plan Existing Conditions
- Transportation Master Plan (in progress)
- Belgrade Regional Parks Trails and Recreation District Master Plan
- Belgrade Commercial Center Urban Renewal District Plan
- Belgrade Downtown Design Plan
- Belgrade Safety Action Plan
- Land Use Plan Focus Groups
- Belgrade Utilities Master Plan (in progress)
- Future Land Use Map
- City of Belgrade Staff

Goals: Statements that are broad but achievable. They speak to different aspects of a planning topics but if achieved, come together to accomplish the vision.

Policies: Provide a policy, program, or recommendation that the City of Belgrade can work towards in the greater pursuit of achieving the corresponding goal. They bridge the gap between broad aspirations and specific steps.

Actions: Specific tasks, projects, or initiatives that can be undertaken to implement the higher-level goals and policies. They also have a priority level and partner roles associated with them, which is found in the Implementation Chapter, to provide a clear first, or next, step toward advancing the goals.



VISION STATEMENTS

Community (C)

A destination with a distinct identity

(C) Belgrade grows from its core and stands upon a dynamic Downtown, with active streetscapes, authentic cultural events, and a sense of place that is uniquely and clearly Belgrade.

Economy and Development (ED)

A community that embraces its local business community and celebrates its heritage

(ED) Belgrade uplifts its vibrant local business community, embraces its industrial and agricultural roots, and supports emerging innovation and regional commerce.

Land Use and Housing (LUH)

Livable, family-oriented, and community-focused

(LUH) Belgrade celebrates attainable, diverse housing options where families of all ages can enjoy a high-quality lifestyle, with complete neighborhoods where they can live, learn, grow, and thrive in place.

Mobility (M)

Safe and connected, with diverse mobility for the future

(M) Belgrade invests in convenient connections with efficient infrastructure designed for all, integrating mobility options from pathways to boulevards, from projects to programs, and beyond.

Recreation and Natural Resources (RNR)

Protected Environments and Active Recreation

(RNR) Belgrade preserves its natural resources, parks, open space, and valued farmland and rangeland, and promotes regional sports and events, encouraging year-round leisure and programming.

Utilities and Infrastructure (UI)

A developing city committed to building a vision for its future from within

(UI) Belgrade grows in a thoughtful, sustainable fashion that unites municipal services and resources, community values, and long-range planning with engaged residents, businesses, and government.



**► COMMUNITY GOAL 1:
ESTABLISH DOWNTOWN AS THE COMMUNITY'S VIBRANT CIVIC,
CULTURAL, AND COMMERCIAL CENTER.**

- C 1.1** Promote community-wide programming and seasonal events by partnering with local organizations to enhance tourism and expand your-round activation.
- C 1.2** Downtown Belgrade is the economic, cultural, and social center for the community.
- C 1.3** Support a walkable, accessible, and engaging experience that extends beyond Main Street throughout the urban core.
- C 1.4** Encourage activated sidewalks for commercial uses, rentable facilities in parks and the community center, and wayfinding to improve the public realm experience in Downtown.
- C 1.5** Explore the development of a museum, art, and cultural space to support community programming, heritage, and community engagement.
- C 1.6** Expand meeting and conference spaces that are accessible to the public, including facilities suitable for hosting special events.

► **COMMUNITY GOAL 2:
ESTABLISH DOWNTOWN AS A DISTINCT AND MEMORABLE
DESTINATION.**

- C 2.1** Encourage placemaking through art, lighting, and streetscape enhancements to strengthen Downtown’s identity, beautification.
- C 2.2** Minimize the visual clutter in the public realm through Downtown streetscape improvement, burying utility lines, screening utility boxes, and expanding sidewalks, to enhance the public realm.
- C 2.3** Develop gateways, wayfinding, and placemaking elements to reinforce Downtown’s sense of place.
- C 2.4** Promote an identity that reflects the City’s community-focused, “small-town” Montana charm.
- C 2.5** Encourage opportunities for seasonal, pilot, and temporary events with programs by creating special permitting standards for Downtown.

► **COMMUNITY GOAL 3:
SUPPORT A WELL-DESIGNED, INTERCONNECTED, AND WALKABLE
URBAN CORE.**

C 3.1 Implement high-quality urban design and streetscape improvements by advancing recommendations from the Urban Renewal District and Downtown Design Plans.

C 3.2 Encourage redevelopment of the Belgrade Urban Renewal District that enhances the Urban Core and long-range community goals.

**► COMMUNITY GOAL 4:
FOSTER AN EDUCATED AND ENGAGED COMMUNITY ON
PLANNING AND LAND USE DECISIONS.**

- C 4.1** Ensure public participation options remain broad and accessible for involvement in the land-use decision-making process.
- C 4.2** Proactively seek community feedback from residents both within and outside municipal boundaries in surrounding communities and Gallatin County.
- C 4.3** Expand education initiatives to increase understanding of planning and regulatory processes.
- C 4.4** Develop and implement inclusive communication strategies to broadly share public information, including accommodations for multilingual, underrepresented, and disabled communities.
- C 4.5** Consider the impact of seasonal work cycles when scheduling public meetings, outreach activities, and community events for greater participation.

► **COMMUNITY GOAL 5:
SUPPORT PROGRAMS AND SERVICES THAT SERVE RESIDENTS OF
ALL AGES AND ABILITIES.**

C 5.1 Support programming for youth, young adults, and early families throughout Belgrade.

C 5.2 Provide high-quality family support services for Belgrade's families, including childcare and senior care.

C 5.3 Ensure health, social programs, and community services evolve to meet the needs of the community's 60+ populations.

► **COMMUNITY GOAL 6:**
FOSTER STRONG PARTNERSHIPS TO MAINTAIN HIGH LEVELS OF SERVICE IN A GROWING COMMUNITY.

- C 6.1** Collaborate with public safety and emergency service providers, including the Belgrade Police Department, Gallatin County Emergency Management, Central Valley Fire District, and regional emergency response agencies, to ensure service delivery keeps pace with population growth and community needs.

- C 6.2** Pursue funding and partnership opportunities to expand the Belgrade Senior Center in order to meet increasing demand for essential services, including meal programs, social support, and facility needs.

▶ **ECONOMY & DEVELOPMENT GOAL 1:
PROMOTE ECONOMIC DIVERSIFICATION TO SUPPORT LONG-TERM
GROWTH AND COMMUNITY PROSPERITY.**

ED 1.1 Support a diverse mix of land uses across mixed-use, commercial, agricultural, and industrial zoning districts to build a resilient economy.

ED 1.2 Encourage development and reinvestment in underutilized or vacant properties to support economic expansion and optimize land use.

ED 1.3 Collaborate with the Belgrade Chamber of Commerce to promote, retain, and strengthen the local business community.

ECONOMY & DEVELOPMENT GOALS

► ECONOMY & DEVELOPMENT GOAL 2: STRENGTHEN THE LOCAL ECONOMY BY SUPPORTING EXISTING INDUSTRY AND WORKFORCE PIPELINES.

- ED 2.1** Support and retain local industries—including construction, manufacturing, retail trade, Farming and ranching, and clean industrial uses—where compatible with community goals.
- ED 2.2** Pursue opportunities to attract new employment options for Belgrade residents while continuing to support and stabilize existing local businesses.
- ED 2.3** Strengthen the youth career pipeline by coordinating education, Career and Technical Education, and workforce preparation initiatives to meet the evolving needs of the community and county.
- ED 2.4** Pursue opportunities to host food-resilience and agriculture-focused events that highlight and support the community's small-scale niche producers and markets.
- ED 2.5** Explore partnerships with Montana State University to strengthen alignment between agricultural education, research, and supportive programs that benefit the community and regional economy.

ECONOMY & DEVELOPMENT GOALS

▶ ECONOMY & DEVELOPMENT GOAL 3: ENHANCE THE COMMERCIAL MIX AND LAND-USE DIVERSITY IN DOWNTOWN.

- ED 3.1** Identify and encourage infill and redevelopment opportunities, consider an incentive program where appropriate, to stimulate reinvestment in key areas.
- ED 3.2** Continue to implement the revitalization program of the Urban Renewal District Plan.
- ED 3.3** Leverage Brownfield resources to facilitate redevelopment that advances healthier, more compatible land uses consistent with community goals.

ECONOMY & DEVELOPMENT GOALS

▶ ECONOMY & DEVELOPMENT GOAL 4: SUPPORT AN ECONOMIC ECOSYSTEM THAT STRENGTHENS THE LOCAL AGRICULTURAL COMMUNITY.

- ED 4.1** Encourage agricultural-based education, programming, and events that support Belgrade’s market production economy, including farmers’ markets and community agriculture initiatives.
- ED 4.2** Promote Belgrade’s locally grown food economy through markets, festivals, and rural agricultural events that highlight regional products and producers.
- ED 4.3** Support agricultural and production-related businesses, particularly those that provide equipment, supplies, and services essential to the agricultural sector.

ECONOMY & DEVELOPMENT GOALS

▶ **ECONOMY & DEVELOPMENT GOAL 5: COLLABORATE WITH KEY STAKEHOLDERS AND REGIONAL INSTITUTIONS TO SUPPORT LONG-RANGE ECONOMIC PLANNING.**

ED 5.1 Continue to engage with major stakeholders, landholders, and regional institutions to coordinate long-range planning efforts that reinforce the regional economy and anticipate future needs.

**▶ LAND USE & HOUSING GOAL 1:
PLAN FOR AN APPROPRIATE MIX OF RESIDENTIAL, COMMERCIAL,
INDUSTRIAL, AND RURAL LAND USES FOR PROJECTED GROWTH.**

- LUH 1.1** Encourage active ground-floor uses along Main Street to support retail, dining, entertainment, and other commercial activity in Downtown.
- LUH 1.2** Preserve existing agricultural and rural land uses across the Belgrade community.
- LUH 1.3** Support flexible employment, innovation, and mixed land uses when redeveloping properties within existing industrial zoning districts, particularly where these uses provide appropriate buffers to adjacent residential areas.
- LUH 1.4** Balance high-density residential developments with the neighborhood amenities, parks, and appropriate commercial uses needed to create complete neighborhoods.
- LUH 1.5** Ensure that appropriate infrastructure, connections, and walkability are prioritized alongside land use, particularly in high growth areas, to support and preserve the character and overall livability of the community.

▶ **LAND USE & HOUSING GOAL 2:
ENCOURAGE COMPLETE NEIGHBORHOODS THAT PROVIDE
A HEALTHY MIX OF COMPLEMENTARY USES AND STRONG
CONNECTIONS TO CIVIC AND RECREATION AMENITIES.**

- LUH 2.1** Promote a mix of land uses in designated neighborhood commercial areas to ensure residents have access to essential goods and services, particularly in underserved parts of the community.
- LUH 2.2** Plan for future childcare and senior-care needs, including opportunities for dedicated senior housing and assisted-living options.
- LUH 2.3** Prioritize creating strong and convenient connections within neighborhoods to nearby amenities and to surrounding mixed-use, Downtown, and commercial areas.
- LUH 2.4** Support the implementation of the Belgrade Parks, Trails, and Recreation District Master Plan that align and enhance recreation facilities and amenities.

▶ **LAND USE & HOUSING GOAL 3:
ENCOURAGE HOUSING THAT MEETS THE NEEDS OF A GROWING
POPULATION.**

- LUH 3.1** Establish clear Future Land Use classifications for the urban core and surrounding neighborhoods that support development consistent with the Land Use Plan.
- LUH 3.2** Continuing to allow two-unit dwellings (duplex) where single-family is allowed across residential zoning districts.
- LUH 3.3** Continue to allow accessory dwelling units on single-family residential lots to diversify housing choices.
- LUH 3.4** Encourage multi-unit and mixed-use housing development, where permitted, in zoning districts that primarily serve office, retail-oriented, and commercial uses.

**▶ LAND USE & HOUSING GOAL 4:
PROMOTE THE DEVELOPMENT OF DIVERSE HOUSING OPTIONS
THAT SUPPORT LONG-TERM AFFORDABILITY.**

- LUH 4.1** Encourage “missing middle” housing, duplex, triplex, and quadplex, for gentle density to meet growing demands.
- LUH 4.2** Encourage affordable housing near transit, trails, neighborhood amenities, and commercial areas and existing infrastructure to strengthen daily accessibility and reduce transportation costs.
- LUH 4.3** Support diverse housing types across residential land uses to meet the needs of all household types and income levels.
- LUH 4.4** Work collaboratively with Gallatin County and other regional stakeholders, to advance shared housing goals and support affordable housing initiatives.
- LUH 4.5** Support the preservation of low- to moderate-income housing, where appropriate, to expand attainable housing options.

▶ **LAND USE & HOUSING GOAL 5:
ENCOURAGE DIVERSE LAND USES DOWNTOWN.**

LUH 5.1 Explore upper-story residential development Downtown to increase activity, density, and economic vitality.

LUH 5.2 Improve the Main Street experience by reducing the visual, noise, and access impacts associated with the adjacent railroad corridor to include implementation of quiet railroad crossings.

LUH 5.3 Promote mixed-use infill and redevelopment Downtown to expand dining, retail, commercial, and employment options.

Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options and provide solutions along a spectrum of affordability.



Source: *Missing Middle Housing*, Opticos Designs, 2026, <https://missingmiddlehousing.com/>

▶ **LAND USE & HOUSING GOAL 6:
PRESERVE AND PROTECT HISTORIC STRUCTURES AND CULTURAL
RESOURCES.**

- LUH 6.1** Maintain the character of Belgrade’s historic structures, particularly Downtown, and consider expanding design guidelines to additional zoning districts where appropriate.
- LUH 6.2** Establish a Historic District and explore a historic overlay zone to protect historic and cultural assets from incompatible alterations or demolition.
- LUH 6.3** Explore historic signage regulations to support preservation goals and enhance the public realm.

▶ **LAND USE & HOUSING GOAL 7:
COLLABORATE WITH KEY STAKEHOLDERS AND INSTITUTIONS ON
LONG-RANGE PLANNING.**

- LUH 7.1** Coordinate with Bozeman Yellowstone International Airport (BZN) on infrastructure needs and improvements as surrounding roadways experience increased demand.
- LUH 7.2** Continue coordination with BNSF Railway on development opportunities and compatible land uses along the rail corridor, particularly in support of mixed-use Downtown development.
- LUH 7.3** Coordinate with gravel pit operators to plan for future land planning that aligns with long-term land use goals, following active operations.
- LUH 7.4** Continue collaborating with the State of Montana, and partners, to leverage state-owned assets for future opportunities that support long-range planning goals.

**▶ LAND USE & HOUSING GOAL 8:
PRESERVE AND PROTECT FARMLAND, OPEN SPACES, AND
NATURAL AREAS AS THE COMMUNITY GROWS.**

- LUH 8.1** Support protections for agricultural and rural land uses through appropriate zoning and preservation policies.
- LUH 8.2** Limit development in areas that protect waterways, floodplains, and conservation lands, unless consistent with planning goals and environmental protection standards.
- LUH 8.3** Promote landscaping, buffering, and transition standards to improve compatibility between differing land uses.
- LUH 8.4** Preserve open space and safeguard water access for farms, working lands, and adjacent sensitive areas.

► **LAND USE & HOUSING GOAL 9:
COORDINATE WITH REGIONAL PARTNERS TO ALIGN LONG-TERM
LAND USE AND PLANNING EFFORTS.**

- LUH 9.1** Coordinate with Bozeman Yellowstone International Airport's master plan, terminal and runway expansion, and roadway projects that serve the Belgrade community.
- LUH 9.2** Continue partnering with Gallatin County and the Airport Authority to ensure compatible land uses, zoning protections, and aviation easements around airport property.
- LUH 9.3** Collaborate with the Belgrade School District to evaluate opportunities for using city-owned properties to support administrative and facility needs.
- LUH 9.4** Coordinate with the Belgrade School District for long-term facility planning, expansions, transportation, access and future school sites to meet future enrollment demands.
- LUH 9.5** Collaborate with MDT and Gallatin County on long-range transportation planning and land use coordination
- LUH 9.6** Collaborate with service providers to explore the potential of passenger rail service to, and through the Belgrade community.

► **MOBILITY GOAL 1:
ENHANCE THE CONNECTIVITY AND EFFICIENCY OF BELGRADE'S
TRANSPORTATION SYSTEM.**

- M 1.1** Diversity of Transportation options to align language from TMP High-level goal
- M 1.2** Develop multimodal connections to key local and regional destinations to strengthen regional access and mobility.
- M 1.3** Prioritize safety improvements at pedestrian crossings and identify alternative routes, where appropriate, at key intersections, including railroad crossings.

► **MOBILITY GOAL 2:
EXPAND SAFE, ACCESSIBLE, AND CREATIVE MOBILITY OPTIONS
FOR ALL USERS.**

- M 2.1** **Prioritize closing gaps in sidewalks and adding crosswalks and bicycle lanes, where warranted, in existing neighborhoods to improve multi-modal transportation.**
- M 2.2** **Provide multimodal alternatives that serve users of all ages and abilities, with special emphasis on Downtown.**
- M 2.3** **Consider Corridor design standards to shape an overall sense of place along prominent corridors.**

MOBILITY GOALS

► MOBILITY GOAL 3: PROACTIVELY PLAN FOR MAINTENANCE, NEW DEVELOPMENT, AND TRANSPORTATION CAPITAL PROJECTS.

- M 3.1** Develop maintenance plans for new facility types before they are constructed.
- M 3.2** Integrate transportation recommendations and maintenance planning with ongoing Capital Improvement Program (CIP) projects.

**► MOBILITY GOAL 4:
PRIORITIZE SAFETY IN ALL ASPECTS OF TRANSPORTATION
PLANNING AND ENGINEERING.**

- M 4.1** Reduce the frequency and severity of fatal and injury crashes within Belgrade through strategic safety improvements.
- M 4.2** Establish an Intersection Control Evaluation (ICE) policy, that aligns with MDT requirements, to require analysis of intersection control alternatives during project development.
- M 4.3** Implement traffic-calming measures and/or enhanced pedestrian crossings in warranted locations.
- M 4.4** Prioritize pedestrian and bicycle safety by adding safe crossings, pedestrian refuges, and protected bike facilities.
- M 4.5** Explore a Safe Routes to School program that connects neighborhoods to schools and parks and provides community education on safe travel.

MOBILITY GOALS

► MOBILITY GOAL 5: INVEST IN MULTIMODAL PROJECTS THAT STRENGTHEN DOWNTOWN AS A MOBILITY HUB.

- M 5.1** Establish a quiet railroad crossing at Downtown at-grade crossings, particularly at South Broadway and Main Street.
- M 5.2** Work with regional bus and transit providers to expand transit stops and service in underserved areas of the city and to key destinations.
- M 5.3** Invest in public parking in Downtown to support access, circulation, and economic activity.

► MOBILITY GOAL 6:

PURSUE REGIONAL COORDINATION WITH MDT, METROPOLITAN PLANNING ORGANIZATION (MPO), CITY OF BOZEMAN, AND GALLATIN COUNTY TO ENSURE COORDINATED CONNECTIVITY ON REGIONALLY SIGNIFICANT PROJECTS.

- M 6.1** Coordinate with MDT to enhance multimodal pathways along state-maintained routes like Jackrabbit Lane and Main Street/ Frontage Road.
- M 6.2** Require streetscape improvements consistent with the Transportation Master Plan in all applicable development and roadway projects.
- M 6.3** Collaborate with regional municipal partners to expand future bicycle and pedestrian connections to recreational and community destinations.
- M 6.4** Work with the Metropolitan Planning Organization (MPO) to support coordinated transportation planning across the broader Triangle Area (Bozeman, Belgrade, Four Corners).
- M 6.5** Work collaboratively with MDT to explore opportunities for alternative freight routing heavy-vehicle traffic in Downtown, while maintaining regional access and economic function.

► **RECREATION & NATURAL RESOURCES GOAL 1:
MAINTAIN AND ENHANCE HIGH-QUALITY PARKS, RECREATION,
AND FAMILY-ORIENTED PROGRAMMING.**

- RNR 1.1** Encourage accessible, safe, and convenient access to natural areas, parks, and recreation facilities for users of all ages and abilities.

- RNR 1.2** Promote existing and develop additional indoor recreation facilities to meet year-round community needs and support a diverse range of recreation opportunities.

- RNR 1.3** Maintain open space requirements in subdivision regulations to ensure adequate recreational and natural areas are preserved as growth occurs.

**► RECREATION & NATURAL RESOURCES GOAL 2:
PROMOTE BELGRADE AS A SPORTS HUB BY SUPPORTING MULTI-SPORT
LEAGUES, TOURNAMENTS, AND COMMUNITY EVENTS AT THE BELGRADE
SPORTS COMPLEX AND OTHER PUBLIC FACILITIES.**

RNR 2.1 Expand sports tourism with partnerships with local sports organizations and programs.

RNR 2.2 Improve and expand amenities at the Belgrade Youth Sports Complex to support sports programs and attract regional sporting events.

RECREATION & NATURAL RESOURCES GOALS

► RECREATION & NATURAL RESOURCES GOAL 3: PRESERVE NATURAL RESOURCES, OPEN SPACES, AND ENVIRONMENTAL ASSETS.

RNR 3.1 Protect natural habitats, riparian buffers, and public access points along the East Gallatin River to preserve ecological health.

RNR 3.2 Explore alternative uses for surface and irrigation water rights, when transferred during development review, where consistent with water rights, operations, and community goals.

**► RECREATION & NATURAL RESOURCES GOAL 4:
IMPROVE BELGRADE'S URBAN FOREST TO CREATE HEALTHY, MATURE, AND
EQUITABLY DISTRIBUTED TREE CANOPIES THAT ENHANCE RESILIENCE,
PUBLIC SAFETY, AND QUALITY OF LIFE DURING EXTREME HEAT, DROUGHT,
FLOODING, AND WILDFIRE.**

- RNR 4.1** Develop an Urban Forestry Strategic Plan and Assessment to establish a baseline for urban forest health and guide long term management, planting, and maintenance.
- RNR 4.2** Obtain and maintain Tree City USA designation and pursue additional urban forestry accreditations to strengthen governance, increase public engagement, and improve access to funding opportunities.
- RNR 4.3** Partner with local, regional, state, and federal entities to identify, protect, and enhance wildlife corridors that align with urban forestry goals.
- RNR 4.4** Identify areas with high stormwater runoff and evaluate opportunities to integrate trees and green infrastructure to reduce runoff impacts and downstream infrastructure demands.
- RNR 4.5** Identify parks, streetscapes, civic areas, and other prominent community spaces with limited canopy and harsh microclimates, and develop targeted mini-master plans to guide strategic tree planting and shade improvements.
- RNR 4.6** Coordinate with partners and adjacent communities to enhance a multi scale Wildland-Urban Interface (WUI) strategy that incorporates firewise principles, homeowner education, and vegetation management to reduce wildfire risk while supporting long term canopy health.

► **RECREATION & NATURAL RESOURCES GOAL 5:
ESTABLISH BELGRADE AS A REGIONAL SPORTS AND RECREATION
DESTINATION.**

- RNR 5.1** Promote and expand Belgrade's sports and recreation facilities to better meet the community's health, recreation, and economic needs.

- RNR 5.2** Explore developing a large-scale, multi-field sport complex designed to accommodate major tournaments to strengthen Belgrade's identity as a premier sports destination.

- RNR 5.3** Expand the Parks and Facility Rental program to include facilities and park space as the district grows.

- RNR 5.4** Seek partnerships and funding opportunities to develop a regional-scale recreation facility that serves Belgrade and surrounding/regional communities.

► **RECREATION & NATURAL RESOURCES GOAL 6:
PROMOTE SUSTAINABLE BUILDING PRACTICES THAT SUPPORT
PUBLIC AND ENVIRONMENTAL HEALTH.**

RNR 6.1 Consider expanding green infrastructure and permeable surface requirements across zoning districts to encourage sustainable water management and filtration.

RNR 6.2 Establish sustainability goals for City-owned facilities to include recycling, energy and water usage, and building design.

RECREATION & NATURAL RESOURCES GOALS

▶ RECREATION & NATURAL RESOURCES GOAL 7: STRENGTHENING COLLABORATION WITH LOCAL AND STATE PARTNERS ON REGIONAL RECREATION PLANNING.

RNR 7.1 Collaborate with municipal, county, and state partners to plan, coordinate, and implement recreation projects that support regional connectivity and community needs.

**► UTILITIES & INFRASTRUCTURE GOAL 1:
INVEST IN NECESSARY INFRASTRUCTURE AND MAINTENANCE TO
SUPPORT A GROWING COMMUNITY.**

- UI 1.1** Invest in key water system projects to expand the City's water supply and storage capacity needed to serve current residents and future growth areas within and beyond city boundaries.
- UI 1.2** Proactively construct new distribution pipes, wells, and storage tanks to meet increasing development demands and ensure system reliability.
- UI 1.3** Monitor water systems and plan to repair or replace infrastructure nearing the end of its expected life cycle.

**► UTILITIES & INFRASTRUCTURE GOAL 2:
ALIGN MUNICIPAL EXPANSION WITH LONG-TERM
TRANSPORTATION, WATER, AND SEWER STRATEGIES.**

- UI 2.1** **Develop a Utility Service Boundary to guide annexation decisions and ensure the sustainable and fiscally responsible expansion of city services.**

- UI 2.2** **Update development regulations to reflect long-term land use, transportation, water, and sewer infrastructure strategies as new data, studies, and plans are completed.**

► **UTILITIES & INFRASTRUCTURE GOAL 3:
ENSURE RATIONAL AND SUSTAINABLE EXPANSION OF URBAN
INFRASTRUCTURE TO SUPPORT NEW DEVELOPMENT.**

- UI 3.1** Encourage development aligned with long-range wastewater, sewer, and stormwater planning goals to ensure efficient and sustainable service delivery.

- UI 3.2** Consider a public works advisory board for water and sewer districts to coordinate infrastructure planning of the public system.

- UI 3.3** Align utility upsizing projects with anticipated growth in coordination with, funding permitted, roadway corridor projects across the planning horizon.

**► UTILITIES & INFRASTRUCTURE GOAL 4:
PROMOTE SUSTAINABLE BUILDING PRACTICES AND
REGULATIONS THAT PROTECT PUBLIC AND ENVIRONMENTAL
HEALTH.**

UI 4.1 Encourage the sustainable use of water resources and monitor appropriate regulation, as needed, to ensure adequate water in high-demand or low-supply situations.

UI 4.2 Review impervious surface requirements to incorporate efficient and green infrastructure alternatives.

UI 4.3 Promote low-impact landscaping and hardscape requirements to reduce stormwater impacts and enhance environmental performance.

UI 4.4 Meet , or exceed, minimum permit requirements for wastewater treatment and discharge.

The background image shows an industrial facility with several tall, cylindrical silos and a large, dark-colored building. A sign on the right side of the building reads "AgriBasics C". The image is faded and serves as a background for the title.

06

Future Land Use

Belgrade has maintained itself as one of the fastest-growing communities in Montana for the last 10 years. The City of Belgrade updated its Future Land Use Map (FLUM) in 2020 as part of the Growth Policy Update. Since then, there have been significant changes in land use, population growth, and regulatory changes like an update to the City's Zoning Code that have prompted City staff to revisit the FLUM. There were also sections within the Belgrade Planning Area that were left undesignated on the map, which leaves them subject to change/development unless an amendment to the map is made. It's time for an update to the Future Land Use Map to ensure that growth reflects the vision of the Belgrade community.

One of the core elements of land use planning is a future land use map. This map serves as a framework that illustrates desired locations for future growth as envisioned by elected officials, residents, and stakeholders. The future land use map then guides zoning regulations and informs development patterns and design standards aligned with a community's goals for orderly, efficient, and sustainable growth—both within city limits and throughout surrounding planning areas.

Effective planning does not always conform to strict municipal boundaries. Planning within the Belgrade Planning Jurisdiction considers conditions and opportunities both inside the incorporated city limits and within adjacent unincorporated areas. It is also important to identify areas outside current city boundaries that may require annexation as growth occurs

As development continues within the City of Belgrade, its impact will extend beyond the city limits into the surrounding planning area. Similarly, growth and land use changes occurring outside the city boundary influence conditions within the city itself. This reciprocal relationship between development inside and outside municipal boundaries reinforces the need for a high degree of coordination with Gallatin County on long-range planning. It also underscores the importance of establishing clear policy related to annexation and future city growth to promote orderly, efficient, and well-coordinated development, while emphasizing the value of encouraging infill development and appropriate upzoning in areas already served by infrastructure.

FUTURE LAND USE MAP


















The Future Land Use Map (FLUM) is a foundational component of the City of Belgrade Land Use Plan. Together with its associated classifications, the FLUM illustrates the long-term pattern, scale, and character of development envisioned by the community as Belgrade grows. The Future Land Use Map delineates appropriate locations for future uses and establishes the community's vision for the placement of housing, employment, social activities, and protection of natural areas. These designations guide new development and redevelopment, describing the typical mix of land uses and design characteristics that are desirable to create distinct areas of the city.

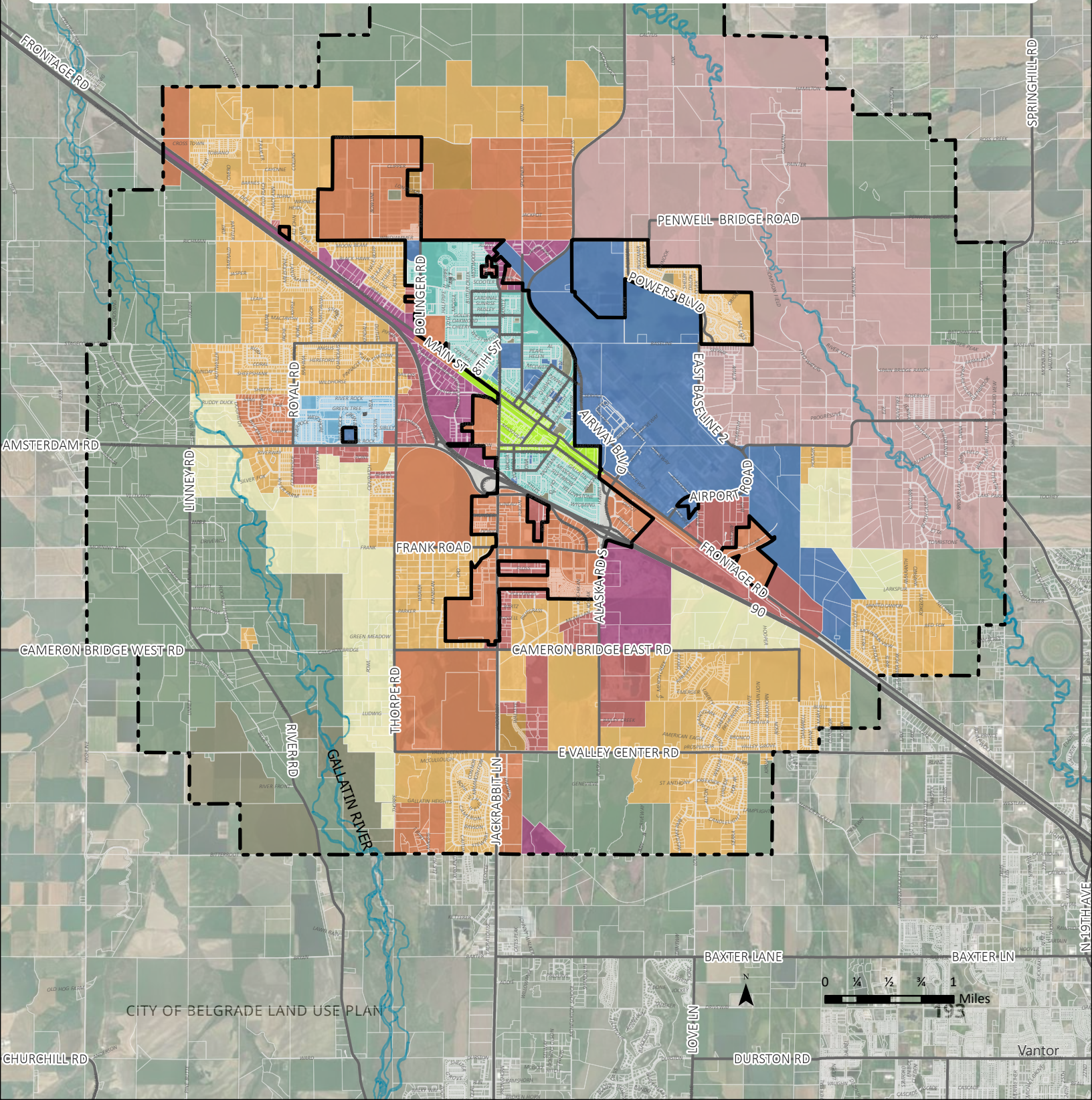
Future land use classifications describe the general character and intent of areas shown on the map. These classifications are advisory and non-regulatory and do not correspond to specific parcel boundaries. Rather, they are intended to guide landowners, developers, staff, and elected officials by promoting consistency in the location, type, and intensity of development over time. The FLUM serves as a policy tool to inform development review, zoning updates, and public investment decisions within the City and its Planning Jurisdiction.

Land outside the City limits but within the Planning Jurisdiction remains subject to Gallatin County's land use authority unless annexed into the City. Recognizing this context, the City considers long-term growth patterns, potential boundary expansion, and the facilities and services necessary to support future development in a coordinated and fiscally responsible manner.

The Land Use Plan reflects the City's long-range vision for appropriate land use as redevelopment or change occurs, including areas beyond current municipal boundaries. Development capacity and preferred growth patterns are coordinated with transportation, water, and wastewater systems to ensure development can be adequately served while maintaining the community character and managing the fiscal impacts of future expansion.

Legend

- | | | | |
|---|---|--|--|
|  City of Belgrade | FLUM Classifications |  East Gallatin |  Recreation, Open Space, and Conservation |
|  Belgrade Planning Jurisdiction |  Agriculture |  High Density |  River Rock |
|  Major Street Network |  Commercial |  Industrial |  Rural |
|  Roads |  Community |  Mixed Use |  Suburban |
| |  Downtown |  Public and Institutional | |



FUTURE LAND USE CLASSIFICATIONS

Future Land Use	Acres	Share
Agriculture	10852.06	25.1%
Commercial	1484.56	3.4%
Downtown	265.46	0.6%
East Gallatin	7366.55	17.0%
High Density	210.78	0.5%
Industrial	1071.46	2.5%
Mixed Use	5463.19	12.6%
Public and Institutional	2807.08	6.5%
Recreation, Open Space, and Conservation	1340.26	3.1%
River Rock	284.10	0.7%
Rural	2480.44	5.7%
Suburban	8424.95	19.5%
Community	1168.82	2.7%
	43219.70	100.0%

Future Land Use Classifications

Rural

This classification supports rural land uses existing on large-lot residential estates and farming/ranch applications, encompassing the City of Belgrade's lowest-density residential class. This classification supports mixed agricultural production and is intended to preserve agricultural uses with associated lands. Rural land area typically buffers agricultural and conservation uses, and suburban uses. Future non-residential development in these areas is unlikely, with use anticipated to remain consistent with the existing use. These areas are generally located well beyond the City's limits. A re-evaluation of density in these areas would require significant investment in utility infrastructure to serve them and would be a low-priority consideration for annexation into the City's municipal boundaries.

Applicable Zoning Districts:

- Rural,
- Neighborhood Residential

Agriculture

This classification describes Belgrade's agricultural areas for non-residential use, supporting farming, crop cultivation, and livestock production. These areas include, but are not limited to, arable land, pastureland, and meadowland dedicated to crop production and livestock rearing, and agricultural facilities. Agri-industrial and supporting uses are also considered appropriate when agricultural uses are the predominant program on a site. Small lot sizes are discouraged in agricultural areas.

Applicable Zoning Districts:

- Rural

Commercial

This classification supports activities that provide employment in existing retail centers, commercial business parks, or business zone districts. Commercial future uses may be oriented toward major transportation corridors and support medium-scale business facilities. New or improved facilities should provide convenient parking to meet vehicular demand. Large employment centers should consider pedestrian and non-vehicular options, as well as destination-based infrastructure, to support a variety of mobility options to and from commercial sites. Commercial use should be appropriate to the adjacent context. Commercial centers should maintain a strong urban character, walkability, site, and design guidelines

Applicable Zoning Districts:

- Commercial Corridor,
- Flex Employment

Suburban

This classification supports established and new family-oriented neighborhoods, as well as ancillary uses that reflect neighborhood services. A variety of housing typologies are encouraged across the medium-density housing range. Housing options in suburban areas should include a range of options, from single-family detached to multifamily to manufactured homes. Housing diversity is strongly encouraged to promote mixed communities that serve a variety of residents. Neighborhood-serving commercial, institutional, or community-centered uses are typically located in Suburban areas and are ideally integrated with civic and recreational facilities. Future development in these areas should remain close to retail and office uses and be supported by small-scale, neighborhood-serving commercial retail involving personal and professional Services. Ideal development in these areas should include strong pedestrian connections, multimodal transportation, and roadways that connect to the complete existing roadway system, where applicable. These areas should be linked to mixed-use or commercial corridors. Suburban areas should be compatible with the existing residential character. Future development in these areas should prioritize neighborhood connections to bridge infrastructure gaps, incorporate new facilities, and, where applicable, extend services to the city for annexation.

Applicable Zoning Districts:

- Neighborhood Residential,
- Residential Suburban,
- Mixed Residential

Public/Institutional

These areas are intended to be occupied by government buildings or facilities, civic-use spaces, schools, or by institutions that use such spaces, such as churches or non-profit organizations. All civic and public uses vary in density and height, depending on use. Public uses are envisioned to be accessible and convenient. Additionally, this classification includes Airport Use categories and includes the existing standards. Special considerations should be for airport use, including the Gallatin Field Airport Noise Contour. According to the Gallatin Field Airport Noise Land Use Study, areas within the noise contours that are not zoned by the County as non-development zones permit commercial development and very low-density residential development (1 unit/10 ac).

Applicable Zoning Districts:

- Educational and Institutional,
- Airport

Industrial

This classification envisions a variety of flexible applications and activities, including light industrial, fabrication, sand and gravel mining, and processing. Given flexibility, uses in these classifications should be tied to the most appropriate zoning district for the surrounding context and future goals. Key considerations for future development in these areas should include proximity to residential uses, innovative uses, and the need to buffer existing heavy-industrial uses. Additionally, any residential, commercial, or mixed-use development should consider the adjacent context on a site-by-site basis. Flexible and Industrial Innovation areas are encouraged to support transitions from suburban mixed uses. Mixed, live/work, and residential apartments in these are strong contentions, appealing, and well-designed, with urban streetscape and appropriate parking.

Applicable Zoning Districts:

- Industrial,
- Flex Employment,
- Innovation District

Mixed Use

Mixed-use areas comprise multiple uses, combined vertically or across one or more buildings, including residential, commercial, and/or public uses. These areas are intended to support and complement transportation corridors, be in proximity to areas of employment and activity, and may also buffer or serve as transitional zones between non-complementary adjacent uses. A desirable use mix should be considered by the applicable zone district and lot, taking into account site-specific opportunities or limitations. Higher densities in these areas should be supported by anticipated demand. Development should, where applicable, consider vertically integrated buildings with amenities such as retail, dining, and office space to serve nearby residential areas; ground-floor commercial uses with residential uses above.

Applicable Zoning Districts:

- Mixed Use,
- Commercial Corridor
- Community Living
- Master Planned Community

Recreation, Open Space, & Conservation

This classification is intended to preserve and/or permanently protect open space and designated lands for parks, trails, and recreational uses held in public or private ownership. Forests, wildlife refuges, State and federal-owned conservation land are also included in this classification. Future development and Building in these areas are discouraged unless for recreation facilities, access to natural areas, maintenance, or other appropriate uses. If development is considered, impacts on natural amenities, habitats, vegetation, soils, and other geological features should be evaluated with appropriate mitigation measures as required..

Applicable Zoning Districts:

Open Space and Parks

Community

This classification supports established and new neighborhoods that include a mix of residential uses and/or Neighborhood-serving retail, with convenient connections to and beyond commercial centers, Mixed-Use Areas, and downtown. These areas typically include well-integrated institutional uses, such as schools, churches, and community spaces, within a neighborhood context. Infill development is strongly encouraged and should be compatible with the existing scale of structure and architectural character. These areas should include a mix of neighborhood amenities and be surrounded by an adjacent area that accommodates established residences and/or commercial uses

Applicable Zoning Districts:

- Mixed Use,
- Mixed Residential,
- Community Living,
- Commercial Corridor
- Educational and Institutional

Recreation, Open Space, & Conservation

This classification is intended to preserve and/or permanently protect open space and designated lands for parks, trails, and recreational uses held in public or private ownership. Forests, wildlife refuges, State and federal-owned conservation land are also included in this classification. Future development and Building in these areas are discouraged unless for recreation facilities, access to natural areas, maintenance, or other appropriate uses. If development is considered, impacts on natural amenities, habitats, vegetation, soils, and other geological features should be evaluated with appropriate mitigation measures as required..

Applicable Zoning Districts:

- Open Space and Parks

Downtown

The classification supports and promotes a vibrant, lively community in the city core, with a variety of uses. These areas contain a mix of dense, historic uses, ranging from diverse housing types along secondary corridors to commercial uses along primary corridors. Downtown is intended to support the development of a dynamic, signature experience, Main Street, primarily in nearby corridors, including Broadway, Hoffman, Jackrabbit, and Madison Ave. Downtown should be accessible to all ages and abilities, connected, walkable, well-designed, and offer ground-floor activity. Parking, multimodal connections, and transit opportunities are considered. These support regular weekly activities and accommodate civic and special seasonal events. Development in these areas should prioritize vacant lots, infill, and redevelopment.

Applicable Zoning Districts:

- Downtown District

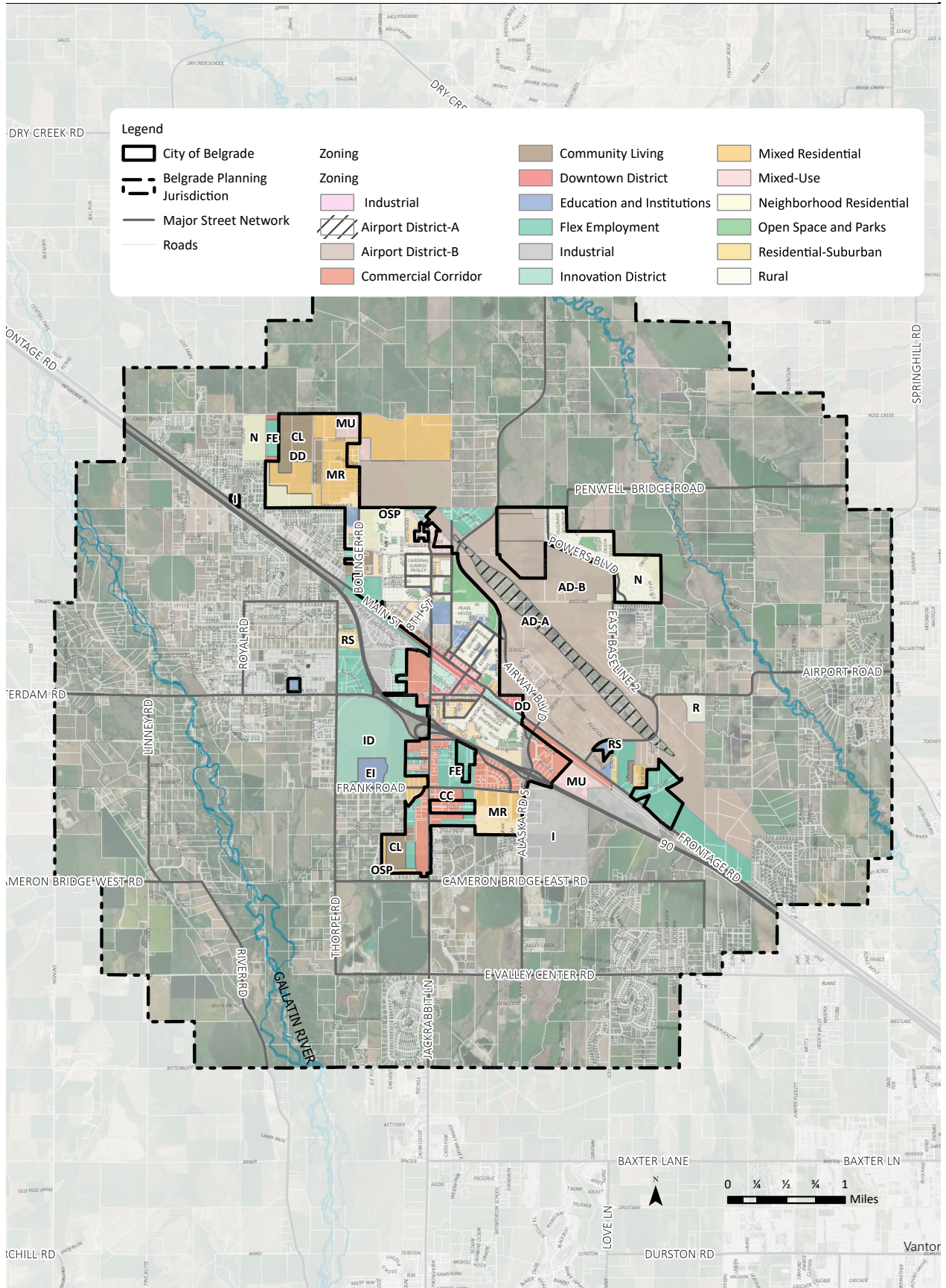
East Gallatin District

Refer to East Gallatin Zoning Regulations for typical uses, character, and considerations.

River Rock Zoning District

Refer to River Rock Zoning Regulation for typical uses, character, and considerations.

Figure 71: Zoning Map



ZONING MAP

Table 18: Zoning Classifications

Zone	City of Belgrade Zone Districts	Land Use	Acres, by Zone	% of City Zoning
AD-A	Airport District-A	Airport	293.2	3.2%
AD-B	Airport District-B	Airport	2659.2	29.0%
CC	Commercial Corridor	Commercial	579.8	6.3%
CL	Community Living	Residential	414.7	4.5%
DD	Downtown District	Commercial	161.9	1.8%
EI	Education and Institutions	Public	207.8	2.3%
FE	Flex Employment	Business	896.2	9.8%
I	Industrial	Manufacturing/ Industrial	742.0	8.1%
ID	Innovation District	Mixed	541.3	5.9%
MR	Mixed Residential	Residential	1087.6	11.9%
MU	Mixed-Use	Mixed	196.7	2.1%
N	Neighborhood Residential	Residential	1136.8	12.4%
OSP	Open Space and Parks	Public	173.2	1.9%
R	Rural	Airport	40.0	0.4%•
RS	Residential-Suburban	Residential	47.4	0.5%
		Total	9178.0	



07

Administration & Implementation

MONTANA AND LAND USE PLANNING ACT COMPLIANCE

The Montana Land Use Planning Act aims to align all regulatory documents with a coordinated planning process that integrates public participation, existing conditions, future land use, and zoning considerations. This framework is intended to guide the orderly implementation and long term development of the community. It also plays a critical role in streamlining development activities and shaping sustainable growth patterns for the future of Belgrade. Under this legislation, both zoning ordinances and subdivision regulations must be consistent with the findings and recommendations of this planning effort.

In 2023, the City of Belgrade amended its zoning ordinance to support new and comprehensive zoning strategies that accommodate future growth across residential, commercial, special use, and industrial districts. One of the most significant outcomes of this effort was the creation of Mixed Residential and Downtown Design Districts, which introduced opportunities for increased density in areas of the community that have historically experienced the greatest levels of growth.

SUBDIVISION REGULATION COMPLIANCE

In alignment with the Montana Land Use Planning Act, the city and project team conducted a comprehensive analysis of Belgrade's current zoning ordinance, supported by the findings presented throughout this document. This review is focused on advancing one of the community's primary goals: enabling the development of additional housing opportunities across Belgrade. The Act requires municipalities to adopt at least five of the fourteen housing strategies identified in the legislation.

The City of Belgrade's zoning ordinance, adopted in 2023, currently meets six of these fourteen recommendations, positioning the community to better support a diverse and sustainable housing supply. This recognition that only fully complies with the act but also points to a broader goal for the city and the community abroad to accommodate housing demands that have been shown throughout the decade and set the city on course to appropriately prepare for its continued growth. The following strategies can be found throughout the city of Belgrade zoning ordinance:

allow, as a permitted use, for at least a duplex where a single-unit dwelling is permitted;

eliminate impact fees for accessory dwelling units or developments that include multi-unit dwellings or reduce the fees by at least 25%;

allow, as a permitted use, for at least one internal or detached accessory dwelling unit on a lot with a single-unit dwelling occupied as a primary residence;

eliminate aesthetic, material, shape, bulk, size, floor area, and other massing requirements for multi-unit dwellings or mixed-use developments or remove at least half of those requirements;

increase building height limits for dwelling units by at least 25%;

allow multi-unit dwellings or mixed-use development as a permitted use on all lots where office, retail, or commercial are primary permitted uses; or

ADOPTION OR AMENDMENT OF THE LAND USE PLAN AND FUTURE LAND USE MAP

Section 76-25-201, MCA, establishes the authority to propose amendments to the land use plan and future land use map and prescribes the analysis and procedural requirements that must be completed prior to the adoption of, or action on, any such amendment.

Amendments to the Land Use Plan or changes to the Future Land Use Map may be considered, subject to the authority and procedural requirements of Section 76-25-201, MCA under the following circumstances:

Statutory Review Requirements

In accordance with Title 76, Montana Code Annotated (MCA), the City shall regularly evaluate the Land Use Plan and related regulatory documents. At a minimum, this evaluation shall occur every five (5) years, as outlined in the Montana Land Use Planning Act.

Coordinated Land Use Plan or Growth Policy

Adoption of multi-jurisdictional or regional planning efforts that affect the City of Belgrade

Advanced Population Changes

Substantial changes in population trends, particularly when population growth exceeds adopted projections. If a five-year population threshold is reached ahead of schedule, the City should evaluate whether land use assumptions and policies remain appropriate.

Environmental or Physical Changes

Significant changes to environmental or physical conditions, including but not limited to: Natural resource constraints, Wildlife habitat, Hydrology or floodplain conditions, and/or Hazard areas or corridors

Adoption Or Update Of Related Planning Documents

The adoption or substantial update of related planning document may be warrant or amendment to the Land Use Plan. Related documents master plans, sub area plans, transportation plans, water, wastewater, or stormwater utility plans, or other infrastructure-related plans or studies

INTERIM PLANNING COMMISSION

An Interim Planning Commission for the City of Belgrade was authorized under Section 76-25-104 MCA and City of Belgrade Resolution 2025-19., was established July 21, 2025. The Interim Planning Commission shall have the duties and responsibilities set forth below until such time as the MLUPA has been fully implemented by the City of Belgrade and a permanent Planning Commission is created,

Interim Planning Commission Composition and Initial Appointment

The Interim Planning Commission shall consist of three (3) members previously appointed by the City Council to the Belgrade City-County Planning Board who are residents of the City of Belgrade. If an eligible member from the City-County Planning Board is unable or unwilling to serve, then applications will be sought pursuant to Article 7.5 of the Belgrade City Council-Rules of Procedure.

Terms

The initial members appointed in accordance with this Resolution shall initially serve from the first meeting of the Commission after confirmation of their willingness to serve until:

- 1) May 17, 2026,
- 2) the creation of the permanent Planning Commission, or
- 3) until their successors are otherwise appointed and qualified, whichever occurs first

The Interim Planning Commission shall review and make recommendations to the City Council regarding development, amendment, review, adoption, and approval or denial of the following documents:

1. Develop the Land Use Plan and Future Land Use Map as provided in Title 76, Chapter 25, Part 2. This includes acting as Steering Committee for the development of the Land Use Plan and Future Land Use Map;
2. Changes to the zoning regulations and zoning map as provided in Title 76, Chapter 25, Part 3;
3. Changes to the subdivision regulations as provided in Title 76, Chapter 25, Part ;and
4. Any other legislative Land Use Planning document the City Council designates as part of the initial development of the Land Use Plan and Future Land Use Map.

Board Consolidation

Pursuant to the Montana Land Use Planning Act, the Planning Commission is authorized to review subdivisions and development proposals for consistency with the goals, policies, and maps of this Plan, as well as with adopted zoning and subdivision regulations.

As part of implementation of this Plan, the City's existing planning boards shall be consolidated, and future development and subdivision reviews shall be conducted through the Planning Commission. Accordingly, following adoption of this Plan, the Board of Adjustment and the City-County Planning Board shall be dissolved, and their applicable responsibilities reassigned in accordance with state law. planning board, will be dissolved.

ADOPTING AND AMENDMENTS TO SUBDIVISION REGULATIONS

The City of Belgrade will follow the following procedures when considering amendments to the Subdivision Regulation as outlined in 76-25-304, MCA.

(1) (a) The governing body shall adopt or amend subdivision regulations only after consideration by and on the recommendation of the planning commission.

- (b) An amendment to adopted subdivision regulations may be initiated:
- (i) by majority vote of the governing body;
 - (ii) on petition of at least 15% of the electors of the local government jurisdiction to which the regulations apply, as registered at the last general election; or
 - (iii) by a property owner, as related to an application for any zoning, subdivision, or other land use permit or approval.

(2) Prior to making a recommendation to the governing body to adopt or amend subdivision regulations, the PI Planning Commission must first:

- (a) provide public notice and participation in accordance with 76-25-106;
- (b) accept, consider, and respond to public comment on the proposed subdivision regulation or amendment to a subdivision regulation. All public comment must be part of the administrative record transmitted to the governing body.
- (c) make a preliminary determination as to whether the subdivision regulation or amendment to a subdivision regulation is in substantial compliance with the land use plan and zoning regulations, including whether the regulation or amendment:

- (i) enables the development of projected needed housing types identified in the land use plan and zoning regulations;
- (ii) reflects applicable strategies from the land use plan and zoning regulations to encourage the development of housing within the jurisdiction;
- (iii) facilitates the adequate provision of public safety, emergency, utility, transportation, education, and any other local facilities or services for proposed development, as identified in the land use plan and zoning regulations;
- (iv) reflects standards that provide for existing, new, or expanding commercial, industrial, and institutional enterprises identified in the land use plan and zoning regulations for economic growth;
- (v) protects and maximizes the potential use of natural resources within the area, as identified in the land use plan and zoning regulations;
- (vi) contains standards that minimize or avoid impacts to the natural environment within the area, as identified in the land use plan and zoning regulations; and
- (vii) contains standards that avoid or minimize dangers associated with natural hazards in the jurisdiction, as identified in the land use plan and zoning regulations; and

(d) preliminarily determine whether the proposed subdivision regulation or amendment to a subdivision regulation results in new or increased potential impacts to or from local facilities, services, natural resources, natural environment, or natural hazards from those previously described and analyzed in the assessments conducted for the land use plan and zoning regulations.

(3) If the planning commission finds new or increased potential impacts from the proposed regulation or amendment to a regulation pursuant to subsection (2)(d), the local government shall collect additional data and conduct additional analysis necessary to provide the planning commission and the public with the opportunity, pursuant to 76-25-106, to comment on and consider all potential impacts resulting from adoption of the subdivision regulation or amendment to a subdivision regulation.

(4) After meeting the requirements of subsection (2), the planning commission shall make a final recommendation to the governing body to approve, modify, or reject the proposed subdivision regulation or amendment to a subdivision regulation.

(5) (a) The governing body shall consider each subdivision regulation or amendment to a subdivision regulation that the planning commission recommends to the governing body.

(b) After providing public notice and participation in accordance with 76-25-106, the governing body may adopt, adopt with revisions that the governing body considers appropriate, or reject the subdivision regulation or amendment to a

subdivision regulation as proposed by the planning commission.

(c) The governing body may not adopt or amend a subdivision regulation unless the governing body finds:

(i) the subdivision regulation or amendment to a subdivision regulation is in substantial compliance with the land use plan and zoning regulations; and

(ii) the impacts resulting from development in substantial compliance with the proposed subdivision regulation or amendment to a subdivision regulation have been made available for public review and comment, which have been fully considered by the governing body.

(6) After the subdivision regulation or amendment to a subdivision regulation has been adopted by the governing body, there is a presumption that:

(a) all subdivisions in substantial compliance with the adopted regulation or amendment are in substantial compliance with the land use plan and zoning regulations; and

(b) the public has been provided a meaningful opportunity to participate

LAND USE PLAN ACTION STEPS

The following action steps matrix was created using the recommendations identified in this Land Use Plan. The City of Belgrade can use the matrix to ensure that plan recommendations are completed. The matrix is divided into plan Themes and identifies action items, key tasks, time frames, responsible departments and offices; and, if applicable, identifies preliminary budget implications

The priority time frames listed throughout these actions items are s followed:

- High (0 to 3 years following adoption)
- Medium (3 to 6 years following adoption)
- Low (6 + 10 years following adoption)
- Annual/Ongoing

Not all ideas identified through this planning effort fall directly within the Land Use Plan. Over time, like this document itself, will evolve and grow alongside some goals the community. The actions below are not intended to be restricted within a specific time window, but rather to prioritize and advance them by providing a practical, measurable step toward project implementation.

Some actions are already underway, while others will be developed in time as funding becomes available and collaboration across City departments and community partners progresses. These actions do, however, reflect a first step toward advancing priorities from the Land Use Plan.

GOAL	ACTION	RESPONSIBILITY	PRIORITY
C1: Establish Downtown as the Community's Vibrant Civic, Cultural, and Commercial Center			
1.1. Promote community-wide programming and seasonal events by partnering with local organizations to enhance tourism and expand your-round activation.	Develop and Special Use Permit and event policy to accommodate larger and temporary events. The would consider include events that require street closures, extended hours, and/or expanded event footprint.	Community & Economic Development, Public Work	Medium
C2: Establish Downtown as a distinct and memorable destination			
2.2. Minimize the visual clutter in the public realm through Downtown streetscape improvement, burying utility lines, screening utility boxes, and expanding sidewalks, to enhance the public realm.	Establish aesthetic standards for streetscape elements and incorporate changes into future projects	Public Works	Low
C3: Support a well-designed, interconnected, and walkable urban core			
C3: Support a well-designed, interconnected, and walkable urban core	Update design standards to focus on "complete streets" approach, with emphasis on urban core.	Public Works	High
3.2. Encourage redevelopment of the Belgrade Urban Renewal District that enhances the Urban Core and long-range community goals.	Develop an incentive program and/or a prioritized permit review process to encourage infill development and Urban Renewal projects in areas identified by the Community and Economic Development (CED) Department, based on community-defined priorities.	Community & Economic Development	Medium
C4: Foster an educated and engaged community on planning and land use decisions			
4.4. Develop and implement inclusive communication strategies to broadly share public information, including accommodations for multilingual, underrepresented, and disabled communities.	Create a policy for translation and accommodation services for public documents.	Human Resources and Internal Services	High
6.1. Collaborate with public safety and emergency service providers, including the Belgrade Police Department, Gallatin County Emergency Management, Central Valley Fire District, and regional emergency response agencies to ensure service delivery keeps pace with population growth and community needs.	Continue to participate in public safety and emergency service advisory committees and to engage these stakeholders when the City pursues new or updated planning efforts.	Community & Economic Development, Public Works	High

GOAL	ACTION	RESPONSIBILITY	PRIORITY
ED 4: Support an economic ecosystem that strengthens the local agricultural community			
4.1. Encourage agricultural-based education, programming, and events that support Belgrade's market production economy, including farmers' markets and community agriculture initiatives.		Parks and Recreation	Ongoing

GOAL	ACTION	RESPONSIBILITY	PRIORITY
LUH 2: Encourage complete neighborhoods that provide a healthy mix of complementary uses and			
2.4. Support the implementation of the Belgrade Parks, Trails, and Recreation District Master Plan that align and enhance recreation facilities and amenities.	Prioritize the Mayfair Meadows Bike Park project and Aquatics and Recreation Center project from the Parks, Trails, and Recreation District Master Plan and advance the projects toward design and funding.	Parks & Recreation	Low

GOAL	ACTION	RESPONSIBILITY	PRIORITY
M 1: Enhance the connectivity and efficiency of Belgrade’s transportation system			
1.1. Advance street and roadway design standards that prioritize high-quality active transportation facilities and reflect best practices identified in the 2020 Downtown Design Plan, 2025 Belgrade Safety Action Plan, and other planning documents.		Public Works	High
M 2: Expand safe, accessible, and creative mobility options for all users			
2.2. Provide multimodal alternatives that serve users of all ages and abilities, with special emphasis on Downtown.	Expand trail connection requirements within the development review process to ensure that new development located near parks, open spaces, and existing trails provides direct, safe, and connected trail linkages that strengthen the overall parks and trails network.	Parks & Recreation, Public Works	Medium
M 4: Prioritize safety in all aspects of transportation planning and engineering			
4.1. Reduce the frequency and severity of fatal and injury crashes within Belgrade through strategic safety improvements.	Develop and implement a Belgrade ICE policy for new infrastructure projects.	Public Works	Medium
4.2. Establish an Intersection Control Evaluation (ICE) policy, that aligns with MDT requirements, to require analysis of intersection control alternatives during project development.	Develop an incentive program and/or a prioritized permit review process to encourage infill development and Urban Renewal projects in areas identified by the Community and Economic Development (CED) Department, based on community-defined priorities.	Community & Economic Development	Medium
4.3. Implement traffic-calming measures and/or enhanced pedestrian crossings in warranted locations.	Implement an ongoing City-wide traffic calming program that proactively identifies areas of need and constructs appropriate infrastructure to address them.	Public Works	Medium

GOAL	ACTION	RESPONSIBILITY	PRIORITY
4.5. Explore a Safe Routes to School program that connects neighborhoods to schools and parks and provides community education on safe travel	Prioritize Safe Routes to School construction projects and pair them with an education program, in cooperation with BSD44.	Public Works	Low
M 5: Invest in Multimodal Projects that Strengthen Downtown as a Mobility Hub			
5.1. Establish a quiet railroad crossing at Downtown at-grade crossings, particularly at South Broadway and Main Street.	Incorporate necessary quiet crossing features into the Belgrade Intersection Improvements project to prepare the South Broadway crossing for a future quiet crossing after construction of the Belgrade Urban project.	Public Works	Medium
5.2. Work with regional bus and transit providers to expand transit stops and service in underserved areas of the city and to key destinations.	Incorporate designated transit stops and related features into private and public infrastructure projects.	Public Works	Medium
M 6: Pursue regional coordination with MDT, Metropolitan Planning Organization (MPO), City of Bozeman, and Gallatin County to ensure coordinated connectivity on regionally significant projects			
6.5 Work collaboratively with MDT to explore opportunities for alternative freight routing heavy-vehicle traffic in Downtown, while maintaining regional access and economic function	Identify and sign alternate trucking routes. Consider an education campaign to promote use of alternate trucking routes.	Public Works	Medium

GOAL	ACTION	RESPONSIBILITY	PRIORITY
RNR 1: Maintain and enhance high-quality parks, recreation, and family-oriented programming			
1.3. Maintain open space requirements in subdivision regulations to ensure adequate recreational and natural areas are preserved as growth occurs.	Expand open space and parkland design standards for new development	Parks and Recreation	High
RNR 2: Promote Belgrade as a sports hub by supporting multi-sport leagues, tournaments, and community events at the Belgrade Sports Complex and other public facilities.			
2.2. Improve and expand amenities at the Belgrade Youth Sports Complex to support sports programs and attract regional sporting events.	Expand trail connection requirements within the development review process to ensure that new development located near parks, open spaces, and existing trails provides direct, safe, and connected trail linkages that strengthen the overall parks and trails network.	Belgrade School District	Ongoing
RNR 3: Preserve natural resources, open spaces, and environmental assets			
3.2. Explore alternative uses for surface and irrigation water rights, when transferred during development review, where consistent with water rights, operations, and community goals.	Adopt a policy for the transfers and conversions of acquired water rights and agricultural ditch shares.	Public Works	High
RNR 4: Improve Belgrade's urban forest to create healthy, mature, and equitably distributed tree canopies that enhance resilience, public safety, and quality of life during extreme heat, drought, flooding, and wildfire.			
4.1. Develop an Urban Forestry Strategic Plan and Assessment to establish a baseline for healthy and resilient urban forest. and guide long-term management, planting, and maintenance.	Develop an incentive program and/or a prioritized permit review process to encourage infill development and Urban Renewal projects in areas identified by the Community and Economic Development (CED) Department, based on community-defined priorities.	Parks, Public Works	Ongoing
RNR 6: Promote Sustainable Building Practices That Support Public and Environmental Health			
6.1. Consider expanding green infrastructure and permeable surface requirements across zoning districts to encourage sustainable water management and filtration.	As part of MS4 requirements, promote (and incentivize?) green infrastructure and sustainable stormwater management designs.	As part of MS4 requirements, promote (and incentivize?) green infrastructure and sustainable stormwater management designs.	Medium
6.2. Establish sustainability goals for City-owned facilities to include recycling, energy and water usage		Internal Services, Public Works	Low

GOAL	ACTION	RESPONSIBILITY	PRIORITY
UI 2: Align municipal expansion with long-term transportation, water, and sewer strategies			
2.1. Develop a Utility Service Boundary to guide annexation decisions and ensure the sustainable and fiscally responsible expansion of city services.	Create a Utility Service Boundary that effectively integrates land use planning with long-term strategies for transportation infrastructure and water and sewer services.	Public Works	Medium
2.2. Update development regulations to reflect long-term land use, transportation, water, sewer, and stormwater infrastructure strategies as new data, studies, and plans are completed		Public Works	High
UI 3: Ensure rational and sustainable expansion of urban infrastructure to support new development			
3.1. Encourage development aligned with long-range wastewater, sewer, and stormwater planning goals to ensure efficient and sustainable service delivery.	Propose a stormwater utility to fund compliance, maintenance operations, and capital improvements.	Public Works	High
3.2. Consider establishing a water and sewer working group that includes representatives from all water and sewer districts and public systems within the planning area to coordinate infrastructure planning.		Public Works	Low
UI 4: Promote sustainable building practices and regulations that protect public and environmental health			
4.1. Encourage the sustainable use of water resources and monitor appropriate regulation, as needed, to ensure adequate water in high-demand or low-supply situations.	Promote water conservation measures, education, etc. and institute seasonal water use restrictions when appropriate.	Public Works	Medium
4.2. Review impervious surface requirements to incorporate efficient and green infrastructure alternatives.	As part of MS4 requirements, promote green infrastructure and sustainable stormwater management designs	Community & Economic Development, Public Works	Low
4.3. Promote low-impact landscaping and hardscape requirements to reduce stormwater impacts and enhance environmental performance.		Community & Economic Development, Public Works	Low
4.4 Meet , or exceed, minimum permit requirements for wastewater treatment and discharge.		Public Works	Medium



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Appendix

A. LAND USE PLAN ENGAGEMENT SUMMARY


B. POPULATION PROJECTIONS



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