



80 ACRES PLANNING UPDATE

TOWN OF WEST YELLOWSTONE, MT 05/06/2024





DISCUSSION OUTLINE

- Review of previous 80-acre planning work.
- Wastewater Treatment Plant construction schedule.
- Zoning Code update.
- Housing Coalition updates.
- Housing Strategy and community education workshops.
- Funding.

TIMELINE OF PAST IMPORTANT DATES



TIMELINE OF PAST IMPORTANT DATES

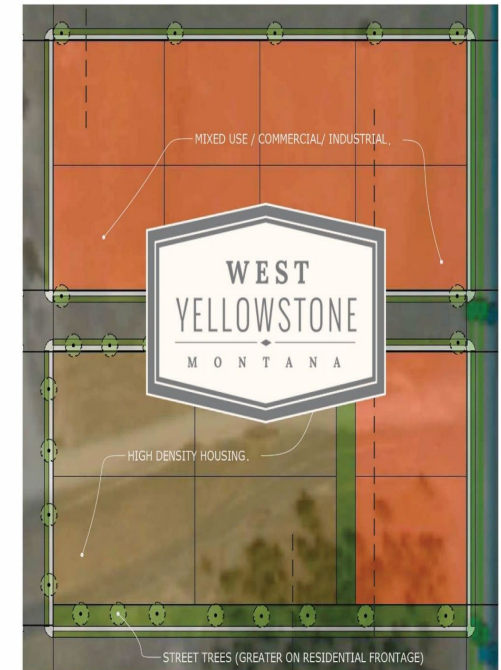


PAST STUDIES AND PUBLIC PARTICIPATION (FRAMEWORK)

- *Exploratory Smart Growth Plan*. 2016 by West Yellowstone EDC.
 - ✓ 3 public focus groups- 64 community members participated
 - ✓ Top 3 topics 1. Housing 2. P&Z concerns 3. Water and Sewer Infrastructure
 - ✓ 10 Outcomes identified
 - ✓ Outlined affordable housing strategies and actions
- **West Yellowstone Growth Policy Update 2017**
 - ✓ Long Range Community Plan
 - ✓ required by state law – MCA 76-1-601.
 - ✓ Outlined a number of key issues and implementation strategies including housing, water and sewer issues, town appearance, and development of the 80 acres.
 - ✓ Series of Public Meetings in 2016 and 2017

PAST STUDIES AND PUBLIC PARTICIPATION (FRAMEWORK)

- ***80 Acre Expansion Planning Report.*** 2019 by Think Tank Design Group.
 - ✓ Outlines potential development options for the 80 acres.
 - ✓ Discusses site development strategies and framework
 - ✓ Town of West Yellowstone’s “Playbook” for development of the 80 acres
 - ✓ Public meeting and comments gathered on October 8, 2018.
 - ✓ Plan officially adopted by the Town of West Yellowstone on August 17, 2021.
- * **West Yellowstone Gateway Study.** 2019 by Fehr-Peers.



80 ACRES PLAN

- Prioritize Residential Use
 - ✓ Higher Density Residential Uses
 - ✓ Provide for a variety of residential types
 - ✓ Trail Easements

- Provide Opportunities for Strengthening Local Economy
 - ✓ Light/Craft industrial
 - ✓ Mixed Use Development
 - ✓ Highest and Best Uses

- Entryway Commercial that highlights Town spirit and character
 - ✓ Open Space and Greenspace
 - ✓ Creating a defined entry into the Town

- Plan for future needs of the Town
 - ✓ Keep a portion of the 80 ac. Available for infrastructure/institutional
 - ✓ Ideas for Potential to Relocate Public Services
 - ✓ Other financial/development strategies



80 ACRES PLAN

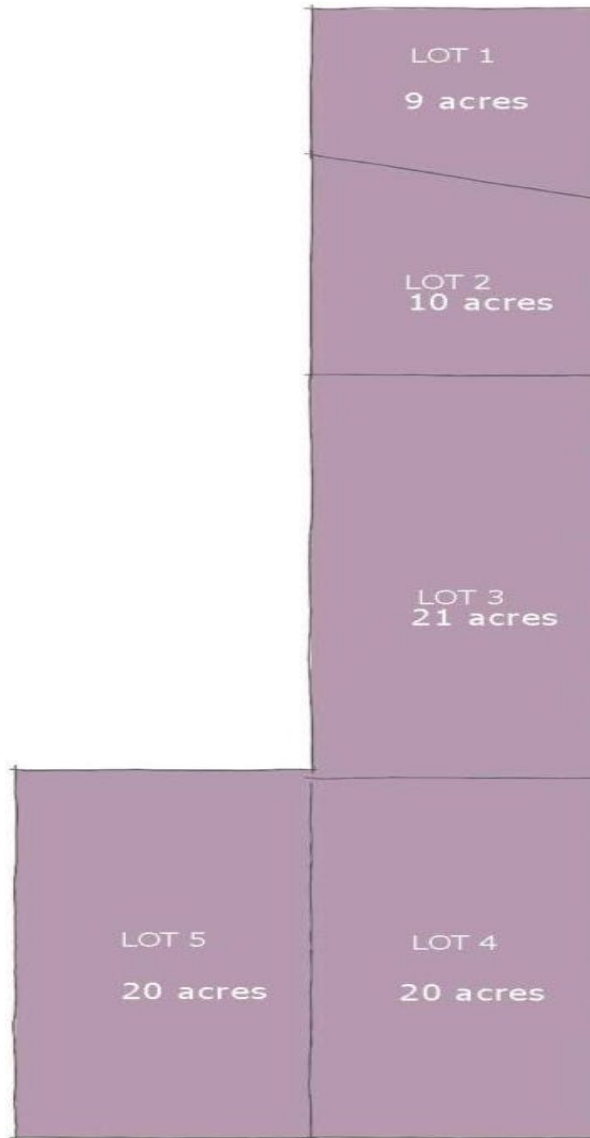
Site Development Strategies

Initial Minor Subdivision (5 lots)

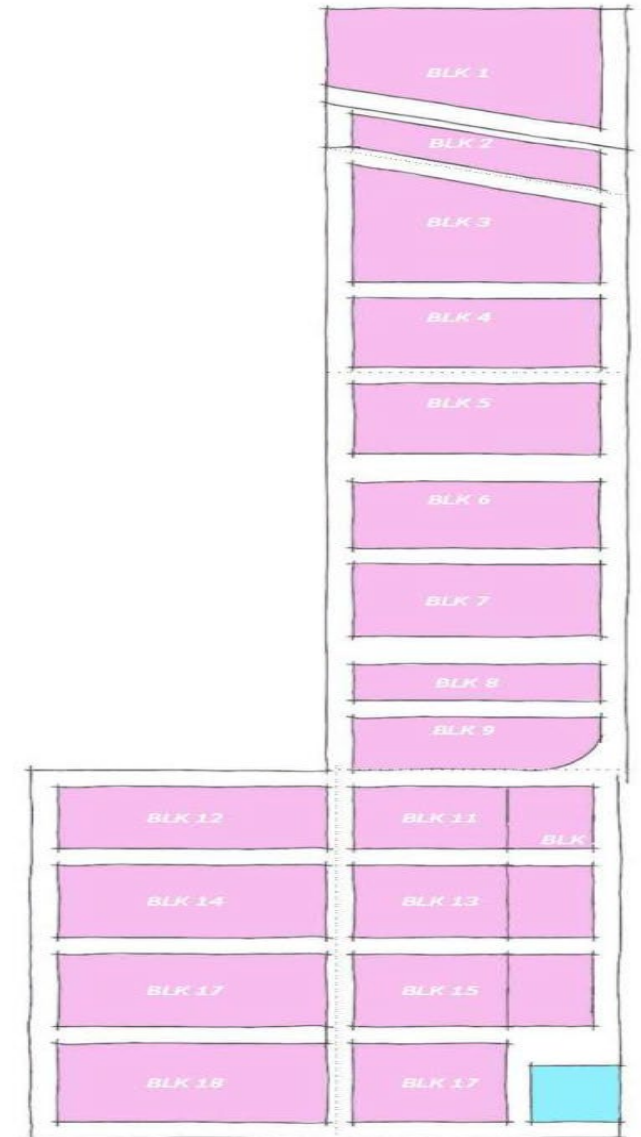
- ✓ Allows phasing of development/costs
- ✓ Phased infrastructure costs
- ✓ Allows for flexible development
- ✓ Public/Private Partnerships
- ✓ Town can control development and place restrictions as necessary

Future Block Subdivision

- ✓ Can sell/transfer parcels for future subdivision
- ✓ Minor Subdivision
- ✓ Town Retains control/pace of development



INITIAL 5 LOT MINOR SUBDIVISION



FUTURE BLOCK SUBDIVISION

WHERE DO WE GO FROM HERE?

- Wastewater Treatment Plant Schedule
- Zoning Code Update/Zoning Map
- Housing Coalition Work
- Community Engagement and Education
- Town Funding Options



1. WASTEWATER TREATMENT PLANT SCHEDULE

- Upfront Fall River Electric underground power work – May 13 to End of May (dependent on Change Order approval)
- RSCI Notice to Proceed (NTP) – 1st or 2nd week of June (dependent on completion of underground power work)
- Summer/Fall of 2024 – majority of concrete work for the project
- 3-month winter 24/25 shutdown
- Spring of 2025 (after winter shutdown) – finish concrete and install Aeromod equipment, all remaining work until finished
- No proposed 25/26 winter shutdown
- Project Completion – March 2026 (based on 548 allowed contractual days)

2. ZONING CODE UPDATE

- Planning Board Draft Review 5/23/2024
- Planning Board Final Review- 6/2024
- Public Hearing- 7/2024
- Final Town Council Adoption 7/2024
- Zoning Map Update- Fall 2024
 - The zoning designation should be determined in conjunction with the Growth policy recommendations and a development plan for the 80 acres.
 - Zoning Districts can be amended in the future if development conditions or Town priorities change.
 - § 76-2-304(3), MCA: Public hearing on the proposed zoning designation with 15 days' notice.

3. HOUSING COALITION WORK



- ✓ Housing (Affordable Housing) listed as the top priority in Smart Growth and Think Tank Plans.
- ✓ West Yellowstone Housing Coalition
- ✓ Housing Strategy Group
- ✓ Regional Housing Coalition

WEST YELLOWSTONE HOUSING COALITION

- Meets every other month

Goal is to work to identify partnerships and funding to address short and long-term housing solutions for:

- a. Professional Workforce Housing
 - b. Seasonal Workforce Housing
 - c. Low-income housing
- West Yellowstone Foundation secured a \$25,000 Grant from the Montana Healthcare Foundation to update the West Yellowstone Housing Needs Assessment and Housing Strategy with the assistance of HRDC.



WEST YELLOWSTONE HOUSING COALITION

- Housing needs assessment complete in Fall 2023.
- Compilation of local data related to housing.
- Guiding document to develop a local housing strategy.
- Housing Strategy Group began meeting in February 2024, facilitated by HRDC.
- Draft Document to be reviewed in June 2024, with public engagement to follow.
- Housing Strategy to be completed later this summer with the goal of being added into the Towns Growth Policy as best practices.
- Housing needs assessment and Housing strategy may lead to access for future affordable housing funding.

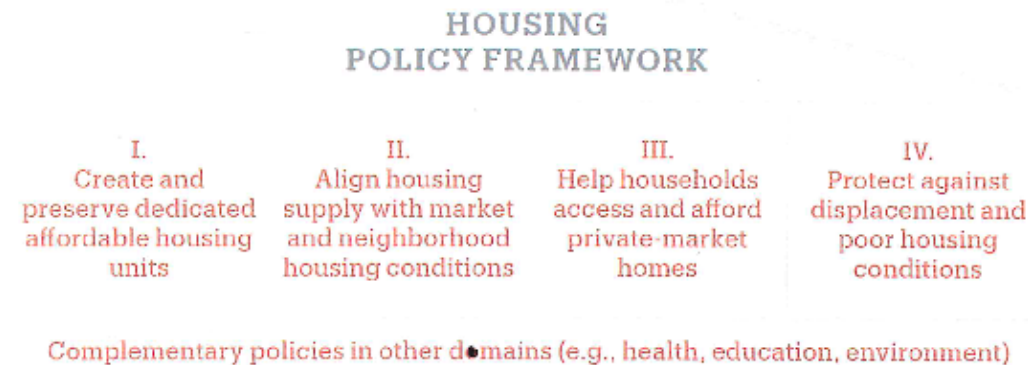


WEST YELLOWSTONE HOUSING COALITION

Housing Strategy Guiding Principles:

1. Housing should be safe, clean, modern, secure, attainable, and predictable with diverse options for short-term and long-term residents.
2. The existing housing stock needs to be preserved and affordable for folks who want to live and invest in West Yellowstone.
3. Community engagement, education, and buy-in are critical to changing the current housing momentum in West Yellowstone.

Identify policy tools to meet local needs



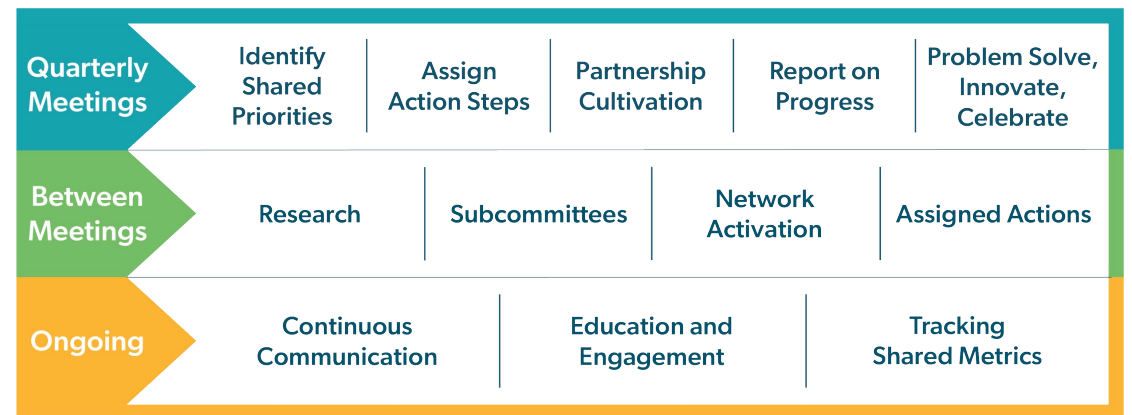
Source: <https://www.localhousingsolutions.org/act>

GALLATIN COUNTY REGIONAL HOUSING COALITION (ONE VALLEY FOUNDATION)

- ✓ Established in January 2023.
- ✓ 25 Entities from across Gallatin Co. represented.
- ✓ Work groups established in early 2024 to address 3 targeted issues; Unhoused to Housed, Permanently Affordable Housing, and Communications.
- ✓ Meetings include an educational deep dive into a variety of housing topics or targeted issues in each host community.
- ✓ Work of RHC supplements and supports initiatives and groups working on housing in West.

Mission

The Regional Housing Coalition (RHC) informs community members, coordinates diverse partners and resources, and catalyzes solutions to address housing stability and attainability in Gallatin County.





4. AFFORDABLE HOUSING TOOLS AND STRATEGIES WORKSHOPS

- Series of 3-4 facilitated community discussions/feedback sessions.
- Meetings to be hosted in Fall/Winter 2024/25.
- Discuss, educate, and inform community on the most effective strategies and tools available for affordable housing in West Yellowstone.
- Identify future open space and park needs in the 80 acres.
- Get community feedback on the best available options and match with identified needs.
- Create a strategy and plan to ensure that we are providing the best housing options to alleviate current housing and affordability issues.

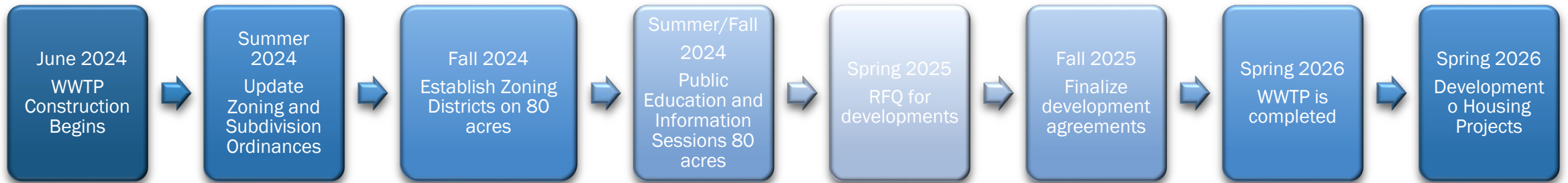
5. FUNDING SOURCES

Current CIP Funding:

- \$300,000 Annual set aside for Sewer Infrastructure for 80 acres.
- Current balance is approximately \$2,000,000.
- Consider additional funding in FY25 (approx. \$100,000) for architect/survey/engineer fees for subdivision design.
- Grants possible for infrastructure, recreation, tree removal/fire mitigation.
- Outside Agencies (partnership developments).
- Private Partnerships.
- Need to consider identifying additional funding sources for Public Service Relocation, Park and Trail Development, Streets, and other infrastructure.
- Ongoing funding should be identified and programmed into the CIP.

TIMELINE OF FUTURE IMPORTANT DATES

TIME TO IMPLEMENT!



RESOURCES AND MORE INFORMATION

- <https://www.westyellowstonefoundation.org/westyellowstonehousingcoalition>
- <https://www.onevalley.org/regionalhousing>
- <https://thehrdc.org/housing/affordable-housing/>
- <https://trustmontana.org/>
- <https://www.nwmt.org/>
- <https://localhousingsolutions.org/>

QUESTIONS, COMMENTS OR FEEDBACK!

DAN WALKER
TOWN MANAGER
PO BOX 1570
440 YELLOWSTONE AVENUE
WEST YELLOWSTONE, MT 59758
PHONE: 406-646-7795
EMAIL: DWALKER@TOWNOFWESTYELLOWSTONE.COM

