

AGENDA

BELGRADE INTERIM PLANNING COMMISSION

COMMUNITY ROOM

205 E Main Street, Belgrade, MT. 59714

March 30, 2026, 6 pm

This meeting is open to the public and may be attended in person or viewed online via the city's video platform.

<https://www.belgrademt.gov/357/Watch-Live-Meetings>

Please note that this meeting is being recorded. By joining the meeting session, you are consenting to such recording. Factors such as personal device compatibility, bandwidth, or cell signal is the responsibility of the attendee and cannot be controlled by the City of Belgrade.

1. CALL TO ORDER

*** PLEDGE

*** ROLL CALL

2. APPROVAL OF AGENDA

3. MEETING MINUTES

3.1. Interim Planning Commission Jan 26, 2026 Minutes

Documents:

[IPC JAN 26, 2026 MINUTES.PDF](#)

4. PUBLIC COMMENT PERIOD

Before starting your comments, please state your name and address in an audible tone of voice for the record.

This is the time for individuals to comment on matters within the purview of the Belgrade Interim Planning Commission that are not already on the agenda or to request the addition of items to a future agenda. There will be an opportunity, in conjunction with each agenda item, for comments pertaining to that item.

Please limit your comments to three minutes.

5. DISCLOSURE OF CONFLICT OF INTEREST

6. DISCLOSURE OF EX PARTE COMMUNICATION

7. NEW BUSINESS

7.1. Belgrade Land Use Plan Workshop

Documents:

[03.30.26_3 IPC WORKSHOP.PDF](#)

8. AGENDA ITEMS FOR NEXT BOARD MEETING

8.1. Set Special Meeting Date

9. ADJOURN

**BELGRADE INTERIM PLANNING COMMISSION
MEETING MINUTES**

Belgrade Community Library Community Room

Date: January 26, 2026 at 6:00 pm

Commissioners present: Sandy Lee, Ali Vasarella, Jim Simon

City staff present: Senior Planner Brad Stein, Community & Economic Development Director Katharine King, Planner I Emily Martinez

Others present: Planner Charles Trowell

1. CALL TO ORDER

Chairperson Vasarella opened at 6:00 pm

Roll Call at 6:02 pm

2. APPROVAL OF AGENDA

3. PUBLIC COMMENT PERIOD

No public comment was received.

4. DISCLOSURE OF CONFLICT OF INTEREST

5. DISCLOSURE OF EX PARTE COMMUNICATION

6. NEW BUSINESS

6.1 Update To Planning Commission On Community Responses To Surveys And Outreach As Part Of The Montana Land Use Planning Act (MLUPA)

Planner Charles Trowell presented via Zoom on feedback from the Belgrade community to inform the development of the Land Use Plan. He summarized survey demographics, key topics, and recurring themes.

Board members asked questions and commented on public concerns. Charles Trowell and Katharine King stated that these concerns will be addressed in the Land Use Plan and noted the City's ongoing public engagement efforts.

Charles Trowell outlined next steps in the process to meet MLUPA requirements.

Chairperson Vasarella opened public comment; no comments were received.

7. AGENDA ITEMS FOR NEXT BOARD MEETING

Currently, there are no items for the next board meeting's agenda.

8. ADJOURN

Chairperson Vasarella motioned to adjourn. Meeting was adjourned at 6:50 pm.

Board Chairperson
Ali Vasarella

City Admin Support Staff



Belgrade Land Use Plan Workshop
Belgrade Interim Planning Commission

March 30, 2026



Agenda

- Engagement Comparison – Snapshot
- City of Belgrade Land Use Plan
 - Vision Statements
 - Land Use Plan Goals
- Future Land Use (FLU) Classifications and Map
- City of Belgrade Zoning

How has the feedback evolved?



LUP Survey: Open Ended Responses

What we heard from the community

Traffic and transportation are the community's top concerns.

Sidewalks, trails, and bike connections are essential

Growth is happening faster than infrastructure

Belgrade wants more local restaurants, services, and a stronger downtown.

Preserve what makes Belgrade "Belgrade."

Parks, recreation, and family-oriented amenities are a high priority.

Protect Open space, farmland, and natural features.

Schools, public safety, and services must keep up with growth.

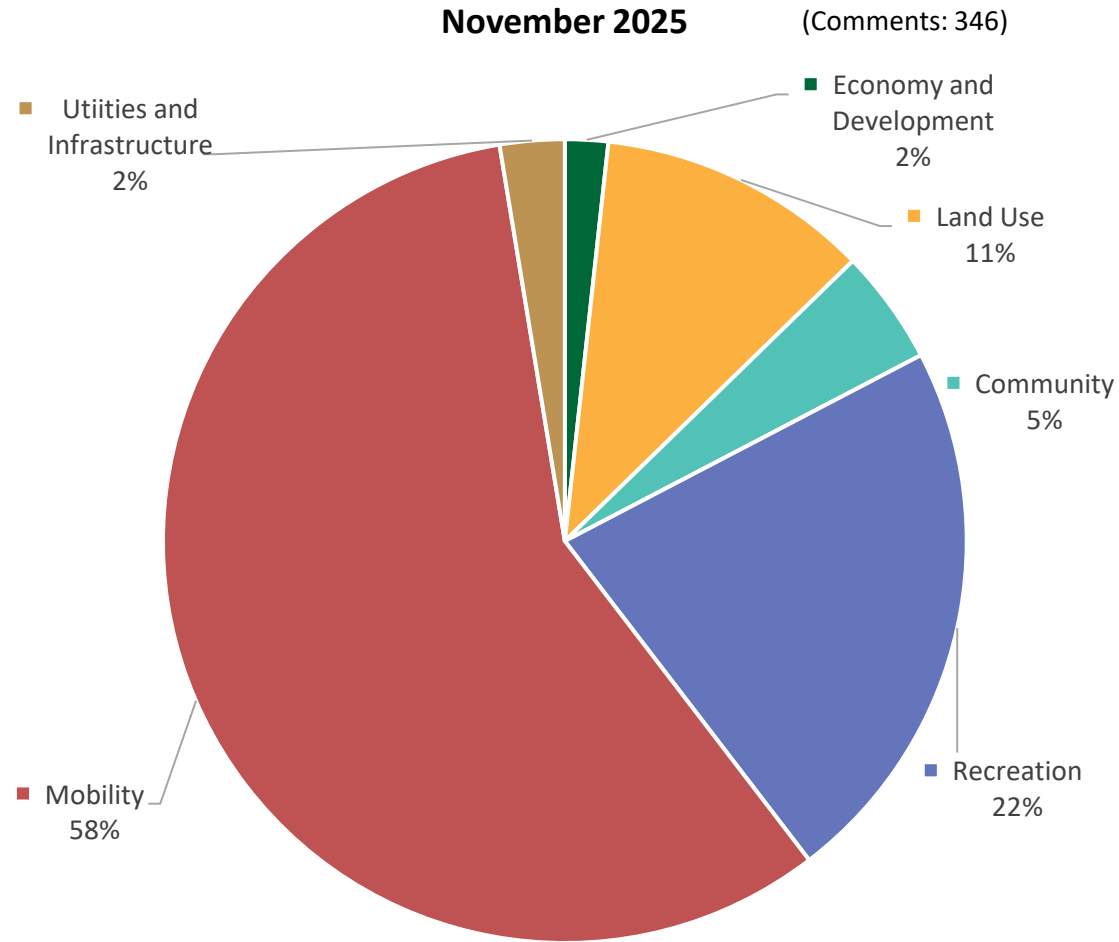
Overall message from LUP survey respondents

Survey respondents generally understand the pace and nature of growth across the City of Belgrade, and there is a strong desire for guided, intentional, well-designed growth aligned with community values that are distinct to Belgrade.

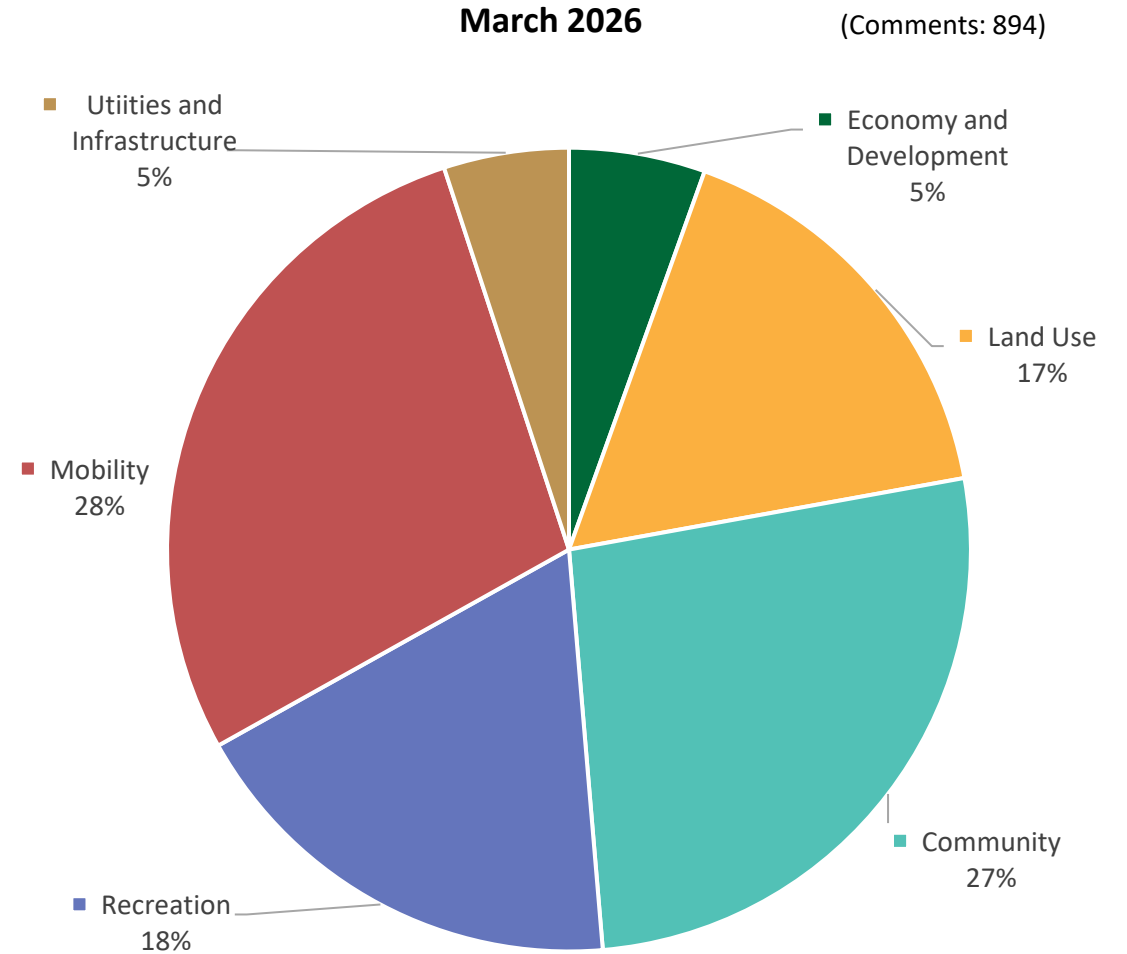
Respondents' Priorities:

- Address critical challenges along the City's primary transportation corridors
- Invest in walkable, connected neighborhoods with families in mind
- Identify and protect what makes the City of Belgrade unique.
- Improve design quality with a clear approach for development
- Strengthen parks, recreation, and family amenities.
- Ensure infrastructure and public services, and facilities keep up with the demands of growth.

LUP Survey: How has the feedback evolved?



- Economy and Development
- Land Use
- Community
- Recreation
- Mobility
- Utiities and Infrastructure



- Economy and Development
- Land Use
- Community
- Recreation
- Mobility
- Utiities and Infrastructure

Vision Statements



LUP Survey: Vision Statements

Community (C)

A destination with a distinct identity

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

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, community-focused Neighborhoods

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.



LUP Survey: Vision Statements

Mobility (M)

Safe, connected, and diverse mobility for the future

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

Belgrade preserves its natural resources, parks, open space, and valued farmland and ranchland, 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

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.

Land Use Plan Goals



(C) Community Goals

A destination with a distinct identity

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.

- C1 Establish Downtown as the Community’s Vibrant Civic, Cultural, and Commercial Center.**
- C2 Establish Downtown as a distinct and memorable destination**
- C3 Support a well-designed, interconnected, and walkable urban core**
- C4 Foster an educated and engaged community on planning and land use decisions**
- C5 Support programs and services that serve residents of all ages and abilities**
- C6 Foster Strong Partnerships to Maintain High Levels of Service in a Growing Community**



(ED) Economy and Development Goals

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

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

- ED1** **Promote economic diversification to support long-term growth and community prosperity.**
- ED2** **Strengthen the local economy by supporting existing industry and workforce pipelines**
- ED3** **Enhance the Commercial Mix and Land-Use Diversity in Downtown**
- ED4** **Support an economic ecosystem that strengthens the local agricultural community**
- ED5** **Collaborate With Key Stakeholders and Regional Institutions to Support Long-Range Economic Planning**



(LUH) Land Use and Housing Goals

Livable, family-oriented, community-focused Neighborhoods

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

LUH1 Plan for an appropriate mix of residential, commercial, industrial, and rural land uses for projected growth

LUH2 Encourage complete neighborhoods that provide a healthy mix of complementary uses and strong connections to civic and recreation amenities.

LUH3 Encourage housing that meets the needs of a growing population. ← *MLUPA Housing Strategies*

LUH4 Promote the development of diverse housing options that support long-term affordability.

LUH5 Encourage diverse land uses Downtown



(LUH) Land Use and Housing Goals

Livable, family-oriented, community-focused Neighborhoods

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

- LUH6** **Preserve and protect historic structures and cultural resources**

- LUH7** **Collaborate with key stakeholders and institutions on long-range planning**

- LUH8** **Preserve and protect farmland, open spaces, and natural areas as the community grows.**

- LUH9** **Coordinate with regional partners to align long-term land use and planning efforts.**



(M) Mobility and Use and Housing Goals

Safe, connected, and diverse mobility for the future

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

- M1** **Enhance the connectivity and efficiency of Belgrade’s transportation system**
- M2** **Expand safe, accessible, and creative mobility options for all users**
- M3** **Proactively plan for maintenance, new development, and transportation capital projects**
- M4** **Prioritize safety in all aspects of transportation planning and engineering**
- M5** **Invest in Multimodal Projects that Strengthen Downtown as a Mobility Hub**
- M6** **Pursue regional coordination with Montana Department of Transportation (MDT), Metropolitan Planning Organization (MPO), City of Bozeman, and Gallatin County to ensure coordinated connectivity on regionally significant projects**



(RNR) Recreation and Natural Resources

Protected Environments and Active Recreation

Belgrade preserves its natural resources, parks, open space, and valued farm and ranch lands, and promotes regional sports and events, encouraging year-round leisure and programming.

- R1** **Maintain and enhance high-quality parks, recreation, and family-oriented programming**

- R2** **Promote Belgrade as a sports hub by supporting multi-sport leagues, tournaments, and community events at the Belgrade Sports Complex and other public facilities.**

- R3** **Preserve natural resources, open spaces, and environmental assets**

- R4** **Establish Belgrade as a regional sports and recreation destination**

- R5** **Promote Sustainable Building Practices That Support Public and Environmental Health**

- R6** **Strengthening collaboration with local and state partners on regional recreation planning**



(UI) Utilities and Infrastructure

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

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.

- UI1** **Invest in necessary infrastructure and maintenance to support a growing community**

- UI2** **Align municipal expansion with long-term transportation, water, and sewer strategies**

- UI3** **Ensure rational and sustainable expansion of urban infrastructure to support new development**

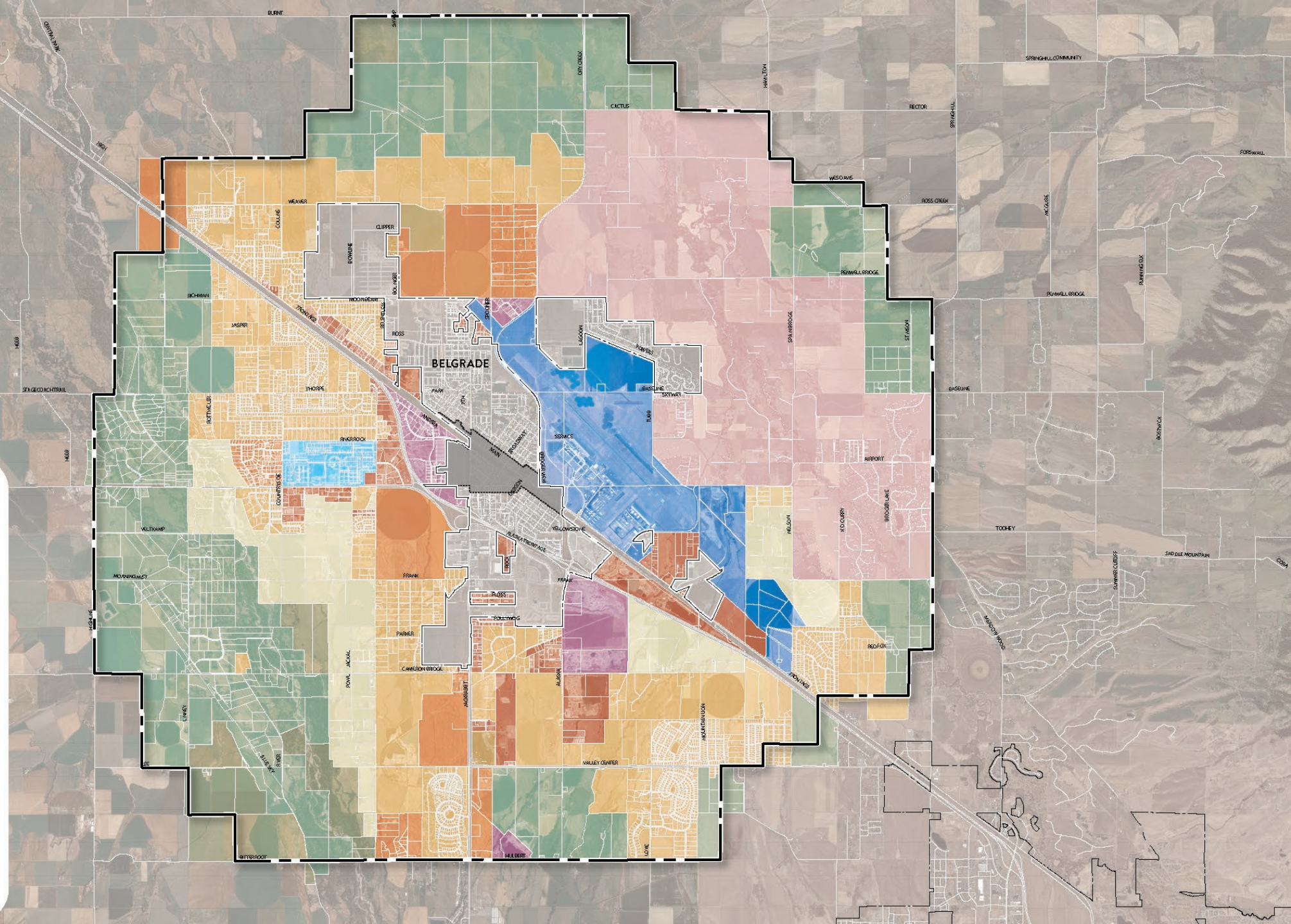
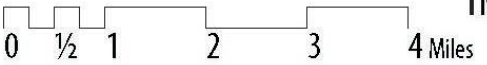
- UI4** **Promote sustainable building practices and regulations that protect public and environmental health**

Future Land Use (FLU) Classifications and Map

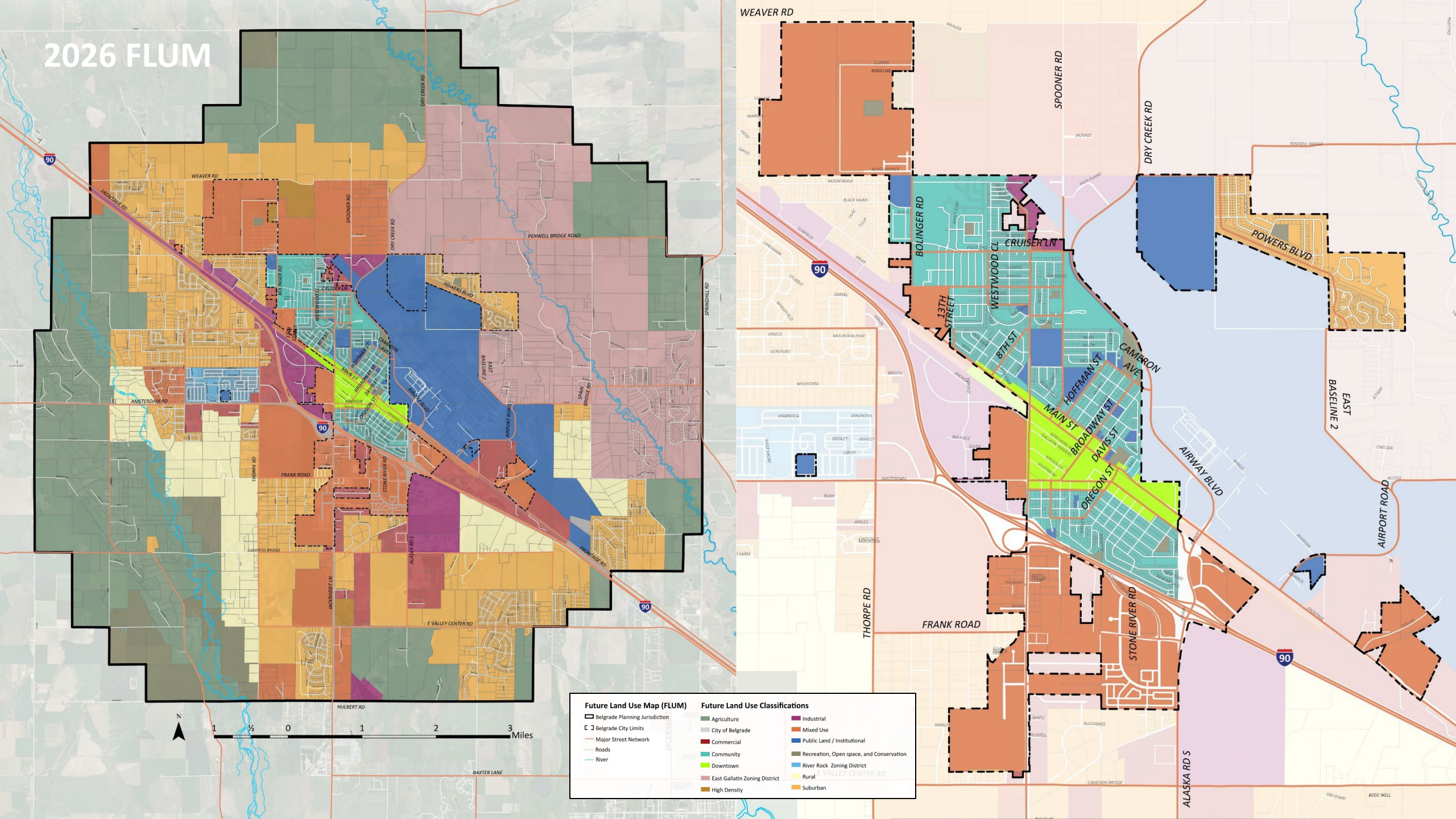
2024 FLUM

Future Land Use Map

- Agriculture
- City of Belgrade Zoning
- Commercial
- East Gallatin Zoning District
- High Density
- Industrial
- Mixed Use
- Public Land / Institutional
- Recreation / Conservation
- River Rock Zoning District
- Rural
- Suburban
- Municipal Boundary
- Belgrade Planning Jurisdiction
- Belgrade Urban Renewal District
- Belgrade City Limits



2026 FLUM



Future Land Use Map (FLUM)		Future Land Use Classifications	
Belgrade Planning Jurisdiction	Agriculture	Industrial	Mixed Use
Belgrade City Limits	City of Belgrade	Public Land / Institutional	Recreation, Open space, and Conservation
Major Street Network	Commercial	River Rock Zoning District	Rural
Roads	Community	Downtown	Suburban
River	East Gallatin Zoning District	High Density	



Changes since the 2020 FLUM

2020 FLUM	2024 FLUM UPDATE	2026 LUP FLUM
	Rural	Rural
Residential SF	Suburban	Suburban
Residential MF	High Density	High Density
Public	Public Land / Institutional	Public Land / Institutional
Holding Area	removed	
Manufacturing	Industrial	Industrial
Future Growth Area	removed	
Commercial	Commercial	Commercial
Agriculture: Existing Conservation Easement	Agriculture	Agriculture
Airport	Combined with Public Land / Institutional	
	Recreation / Conservation	Recreation, Open Space, & Conservation
	Mixed Use	Mixed Use
	*Existing Zoning Districts	*Existing Zoning Districts
		Community
		Downtown



Land Use Plan – FLUM 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

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

HIGH DENSITY

The highest residential density classification is intended to accommodate increases in housing capacity and to coordinate aligned services and infrastructure for connected walkable urban street spaces. These areas are intended to help support the attainment of housing goals. High-density residential is intended to support multi-family housing, including apartments and condominiums. These areas should be planned in accordance with the Land Use Plan goals, support connections to existing utility systems, include supporting uses for employment and services, and align with the anticipated density. The areas are designed and planned for annexation into the city, with close coordination with existing services. High-density, mixed-use, non-residential uses, small-format, neighborhood-serving commercial retail, and personal services are strongly encouraged in these areas. New developments should include an appropriate share of Parks and Open spaces to maintain pedestrian comforts and health.

Applicable Zoning Districts:
Mixed Residential,
Community Living,
Mixed Use



Land Use Plan – FLUM Classifications

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

INDUSTRIAL

This classification envisions a variety of flexible applications and activities, including light industrial, fabrication, and 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

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



Land Use Plan – FLUM Classifications

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

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

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



Land Use Plan – FLUM Classifications (New)

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. These

Applicable Zoning Districts:
Mixed Use, Mixed Residential, Community Living, Commercial Corridor, Educational and Institutional

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. Future

Applicable Zoning Districts:
Downtown District

RIVER ROCK ZONING DISTRICT

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

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

City of Belgrade Zoning

Belgrade Zoning Ordinance (2023)

Montana Land Use Planning Act (MLUPA)

Sec 19. Encouragement of the development of housing.

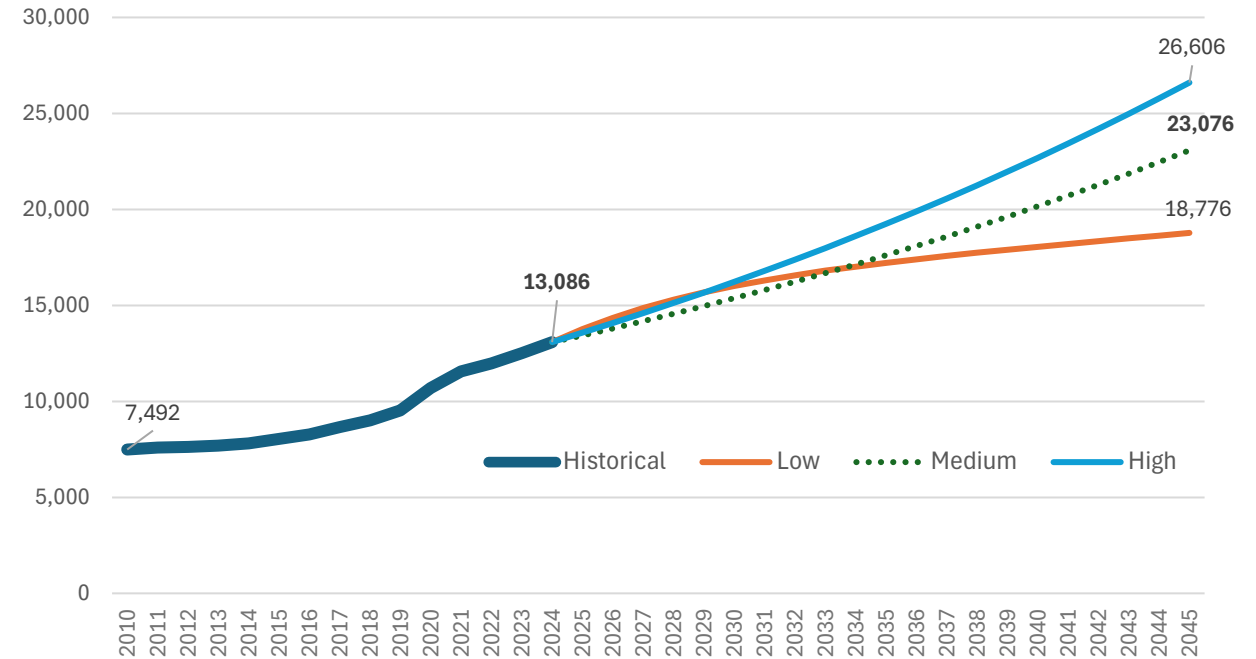
- must include a minimum of five housing strategies,
- applicable to the majority of the area, where residential development is permitted

One of the Big changes for MLUPA

Land Use Planning Projections

- Population projections for 20 years
- Number of housing units needed for that population

Belgrade Population Forecast Scenarios



Source: Montana Department of Commerce; eREMI; U.S. Census Bureau; Leland 2025

Population Growth

Medium **9,991**

Household Growth **4,145**

Medium Housing Units Required to Accommodate Growth **4,394**

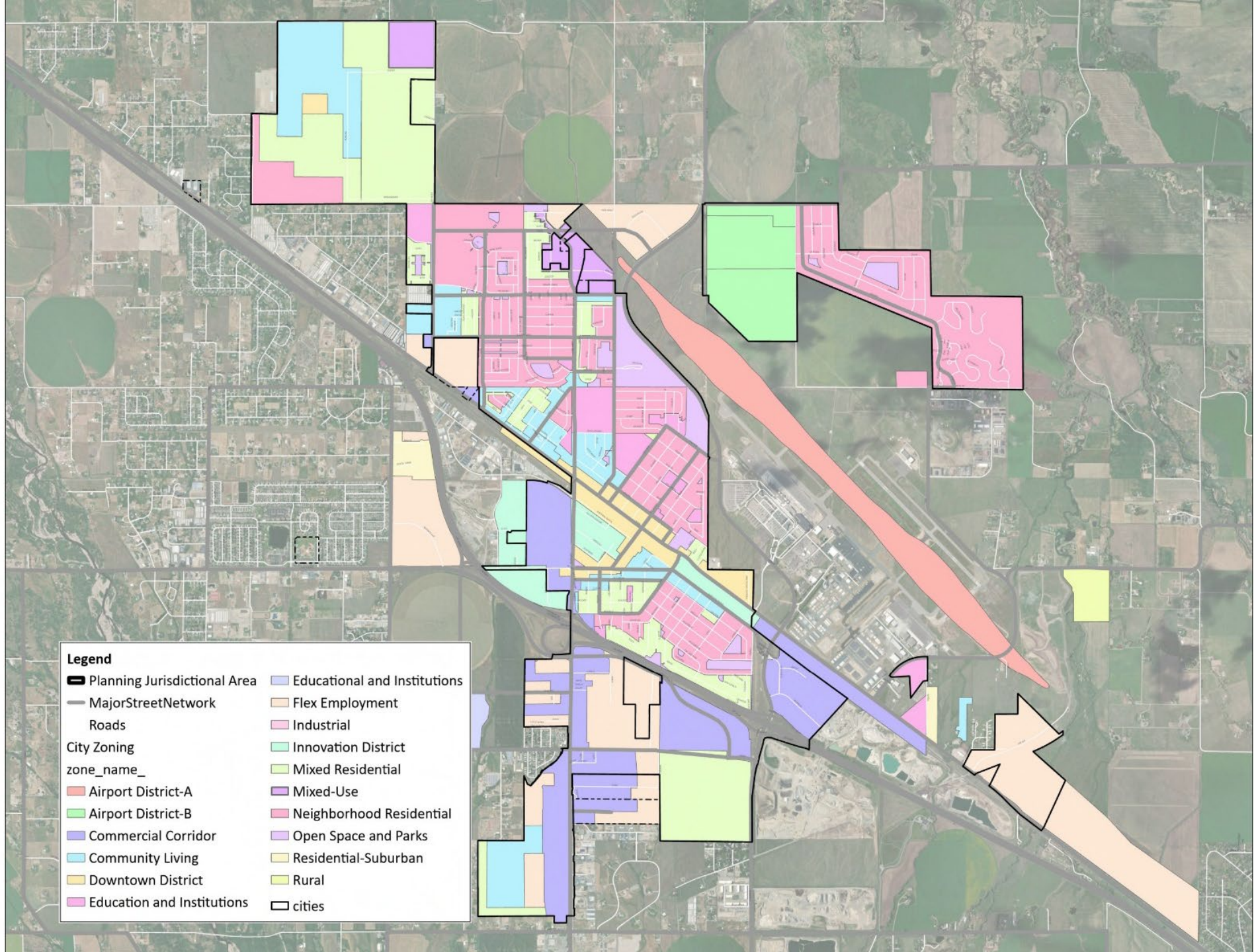
The City of Belgrade is prepared for future housing growth!

How does the Zoning Ordinance comply?

Belgrade's current zoning ordinance meets **7 of the 14** housing strategies defined by MLUPA:

- ✓ 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
- ✓ 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

CATEGORY	ZONES AND DISTRICTS		
Residential	Rural Zone (R)	Neighborhood (N)	Community Living (CL)
	Residential Suburban (RS)	Mixed Residential (MR)	
Mixed Use & Commercial	Commercial Corridor (CC)	Mixed Use (MU)	Downtown District (DD)
Industrial and Business Park	Flex Employment (FE)	Innovation District (ID)	Industrial (I)
Special Districts	Educations & Institutional (EI)	Open Space & Parks (OSP)	Airport District (AD)



Legend

Planning Jurisdictional Area	Educational and Institutions
Major Street Network	Flex Employment
Roads	Industrial
City Zoning	Innovation District
zone_name_	Mixed Residential
Airport District-A	Mixed-Use
Airport District-B	Neighborhood Residential
Commercial Corridor	Open Space and Parks
Community Living	Residential-Suburban
Downtown District	Rural
Education and Institutions	cities