

# THE KEY FINDINGS OF THE STUDY

EXHIBIT 9  
 DATE 2/18/2015  
 PB 519



## MORE COMPACT DEVELOPMENT

The alternative scenario, incorporating rural zoning and encouraging development in and near existing communities, resulted in much more compact development pattern by the year 2025 than the business-as-usual pattern, which continued the dispersed development patterns of the recent past. The difference was dramatic; the area of land developed under the business-as-usual scenario is 137,493 acres, compared to 98,533 in the alternative scenario.

## REDUCED COST FOR ROADS AND SHERIFF SERVICES

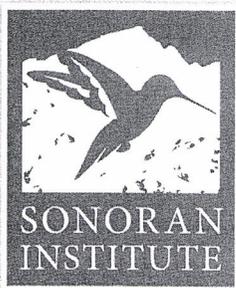
Under the business-as-usual scenario, the dispersed rural residential development results in significantly more driving. In contrast, in the alternative scenario traffic levels would be much lower, reflecting much shorter trips. Directing the majority of future housing units close to municipalities will result in dramatically reduced traffic loads on county roads.

Maintaining the current level of service for

Gallatin County roads and bridges and sheriff's services from 2010 – 2025 will cost nearly \$88 million under the business-as-usual development pattern. Under the alternative scenario, the combined costs for roads, bridges, and sheriff's services in the same period will cost nearly \$34 million.

When these two areas of county expenditures are totaled, and then contrasted under the two scenarios, the implication of more consolidated versus more dispersed growth is particularly stark. The alternative scenario – resulting in less sprawl and significantly fewer miles of newly constructed and maintained roads and dramatically reduced traffic load on county roads as county vehicles and county residents make shorter trips – is projected to save the county over \$53 million between 2010 and 2025.

The more compact growth pattern resulting from countywide zoning could save taxpayers \$53 million between 2010 and 2025.



Shaping the Future of the West

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This document is a summary of Fiscal Impact Study completed for Gallatin County by the Sonoran Institute and Rural Planning Institute. You can obtain a free copy of the study by contacting the Sonoran Institute.

	ROAD COSTS	SHERIFF COSTS	ROADS AND SHERRIFF COMBINED COSTS
Business-as-Usual Scenario	\$70,385,700	\$17,356,600	\$87,742,300
Alternative Scenario	\$20,184,000	\$13,735,800	\$33,919,800
<b>Alternative Scenario Costs Savings</b>	<b>\$50,201,700</b>	<b>\$3,620,800</b>	<b>\$53,822,500</b>

