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# **Beaverhead County**

## **Growth Policy**

### **2013**

Adopted June 20, 2005  
Revised and Adopted April 15, 2013 – Resolution 2013-5



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## **Introduction**

Beaverhead County's first Comprehensive Plan was adopted in 1976. That initial plan was revised and updated in 1990. This document, now called a Growth Policy, reflects the fact that Beaverhead County has changed over the past decade. Growth and change impact a variety of County resources, and the County's Plan needs to change and be revised from time to time to reflect new information and changing circumstances.

Beaverhead County's Comprehensive Plans of the past have generally been policy documents; designed to give elected officials a "blue print" to follow when making day to day decisions. The document has also been used as a guide for the planning board when making land use and subdivision recommendations to the County Commissioners. In addition to land use and growth policies, the old comprehensive plan also addressed a wide variety of other topics ranging from housing and economic development to natural resource issues and public facilities.

With the adoption of Senate Bill 97 by the 1999 Montana Legislature, local governments now have a new and revised set of guidelines to follow in the development of community plans. To begin with, the act changed the terms "master plan" and "comprehensive plan" to Growth Policy. This newest county plan for Beaverhead County is now referred to as the Beaverhead County Growth Policy. In addition, the Growth Policy must meet some new requirements as set forth by state law.

## **Purpose**

This update of the Beaverhead County Growth Policy amends the last one adopted in 1990.

It is the intent and purpose of this document to:

- ❖ Update the background information about Beaverhead County and the current trends affecting the County.
- ❖ Bring the plan into compliance with the 1999 legislative changes to 76-1-601, MCA.

- ❖ Provide greater definition to the goals and objectives of the plan, and better describe the implementation tools that will be used to carry out the plan.
- ❖ Provide both county officials and citizens with a public policy document to guide growth and change in Beaverhead County in a consistent and predictable manner.

Planning allows the community to proactively decide what they want their county to look like in 10-15 years, and using a variety of tools, work to achieve it. Because the plan covers so many areas, the various goals, objectives, and implementation strategies must be viewed collectively. The plan is not a regulation, but rather an official public policy statement to be used by local government as a guideline in the day-to-day decision making process.

In the absence of community planning, growth and development patterns become the cumulative result of hundreds of independent, mostly unrelated decisions, made by individuals. Communities that develop in this random fashion rarely are as functional, safe, attractive, or efficient as they could be. In addition, it costs more in terms of tax dollars to provide services such as fire protection, law enforcement, road maintenance, etc. Planning also provides the opportunity to prevent conflict or problems that arise with incompatible land uses.

Local land use planning primarily deals with privately owned land. Specific federal and state statutes protect these private lands and private property rights. Local governments are allowed to place reasonable restrictions on the use of private lands, but they must relate to a general public purpose, and must not be more restrictive than needed to achieve the purpose. Land use plans must find the balance between the rights of private landowners and the rights of citizens to a

healthy, safe, and clean environment, and the efficient and economical use of public funds.

## **Plan Update Process**

The Beaverhead County Planning Board and Planning Office began the process of updating the existing comprehensive plan into a growth policy in 2000. The Planning Board retained the services of Community Development Services of Montana to work with the Planning Office to prepare the Current Conditions and Trends section of the new Growth Policy. Over a period of several months, and using a variety of methods to gather background and trend information, this section of the plan was developed. This section provides a “snapshot” of data and information about where we are now in terms of demographic, natural resources, housing, economic conditions, etc. This portion of the document was completed in September 2000. A supplement was added in 2002 to reflect updated economic and demographic information when the 2000 census data became available.

In the spring and summer of 2001 a series of community workshops were held around the County. The Big Hole River Planning Group had conducted a series of workshops in the Big Hole watershed area of the county (Jackson, Wisdom, Wise River, Divide) as part of their planning efforts in the area. Their meetings were held in March, May 2000, and March 2001. The Planning Board decided to focus on the other areas in the county and held workshops in Dillon, Lima, Grant, and Polaris in May 2001.

Discussions at these meetings focused on four topics:

- ❖ Presentation of Current Conditions, or background information on “where we are now”.

- ❖ Where do you put the next 1,000-1,300 people expected to move to Beaverhead County in the next 20 years?
- ❖ How do you preserve traditional agricultural activities, and other county assets in the process?
- ❖ What planning tools are acceptable to use to influence new growth and development?

The Planning Board decided to incorporate the information gathered by the Big Hole River Planning Group from their meetings with the information from the meetings conducted by the Planning Board.

In June 2001 the Big Hole River Planning Group conducted a preference survey. The group mailed out 1,300 surveys and received 154 back for a return of 12%. The survey was developed in response to the themes that emerged from the community meetings. Respondents were asked to respond to a variety of planning tools that may be used to achieve future goals and objectives.

The Planning Board then conducted a series of meetings in Dillon, Lima, Grant, and Polaris presenting information on various planning topics.

These meetings were held in October of 2001.

These topics included:

Dillon-

Terry Murphy-Jefferson County Planning Board Chairman, Agricultural Zoning Districts

Lima-

Jerry Scheid-Bonneville County Idaho-Planning Board Chairman, Rural Planning Tools

Grant-

Doris Fischer-Madison County

Planner,  
Planning Tools

Polaris-

Randy Johnson-Gallatin County Planner,  
Planning and Zoning Areas

Three public meetings were conducted during April of 2002 on the subjects of economic development, local and social services, and land use. At these meetings we gathered public comments concerning the draft goals and objectives of these three areas of the Plan.

While attendance at the Planning Board sponsored meetings was poor, the workshops in the Big Hole Watershed were well attended.

In 2002 the Planning Board conducted a public opinion survey of residents to get feedback on land use related issues in the County. 920 randomly selected registered voters were mailed a 26-page survey. This represents approximately 10% of the County population. 37.7% were returned completed which results in 95% confidence rate on the data for a sample size of 4700 registered voters.

The Planning Board conducted its last public hearing on the Growth Policy in May 2003, and forwarded the final draft to the County Commissioners.

The Beaverhead County Commissioners conducted a series of three public hearings in Lima, Wisdom, and Dillon in June 2004 on this document. The commissioners adopted Growth Policy on June 20, 2005.

The Planning Board has also conducted a number of public hearings over the past few years on subdivision developments in various parts of the county. There has been

considerable comment at the meetings regarding land use and planning issues. This background information also was used to develop the draft goals and objectives.

It is from this wide and varied background of information and public comment that these goals and objectives were built on. Another base line is the current or existing goals and objectives in the 1990 Plan. Many of the goals and objectives noted in the following sections are essentially from the 1990 Plan. Some of the goals developed in the previous plan are still acceptable and applicable today.



## **Beaverhead County-Goals and Objectives**

It is virtually impossible for any community to control its own destiny if it does not have a well-defined image of where it wants to head, and what it wants to avoid. It is these goals and objectives that essentially “sets the compass” as to where the community wants to go. They help provide the guidance for the day-to-day decisions when considered against the bigger picture.

This section has been prepared through a process that reflects the general varied interests, beliefs, and desires of the community.

No one single goal can be selectively singled out and held apart against another. General comprehensive goals and objectives by their very nature may be somewhat mutually exclusive. Every goal must be considered and balanced in light of the other goals in this section. Reasonable judgment on the part of elected and appointed officials is both necessary and a desirable part of the public policy interpretation process.

## **Economic Development**

These goals and objectives reflect a changing economic picture in Beaverhead County as well as other rural western counties over the past 20 years. These changes and trends continue to challenge the social and economic fabric of rural western communities and the lifestyle they represent. The following statement from the 1990 Beaverhead County Comprehensive Plan is still true today: “Beaverhead County’s greatest challenge in the coming decade will be dealing with a transformation of it’s economy. ...The challenge of creatively redefining the community’s economic base into a new rural economy formula that to a large extent has not been invented yet in the nations rural farming communities. How the community faces the challenge will dictate the face of Beaverhead County for the decade to come.”

To the extent possible, the following goals and objectives have been developed in conjunction with Headwaters Resource and Development Area Inc. (RC &D). Headwaters RC&D works in cooperation with local governments to help secure technical financial, educational and other services needed to promote economic development.

**GOAL 3:** To promote a diversified economic base through the attraction and location of new commercial and industrial activity into the County, as well as the retention



and expansion of existing businesses and industries that provide decent livable wages.

**Objective 3A:** Explore the possibility of creating an industrial park.

**Objective 3B:** To assist new and existing businesses in Beaverhead County with all aspects of their economic enterprises thru the County's collaboration with Headwaters RC &D and the Beaverhead Chamber of Commerce.

**Objective 3C:** Increase communications between public officials and the business community.

**GOAL 2:** Significantly encourage the further development of Beaverhead County's tourism and recreation economic sector.

**Objective 2A:** Encourage both private and public sector recreation development projects to provide greater tourism and recreation opportunities.

**Objective 2B:** Maintain policies and practices which enhance the recreational and natural resource values of the County

**Objective 2C:** Support public access to public lands, and avoid any County actions such as road abandonment, which results in reduced public access to public lands.

**Objective 2D:** Support and encourage increased funding within the state park system for Bannack State Park, Clarks Lookout, and the various recreational access sites in Beaverhead County.

**GOAL 1** Initiate and support efforts directed toward enhancing and maintaining the economic viability of family type agricultural pursuits.

**Objective 1A:** The County will work with the other economic development efforts to attract or retain industries and businesses that provide for in-county processing of agricultural products.

**Objective 1B:** Support through a variety of educational means, efforts being made to maintain the economic viability of family type agricultural pursuits.

**Objective 1C:** The County will encourage federal, state, and private assistance or development programs aimed at improving the agricultural land base and associated agricultural interests.

**Objective 1D:** Retain a base of agricultural land sufficient to support those local businesses that depend on agriculture, such as farm-implement dealers, irrigation parts supply stores, and feed stores.





## **Recommended Implementation Strategies- Economic Development**

### **Goal 3**

- The Beaverhead County Planning Board will research and create a list of potential sites for a business industrial park identifying the strengths and weaknesses of each potential site.
- Continue participating in and supporting the activities of Headwaters RC & D
- Maintain and expand the Beaverhead County website for access to pertinent economic information.
- Once a month, the commissioners will add a business economic development agenda item to get input and feedback on the county's economic development efforts.

### **Goal 2**

- In conjunction with the extension office, continue to provide information through websites, brochures workshops, and other information sources about "home based" business, tourism and recreation opportunities.
- The Beaverhead County Commissioners will view public access to public lands as a priority when considering any proposal for road

abandonment on public as well as private lands.

- Encourage area legislators to support Montana Fish, Wildlife, and Parks funding measures for recreational sites and facilities in Beaverhead County.
- Support and fund studies to get good quality information to base resource use decisions on.

### **Goal 8**

- Encourage the County Commissioners to pass a resolution opposing the North American Free Trade Agreement (N.A.F.T.A.), The Trade Promotion Authority, and the Free Trade Area of the Americas based on the negative affect that this agreement has had on local agricultural interests in Beaverhead County.
- Support educational efforts to inform the public how national farm legislation and policies affect local agricultural operations.
- Provide education and information about "value added" agricultural products, "Made in Montana" product opportunities, and diversification options available to family agricultural operations.
- Use selected land-use planning tools to ensure that sufficient land is retained in agricultural use to support existing agriculture-related business and encourage the development of new agriculture-related businesses.

## **Housing**

Housing and housing related issues are fundamental elements to any community. The availability and affordability of decent housing can impart many aspects of a community from social services to economic development. With better than 33% of Beaverhead County households making less than \$25,000 per year, the average annual cost of housing is unaffordable.

**GOAL 1:** Recognize the need for the provision of a full range of affordable and decent housing opportunities for low and moderate income and elderly residents.

**Objective 1A:** Encourage and support well planned efforts aimed at providing adequate affordable housing for the low income and elderly.

**Objective 1B:** Identify locations for new housing in areas where required services can most economically and efficiently be provided.

## Recommended Implementation Strategies-Housing

### Goal 1

- Develop a preferred land use map that will provide guidance for the location and development of housing in areas where required services can most economically and efficiently be provided. **NOT DONE YET**
- Support activities to secure funding for the rehabilitation of existing low and moderate income and elderly housing units. **NOT APPLICABLE TO DATE**

- Support activities to secure funding for affordable and decent housing projects that are targeted for low and moderate income or elderly residents. **DONE**
- Revise the county subdivision regulations to allow for the reduction or waiver of the review fees if the proposal includes the provision of low income price controlled housing.
- Explore and implement other types of monetary incentives at the local level for the development of affordable decent housing for low and moderate income and elderly residents.

## Local and Social Services

Population growth and increased numbers of visitors to the County have put pressures on local service providers. Fire, law enforcement, and emergency response calls have increased. Federal regulation changes affect the demands for home health and welfare services. Health insurance reimbursements affect the type and manner in which health care is provided. State support of schools has decreased, placing a greater demand on local school districts.

Service providers have had to respond to these pressures under financial constraints of budget and staff that are not keeping up with increased demand for these services. Growth and societal changes will continue to challenge local agencies to effectively provide local and social services .

□□□ There is a tendency among all forms of government during periods of constrained dollar resources, to postpone needed capital facility expenditures so as to maintain annual “operations budgets” without reduction. This practice is both

short sighted and extremely costly for the taxpayer in the long run. Such practices either will eventually require significant debt on the part of the government to replace infrastructure needs once they reach crisis proportions, or will undermine the economic vitality of the community if investments are indefinitely postponed. Beaverhead County should avoid this short-term mentality in its capital facility planning and budgeting procedures by maintaining a steady and even flow of investments into the replacement and maintenance of the capital facility base. Capital facility finance should be approached to the fullest extent possible on a “pay as you go” basis, avoiding debt service charges through extensive bond finance programs. The County’s annual budget should contain a “capital facility” budget component, which represents a set percentage of the County’s total annual expenditures. That “percentage” should remain relatively constant from year to year regardless of the total budget amount. Capital facility budgets should not be cut during difficult financial times at a percentage greater than that cut from the County’s annual budget.

**GOAL 1:** Develop and maintain an organized and predictable capital facilities planning and budgeting process which is integrated into Beaverhead County’s overall annual budgeting process.

**Objective 1A:** Beaverhead County should maintain a six (6) year capital facilities planning and budgeting process which is annually updated. Transportation and other capital facility projects which have had a useful life of fifteen (15) to twenty (20) years or greater, should be identified on a six (6) year replacement schedule. The schedule should be updated annually

during the County’s normal budgeting process.

**Objective 1B:** Beaverhead County’s Capital Facility Plan should be integrated into the County’s budgeting process. Capital facility development and replacement should be recognized as an on-going process and fundamental responsibility of county government. It requires an even flow of public moneys on an annual basis for the greatest efficiency and long term public savings.

**Objective 1C:** Projects in the County’s capital facility plan should be prioritized using a basis system of: urgent, essential, necessary, desirable, acceptable, and deferrable. Public opinion should be sought in the annual prioritization process.

**GOAL 2:** Beaverhead County should continue to maintain and improve the County’s road system, as well as plan for future growth and demand on the road system.

**Objective 2A:** New roads in new residential areas should be compatible with community objectives and future road expansion needs. Roads shall be designed to permit the development and continuation of the county’s transportation network. Developers shall provide that new roads are designed to connect with existing and planned roads. Dedicated right-of-ways may be required during the land development process to ensure future road expansion extensions in the future.

**Objective 2B:** Access points to arterials and collectors shall be kept at a minimum by having adjacent lots in new developments served by frontage or interior roads, or shared driveways.

Commercial driveway access should be no more than one (1) access every three hundred (300) feet of street frontage.

**Objective 2C:** Where access to a county road is made and the road is not capable of handling the additional traffic generated by the development, the developer shall assist the County in improving the road to a level capable of supporting the increased traffic. A fee program should be explored for equitable reimbursement back to the initial developer for improvements, which are significantly utilized by future developments.

**Objective 2D:** The County will encourage and explore the creation of special road maintenance and or improvement districts (R.I.D., S.I.D.) where benefiting landowners shall be assessed the direct cost of road maintenance and/or improvements. These districts should be encouraged on roads that are non-petitioned or non-prescriptive easement roadways.

**Objective 2E:** The County shall generally only accept future roadways as petitioned county roadways if the road will serve as a major collector utilized by the community-at-large and would be an integrated part of the County's larger transportation system.

**GOAL 3:** Beaverhead County should strive to maintain a well-planned, efficient, and environmentally sound system for water, sewer, and solid waste disposal needs.

**Objective 3A:** The County will provide for solid waste collection & disposal in accordance with Federal & State of Montana guidelines and requirements.

**Objective 3B:** The County will continue to operate through the public health department a program for the review and regulation of individual septic and community sewage systems to insure public health and safety and the long term protection of the County's surface and groundwater resources.

**GOAL 4:** Maintain and update the County Wildfire Fire Protection Plan to improve rural fire protection, safe residential development, and the safety of fire fighters.

**Objective 4A:** The County will continue to coordinate with the various state and federal agencies to develop a database of development areas in the county that are at the highest risk, describe access and infrastructure needs, and develop a management plan to coordinate wildfire management activities and needs.

**GOAL 5:** Better define the roles of developers, landowners, and local government in the future development of appropriate fire prevention measures.  
**DONE**

**Objective 5A:** The development of a county wild fire plan will have the input and involvement of the public to help develop appropriate fire prevention measures. **DONE**

**GOAL 6:** Continue to support the interagency coordination approach to wildland firefighting in Beaverhead County.

**Objective 6A:** Beaverhead County shall continue to actively participate with the state and federal agencies in the existing mutual aid agreements currently in place through the County's Disaster Plan.

**GOAL 7:** Maintain an adequate and stable funding source for public education in Beaverhead County.

**Objective 7A:** Encourage area legislators to support an adequate stable funding base through increased state funding; as well as grant writing.

**GOAL 8:** Maintaining a responsive, well-trained and fully staffed law enforcement department with adequate functional facilities.

**GOAL 9:** Continued for the goals and objectives in the Beaverhead County Interagency Noxious Weed Management Plan. Secure funding from all partner agencies for implementation of the plan.

**Objective 9A:** Use the Interagency Weed Management Plan to continue to develop common management objectives and funding mechanisms. In addition, to use the plan to coordinate the prevention, containment, and control of noxious weeds in the County.

**GOAL 10:** To promote an adequate level of public health and human service programs. Support the continued networking and collaboration of both public and private agencies. Maximize community resources in addressing the County's needs.

**Objective 10A:** Beaverhead County will actively support the efforts of the District 12 Human Resources Council and other agencies dealing with human services issues.

**Objective 10B:** The County will utilize the Beaverhead City-County Board of Health to promote public health through education and awareness.

**GOAL 11:** Support Barrett Hospital and Healthcare, EMS providers, and the Dillon medical community in an effort to provide quality and comprehensive health care for the people of Southwest Montana.

**Objective 11A:** The Beaverhead City-County Board of Health and the

County Public Health Department will be used to coordinate healthcare issues between Beaverhead County and the Dillon medical community.

**GOAL 12:** Maintain the integrity of the Beaverhead County Museums buildings and artifacts for the residents of the County and its visitors.

**Objective 12A:** Continue to provide mill levy support for the Museum's activities and preservation efforts.



## Recommended Implementation Strategies-Local and Social Services

### Goal 1

- Beaverhead County will develop a Capital Improvements Plan (C.I.P.). Each department will develop a six-year plan that will anticipate capital improvement needs that can be budgeted for in a predictable matter.
- The development of the C.I.P. should involve public input into the prioritization process.
- Implement the C.I.P. when it is completed.

### Goal 2

- Review and update (if necessary) Beaverhead County Subdivision Road Standards.
- Research how other counties administer off-site road improvements. Explore developing a policy to equitably reimburse the initial developer for improvements that are utilized by future developments.
- The County will develop a R.I.D./R.S.I.D. policy to assist landowners on how to create such a district.

### Goal 3

- The Beaverhead County Sanitarian and Environmental Health Department will review and revise the sanitation and septic regulations and permit system. **DONE**

### Goal 4

- Implement the Grasshopper-Wise River Fire Management Plan. **DONE**
- 
- Seek grant money to develop management plans for the rest of the County. Priority should be given to areas that are experiencing development pressure (i.e. North Dillon). **DONE on-going**
- 

### Goal 5

- Review and amend if necessary the County Subdivision Regulations design and improvements standards for fire protection. **DONE**
- Use “Fire Wise” educational tools for workshops aimed at homeowners in the wildland urban interface. **DONE on-going**

### Goal 6

- Local Fire Departments and Beaverhead County will review and update when necessary existing mutual aid agreements with State and Federal Agencies.

### Goal 7

- Meet with legislators and provide information about funding issues on local schools.

## Goal 8

- Beaverhead County's detention facility shall be included in the County's Capital Improvement Plan. A plan should be developed that will plan for scheduled upgrades aimed at bringing the facility into full compliance with all state and federal regulations.

## Goal 9

- Schedule one or two meetings per year with all of the agencies who have signed on to the Interagency Weed Management Plan. The purpose of the meetings will be to evaluate funding and to coordinate the upcoming year activities, and to evaluate the progress on achieving the various goals and objectives of the Interagency Weed Management Plan.

## Goal 10

- To increase public awareness of the various programs and services available through the Human Resource Council. (I.e. workshops, county fair booth, meetings, newspaper, posters, radios, etc.)
- The Beaverhead City-County Board of Health thru the Beaverhead County Health Department will increase the public's awareness of public health issues using a variety of educational tools including workshops, meetings, etc.

## Goal 11

- The issues that were identified in the 2012 Beaverhead County Community Needs Assessment will be used by the

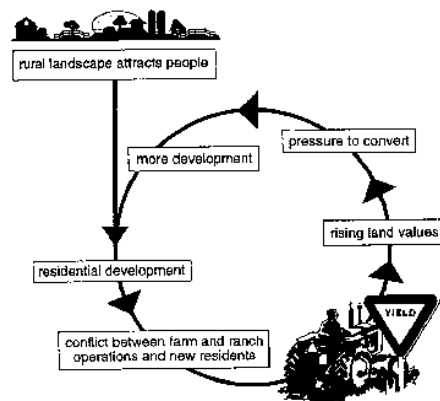
hospital and Beaverhead City-County Board of Health and the Beaverhead County Public Health Department as the starting point for developing a strategy to address these issues.

## Goal 12

- Use the Beaverhead County Museum Facilities Assessment to guide infrastructure and capital improvement projects.

## Land Use

Cycle of Rural Land Use Change



In the absence of any policy or the appropriate tools to deal with growth in Beaverhead County, residential development patterns have been largely dictated by the real estate market. This scattered rural residential development (unrelated to production agriculture) has resulted in the following problems:

- ❖ The conversion of quality agricultural land to residential home sites, land wastage, and the interference with adjacent traditional agricultural activities.
- ❖ **Loss of income to agriculture-related businesses and negative impacts on the**



### economic aspects of agriculture in Beaverhead County.

- ❖ An increased demand for public services, including road maintenance, in areas that have had (and are best suited for) a very low level of rural services.
- ❖ An increased public service cost to provide law enforcement, fire, roads, etc.
- ❖ An increase spread of noxious weeds and the potential for natural resource related problems

If trends in agricultural economics, **escalating land values**, and the demand for rural residences with recreational and scenic values continue; the subdividing and development of these agricultural lands can be expected to continue **or even accelerate**.

The following goals are an attempt to respond to these issues and the concerns expressed at the community meetings.

**GOAL 1:** To conserve, enhance, and encourage agricultural operations within the County and to minimize potential conflicts between agricultural and non-agricultural land use within the County.

**Objective 1A:** To preserve and maintain agricultural land specifically for continued agricultural uses.

**Objective 1B:** To discourage future residential development in areas that are incompatible with existing production agricultural activities.

**Objective 1C:** To develop a land use map with development densities to be a guide for future consideration by landowners, developers, and public officials. **DONE**

**Objective 1D:** Facilitate, encourage, and support landowner initiated area planning strategies for land utilization, development, and consideration.

**Objective 1E:** Minimize the negative impacts to agriculture and agriculture-related businesses that result when agriculture land is developed for non-agricultural purposes.

**GOAL 2:** Promote future commercial growth and high-density residential development in established urban and urban influence areas.

**Objective 2A:** Beaverhead County should work closely with the City of Dillon to strongly encourage commercial development proposals to locate in (or annex into) the City of Dillon.

**Objective 2B:** City services should not be extended to developments outside the city limits without annexation.

**Objective 2C:** Discourage “Strip Commercial” development.

**GOAL 3:** Insure County officials are aware of, and abide by federal and state private property rights laws.

**Objective 3A:** An appropriate balance should be constantly sought in county land use deliberations between the collective interest of the community, and the needs and personal freedom of the individual.

**Objective 3B:** The County’s land use and development review process should continue to provide equitable and fair treatment among all individuals.

**GOAL 4:** To encourage development in areas that are safe from natural hazards, physically suited for Development.

**Objective 4A:** Discourage rural residential development in areas that currently have an existing low level of rural public services, unless such development occurs in appropriate and recognized settings of developed recreation facilities (Elkhorn...etc.) recreation service communities (Wise River...etc.) or small rural communities (Lima...etc.)

**Objective 4B:** Development and land use activity, which is hazardous due to flood prone areas, areas of excessive slope, a high risk of wildfire, or areas of high groundwater should either be prohibited or mitigated by the developer.

**GOAL 5:** Encourage a long-term pattern of land use and development in Beaverhead County that balances the many needs and interests that constitute the “Quality of Life” for the County’s current and future generations.

**Objective 5A:** Land use decisions and strategies should be based on a long time horizon that recognizes the obligations that our current generation has to future generations; and the long term implications of many current day decisions.

**Objective 5B:** Insure that County regulations and land use policies reflect the changes that are occurring in agricultural economics and potential increased demand for rural residential and recreational lands.



## Recommended Implementation Strategies-Land Use

### Goal 1

- Revise the County Subdivision Regulations to encourage lot clustering and cluster development to reduce the conversion of agricultural land to nonproductive tract land.

**DONE**

- Develop a land use map to show areas of the County where productive agricultural activities are preferred over residential development.
- Explore the possibility of agricultural zoning. County staff will assist citizens

interested in the development of local (citizen petitioned) zoning districts.

- Revise the Beaverhead County Subdivision Regulations to better protect agriculture and agriculture-related businesses by requiring Agriculture Management Plans, covenants, and other mitigation measures when agricultural land is proposed for non-agricultural development. **DONE**

## Goal 2

- Consider revising County Subdivision Regulations to require subdivisions located immediately adjacent to the City of Dillon to provide services and infrastructure improvements to a complementary standard as within the city limits. Revision may also include the requirement to waive the right to protest the creation of a special improvement district (S.I.D.) for city services and infrastructure improvements.
- Develop a land use map with development densities as a guide to landowners and public officials to show where future commercial and high-density residential developments are preferred. **DONE**
- Explore the need for revising and updating the County Subdivision Regulation standards for commercial subdivision developments.

## Goal 3

- County land use regulations and policies that may be imposed on private land must relate to a general public purpose and will not be more

restrictive then needed to achieve that purpose.

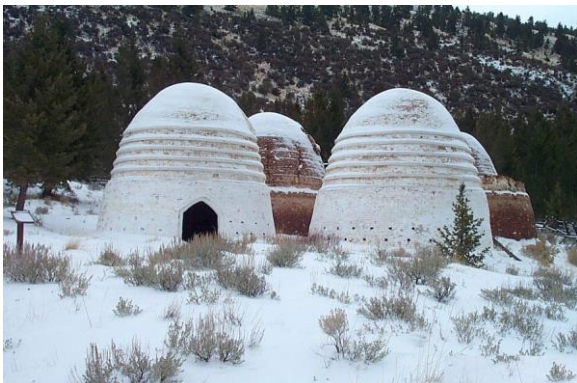
- The County Planning Board will adopt a Subdivision Review Policy and a Public Hearing Policy to ensure equitable and fair treatment among all individuals. **DONE**
- Governmental review, approvals, and/or denials will continue to be rendered in a fair, predictable, and as timely a manner as possible given the needs of the process itself.

## Goal 4

- Rural Improvement Districts (RID) or Rural Special Improvements Districts (RSID) will be encouraged as the appropriate method of funding the increased demands for services in these rural settings.
- Revise County Subdivision Regulations general design and improvement standards section. This section covers flood plain provisions, the natural environment, and lands unsuitable for subdivision.
- Seek grant funds or technical services to develop a database and G.I.S. map of areas that are not suitable for development due to fire risk, high groundwater, flooding, or excessive slope.
- Research, explore, and develop the information necessary for the implementation of impact fees that address the extended and expanded public costs of development.

## Goal 5

- Complete a build out analysis to look at how and where development is currently occurring and the anticipated impacts if these trends continue. **DONE**
- Continue to amend and provide referral information in response to requests on conservation easements.
- Conduct periodic field monitoring review of subdivisions or developments to gain knowledge for future revision of County regulations.
- Review County Subdivision Regulations to be in compliance with the Growth Policy.



## **Other Requirements for Beaverhead County's Growth Policy as required by section 76-1-601 of the Montana Code Annotated (M.C.A.)**

### **Public Hearing Process**

How public hearings regarding proposed subdivisions will be conducted.

#### **1. Public Notice**

- a. All major subdivision and all subsequent subdivisions from a tract of record are required to have a public hearing.
- b. The public hearing will be noticed according to the provisions of M.C.A. 76-3-605.
- c. The subdivider, each property owner of record, and each purchaser under contract for deed of property immediately adjoining the land included in the plat shall also be notified of the hearing by registered or certified mail.
- d. Notice of the public hearing will be given by publication in the Dillon Tribune not less than 15 days prior to the date of the hearing.

**\*\*\* Notice of the hearing will be given, it will adequately inform interested persons of the intended hearing, and it will be given within the prescribed time periods, and will give sufficient time to allow interested individuals to make appropriate preparations.**

#### **2. Procedures for Public Hearings**

- a. The Chairman of the Board shall preside at all Public Hearings.
- b. Minutes, both recorded and written, shall be kept of all Public Hearings.
- c. A sign-up sheet will be circulated and the names and addresses of those in attendance will become part of the official record.
- d. A sign-up sheet will be circulated for those who wish to speak or give testimony. Speakers will speak in the order that they signed the sheet.

- e. The Chairman at the beginning of the meeting shall state a summary of the questions or issues. Contents of the meeting shall be limited to the subject as stated. The conduct of the Public Hearing shall be according to Board rules.
- f. The Chairman of the Public Hearing shall assure an orderly hearing.
- g. The Chairman may call a recess or terminate the hearing if appropriate.
- h. All questions and comments must be directed through and the speaker recognized by the Chairman of the Public Hearing.
- i. All persons recognized by the Chairman shall give their name and address, and if appropriate, the person, firm or organization they represent.
- j. Any prepared statement referred to by speakers must be given to the Chairman.
- k. If the Public Hearing concerns a subdivision, the owner or representative must be in attendance for the topic to be discussed.
- l. Members of the Board, after recognition by the Chairman, may question any person who testifies AFTER testimony by both sides has been completed.
- m. Members of the public, after recognition by the Chairman, will be allowed to cross-examine those giving testimony to disclose the extent to which the testimony should be credited or qualified.
- n. The Chairman shall declare the meeting closed after testimony is completed.
- o. The purpose of the Public Hearing is to hear testimony. No action shall be taken

concerning the topic of the hearing, or any other topic, during the meeting.

### **3. Conflict of Interest**

- 1. Disclosure -Any member must disclose any possible conflict of interest prior to the discussion of any topic at any meeting.
- 2. Recuse -Any members must recuse themselves from voting on any topic where they may have a conflict of interest.
- 3. Vote to Recuse -The Board, by majority vote, may recuse any member from discussing or voting on a topic where they are felt to have a conflict of interest.

### **4. Disclosure**

All interested parties will have the opportunity to be acquainted with and respond to, all information received by the planning board. The subdivision application and associated file documents will be available for public review during regular business hours 8:00AM-5:00PM: Monday through Friday.

### **5. Findings of Fact**

The staff report will include all of the relevant and important facts on which the decision is based on.

These findings will enable all persons interested in the decision to know just exactly what was decided.

### **6. Prompt Decision**

The governing body will be governed by M.C.A. 76-3-604, and shall approve, conditionally approve, or disapprove the preliminary plat within 60 working days of its presentation, unless the subdivider consents to an extension of the review period.

**\*\*\*The public hearings will be conducted in adequately and appropriately sized meeting rooms (Courthouse multi-purpose room, courtroom, or the Search and Rescue building) depending on anticipated public participation. The hearings will also be conducted at reasonable hours. Evening meetings will not be allowed to extend past 11:00PM. If needed the balance of the public hearing will be reconvened at a later date and time to allow for effective, meaningful public participation.**

## **Subdivision Review Statement**

A statement explaining how the governing bodies will: define the criteria in 76-3-608 (3) (a) M.C.A.; evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608 (3) (a) M.C.A. Section 76-3-608 (3) (a), Montana Code Annotated referred to in the above sentence requires local governments to review a proposed subdivision's effect on "agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety."

Per this requirement, the Beaverhead County Planning Board will use the following definitions for each of the criteria listed below.

Agriculture: Montana Code Annotated contains definitions for the words "agriculture" and "agricultural" as follows:

- 41-2-103. MCA. Definitions. As used in this part, the following definitions apply: (1) "Agriculture" means: (a) all aspects of farming, including the cultivation and tillage of the soil; (b)(i) dairying; and (ii) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural

Marketing Act (12 U.S.C. 1141j(g)); (c) the raising of livestock, bees, fur-bearing animals, or poultry; and (d) any practices, including forestry or lumbering operations, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

- 81-8-701. MCA. Definitions. Unless the context requires otherwise, in this part the following definitions apply: (1) "Agricultural and food product" includes horticultural, viticultural, dairy, livestock, poultry, bee, other farm or garden product, fish or fishery product, and other foods.

Agricultural Water User Facilities: Those facilities, which provide water for agricultural land as defined in 15-7-202, MCA, or which provide water for the production of agricultural products as defined in 15-1-101, MCA including, but not limited to, ditches, pipes, and head gates.

Local Services: Any and all services or facilities that local government entities are authorized to provide.

Natural Environment: The physical conditions, which exist within a given area including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.

Wildlife: Living things, which are neither human nor domesticated

Wildlife Habitat: Place or type of site where wildlife naturally lives and grows.

Public Health and Safety: A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.



## **Evaluation of Proposed Subdivisions**

The Beaverhead County Planning Board will evaluate and make decisions regarding proposed subdivisions with respect to the criteria identified in 76-3-608 (3) (a) as follows:

- Subdivision applications and staff reports will include documentation and an analysis of as to whether and to what extent the proposed subdivision will impact agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety as defined in this Growth Policy.
- The Planning Board will evaluate each proposed subdivision as to the extent of any and all expected impacts to each of the elements, and the degree to which the applicant proposes to mitigate any adverse impacts. This evaluation will be based upon information gathered from public hearings, staff reports, and other sources of information as deemed appropriate.
- Upon completion of it's review and evaluation, the Planning Board will render a decision on the proposed subdivision with respect to the requirements of the Beaverhead County Subdivision Regulations, the Beaverhead County Growth Policy, and the Montana Subdivision and Platting Act.



## **Inter-Jurisdictional Cooperation Statement**

The new planning statute 76-1-601 (2) (g) MCA requires that a growth policy must include a statement that explains on matters related to the growth policy "...how the governing body will coordinate and cooperate with the cities and towns located within the county's boundaries on matters related to the growth policy".

### **Dillon**

Much of the commercial and most of the residential growth that has occurred in the Dillon area over the past 10 years has occurred outside the Dillon city limits. Much of this development impacts city services while not directly contributing to the maintenance and upkeep of streets, parks, library, etc.

Beaverhead County will coordinate efforts with the City of Dillon through the following cooperative actions:

- Encourage the creation of a city-county growth task force made up of representatives of both the planning boards, the Dillon City Council and the Beaverhead County Commission to address issues such as subdivision regulations within the urban growth area, annexation, and cooperative services agreements.



- Continue the policy, whereby subdivisions, which are outside the city limits but within the urban growth area are reviewed by the Dillon City Planning Board.
- Encourage regular attendance of Beaverhead County Planning Board members at Dillon Planning Board meetings and vice versa.
- Provide regular reports regarding the activities of the Beaverhead County Planning Board to the Dillon Planning Board and vice versa.
- Consider other joint city-county planning and design strategies.

In addition a number of specific city-county cooperative strategies to encourage thoughtful growth within Dillon and in the urban growth area just outside the city limits are suggested. These include:

## **Subdivisions in the Urban Growth Area**

- For those subdivisions located within one-mile of the Dillon City limits, the county could require that property owners waive their right to protest annexation and/ or waive their right to protest special improvement districts (SID's) for city services and infrastructure improvements.
- Subdivisions located within the one-mile urban growth area could be required to provide services and make infrastructure improvements as required within the city limits.

## **Shared Resources**

- In order to better address city and county growth issues, the City of Dillon and

Beaverhead County may wish to share planning personnel.

- To better meet the community development needs of both the City and County, a new, shared staff position could be created to provide development, fund raising and other services to both jurisdictions.

## **Lima**

The town of Lima is the only other incorporated city/town in the County. To date there have been few if any problems related to growth in the area adjacent to Lima. Since the Planning Board has been reorganized in 1994, there have been no subdivisions in the town of Lima. Beaverhead County will coordinate with the town of Lima through the following cooperative actions:

- Subdivisions, which are within 1 mile of the city limits of Lima, will be presented to the Lima Town Council for their comments.
- Provide technical assistance to the town of Lima on planning and growth related issues.

## **Strategy for Public Infrastructure**

There are many complex issues associated with capital improvements and the associated funding issues. A strategy to develop, maintain, and replace public infrastructure will require that a Capital Improvements Plan (CIP) will be developed. In conjunction with the C.I.P., a capital budget will be prepared as part of the annual budgeting process to match needed improvements with revenue and financing sources.

Goal #1 in the Local and Social Services Section of the Growth Policy already states that the County will develop and maintain a capital facilities planning and budgeting process. Therefore, this section will discuss needed capital improvements in general terms. When the C.I.P is developed, it will address the funding and scheduling of specific improvements in a more detailed plan.



## Rural Fire Departments

Lima, Dillon, Grant, Wise River, and the Grasshopper Valley all have had new facilities (fire halls) constructed within the last 15 years. Wisdom's facility is not as new, but is adequate at this time.

The Grasshopper Valley Volunteer Fire Department completed a 3,000 sq. ft. addition to their fire hall in 2006.

The Jackson volunteer Fire Department will start construction on a 60' X 80' metal building in 2013. The total cost of the new fire hall is estimated at \$225,000, and will be completed in phases as funds allow.

All of the rural fire departments will need to continue to upgrade and replace trucks and equipment on a regular and routine basis. Those specific "rolling stock" needs are not

addressed as part of this infrastructure section.

## Wisdom Sewer District

The Wisdom Sewer District began the process of replacing their community lagoon system in 2002. They are currently in the process of securing grants and the funding needed to finance the project. Estimated costs are 1.4-1.6 million dollars, with the completion date entirely dependent upon when funding becomes available. **DONE**

## Jackson Water Sewer District

In 2002, Jackson completed some major maintenance and replacement work on their sewer system. Upgrades to the current water and sewer systems are needed within the next 3 – 5 years.

## Beaverhead County Solid Waste

Landfill capacity is estimated at approximately 70 years. Two of the existing 7 rural canister sites have been expanded to accommodate 3 canisters instead of 2. The on-going monitoring of the old landfill site and the future closure and monitoring of the existing site are already part of the solid waste department's capital budget. Rolling stock (trucks, trailers, compactors, etc.) will need to be upgraded and replaced on a regular basis.

## Beaverhead County Weed Department

The existing shop and storage area has upgraded the existing security fence and herbicide storage/containment areas.

As with other departments: trucks, spray equipment, A.T.V.'s and other equipment will

need to be continually upgraded and replaced.

## Beaverhead County Fairgrounds

Improvements made to the fairgrounds since the Growth Policy was adopted in 2005 include:

- Additional and enhanced water and sewer lines
- Construction of a 100'x40' handicapped accessible restroom facility and a paved midway
- 50 new horse stalls, new outside show ring and bleachers, new announcer's booth and box seats.

Future projects include on-going and continual work and upgrades to the bleachers, storm drainage, pedestrian access and parking.

## Courthouse and Law Enforcement Annex

### Courthouse

Replacement of the courthouse's 50- year old boiler has been prioritized as "urgent". Estimated cost is approximately \$50,000, and replacement is anticipated within the next three years. **DONE**

Within the next five years with an "essential" priority, the roof and gutters on the original courthouse building need replacing. Estimated cost is \$30,000+/- **Roof/DONE**

The replacement of the asphalt and/or paving of the parking lot and correcting drainage problems have been prioritized as "necessary". Replacement is anticipated within five to seven years with an expected

cost of approximately \$80,000. **Half/DONE on-going**

Restoration of the district courtroom is prioritized as "desirable", with full restoration costs estimated at \$100,000.

**Partial – on-going**

The replacement of nine forced air furnaces (all 20 years+ old) is an ongoing project. Five remain to be replaced at a cost of approximately \$3,000 each. **DONE**

In addition, a new security and video system were installed in the Annex Building (Treasurer's office), at a cost of \$50,000 and all of the windows in the original courthouse building have been replaced and upgraded.

Future Capital Improvements anticipated include:

- Canopy over front entrance (safety \$10,000)
- Upgrade electrical system in Courthouse (\$?)
- Upgrade and replace phone system in Courthouse (2013 \$75,000)
- Offsite storage for County records retention (\$?)
- Installation of elevator in Courthouse (long range \$200,00,)

## Law Enforcement

A priority project would be the construction of a court approved storage and garage facility for processing evidence and impounding vehicles, etc. This would allow for the proper storage of court evidence and storage of forfeited vehicles. Estimated costs are \$30,000 - \$50,000.

Long range capital improvements include the need for additional cells and a secure

elevator to move prisoners to the jail located in the basement.

## **Beaverhead County Roads and Bridges**

In 2012, Beaverhead County completed a Bridge Evaluation and Capital Improvement Plan. This plan was prepared by Great West Engineering, and was done to update and supplement the previous county bridge inventories with current information.

Beaverhead county is responsible for maintaining 126 bridges. Forty-nine of these are classified as minor bridges (clear spans less than 20 ft.) and seventy-seven are classified as major bridges (clear spans greater than 20ft.)

The plan evaluated each bridge with a rating and lays out a 5-7 year plan to replace or improve up to 22 bridges as funding sources allow.

## **Planned Road Capital Improvements \*from 2005**

Road	Project Description	Identified Problem	Estimated Cost	1-3 Years	4-6 Years	7+ (Long range)
Stone Creek Road <b>DONE</b>	Realignment of curve at Madison County Line	Safety	\$50,000 cost share w/Madison County	X		
Bannack Bench Road	Cattle guard between Hwy 278 & Bannack	Upgrade	\$30,000	X		
Trapper Creek & Big Horn Road	Gravel, cattle guards, alignment and widening	Safety	\$30,000			
Trapper Creek Road	Straighten & widen curve below Glendale	Safety	\$20,000			
Hwy 324 <b>DONE</b>	Reconstruct and overlay 15 miles between Grant & Donovan Ranch	Upgrade Safety	State Highway Project 7M-9M			
Hwy 324	Gravel from Donovan Ranch to Idaho Line	Upgrade	\$70,000			
Pioneer Mountain Scenic Byway <b>IN-PROGRESS</b>	N. of Canyon Bypass to Price Creek reconstruct and possible paving	Completion of Scenic Byway project	Forest Highway funds			
Lower N. Fork Road <b>DONE</b>	Plimpton Creek Bridge approaches	Construct	\$40,000	X		
Nissen Lane <b>DONE</b>	Gravel & install culverts	Safety	\$40,000	X	X	X
Flynn Lane <b>WILL BE DONE IN 2013</b>	Drainage, culverts, raising grade, gravel	Storm drainage, drifting	\$30,000		X	
10 Mile Road <b>ON-GOING</b>	Realignment and reconstruction from river to County Landfill	Safety & increased traffic	\$150,000		X	X
					X	

<b>Planned Road Capital Improvements</b>						
Road	Project Description	Identified Problem	Estimated Cost	1-3 Years	4-6 Years	7+ (Long range)
Lovers Leap Road North <b>DONE</b>	Grade, drainage, pave from Railroad crossing N. to Clark's Lookout	Public access and safety for Clarks Lookout planned development	\$100,000	X	X	
Airport Road <b>DONE</b>	Change grade, alignment, drainage possible paving	Upgrade for Airport growth	\$250,000		X	
Sage Creek Road <b>ON-GOING</b>	Grade, gravel, drainage & culverts at lower Huntsman Ranch	Safety	\$30,000 - \$50,000			X
Miner Lake Road <b>ON-GOING</b>	Grade, gravel, culverts	Upgrade	Need gravel source in upper Big Hole			X
Skinner Meadow Road <b>ON-GOING</b>	Grade, gravel, culverts	Upgrade	Need gravel source in upper Big Hole			X

<b>*ONGOING PROJECTS</b>	<b>PROJECT DESCRIPTION</b>	<b>IDENTIFIED PROBLEM</b>	<b>ESTIMATED COST</b>	<b>TIME FRAME</b>
	Willow removal in R-O-W	Safety	\$10,000-15,000	Yearly
	Railroad Crossings	Replace & upgrade for safety	\$30, 000-\$40,000 per crossing, cost share with Union Pacific Railroad	1 Railroad crossing every 2 years
	Cattle Guards	Upgrade to 24' standard w/concrete base	\$4-6,000 Each	5-8 Cattle Guards Yearly

In addition, the county is investing in crushing and stockpiling gravel as well as reconditioning gravel roads using new mechanical technology.

## **Montana Department of Transportation Long Range Projects Next Five Years Beaverhead County Area**

### **Dillon North Montana Street:**

(November '03 let.) Estimated cost \$2,454,000.

The project begins at Helena Street and terminates at the interstate connection. Work includes a two-lane roadway with a center turn lane like the present roadway with curb and gutter, new sidewalks mostly on the east side, lighting and a storm drain system. The intersection of Helena and Montana Street will be signalized. The Helena Street railroad crossing will be closed and a new signalized railroad crossing will be installed at Butte Street. Franklin Street will be realigned at right angles to Montana Street. Trees will be planted in front of Kiwanis Park. Some landscaping will be incorporated. Sidewalk will be installed in this area. Right of way acquisition will begin later this fall.

(Completed Fall of 2004)

### **Dillon North East:**

(November '03 let.) Estimated cost \$2,599,000.

This project extends from the intersection with I-15 approximately 1.8 miles on Highway 41 to Plutt Lane. The urban area (to south of Laknar Lane) will have sidewalks, curb and gutter, lighting and a new storm drain system. The typical section for this project will include a center turn lane. A pedestrian pathway will be constructed along the right side of the rural section.

(Completed Fall of 2004)

**Sportsman's Campground East:** (Tentative let date Nov. 05.) Estimated cost \$4,313,000.

The project begins at the Anaconda Campground and proceeds to Dickey Bridge approximately 6.2 miles. Alignment will essentially follow the existing road. The roadway width will have 12 feet driving lanes and two-foot shoulders. Slopes will be flattened for safety and drainage will be addressed. Right of way acquisition will begin this year.

### **Dickey Bridge to Wise River:**

(Let date March '03) Estimated cost \$3,581,600.

The project begins at Dickey Bridge and terminates at the east end of Wise River. Alignment will essentially follow the existing road. The roadway will have 12 feet driving lanes with two-foot shoulders. Slopes will be flattened for safety and drainage will be addressed. The roadway will be milled and paved through Wise River.

(Completed 2005)

### **Lima Rest Area:**

(Tentative let date late '05) Estimated cost \$1,611,000.

A public meeting was held in Lima to determine a site for a rest area to replace the Red Rock rest areas. The residents, county commissioners and town council selected the Town of Lima as the preferred site. A consultant engineer has been selected to proceed with analyzing two possible sites. The present section yard in Lima is one site. The section yard would be relocated to the north town. The other site is 0.7 mile north of Lima on the west frontage road. The consultant will evaluate the effect of noise and pollution to the town if the rest area was located at the maintenance yard. Public meetings will be held to determine the preferred site.



Two forest service type toilets will be placed at the Red Rock truck parking area "" (previous rest area) in 2003.

### **15 KM west of Grant SW:**

(Tentative let date Jan '05) Estimated cost \$713,000.

This project will be let with the Grant West reconstruction project. This project is to overlay the existing road. The project is 6.5 miles long.

### **Grant West:**

(Tentative let date Jan 05) Estimated cost \$6,396,000

The reconstruct project is 8.7 miles long beginning 1 mile west of Grant. The project will essentially follow the existing roadway. There will be major cut and fill sections to improve sight distance. The roadway will be sub-excavated to remove undesirable material.

(In Progress 2005)

### **Frying Pan Gulch-8KM North of Dillon:**

(Let date 2003) Estimated cost \$540,500

This is a bridge replacement project five miles north of Dillon on old Highway 91. The structure will be replaced with double structural steel pipes. A temporary detour to the west will route traffic around the bridge replacement.

(Completed)

**Big Hole River-3 KM SW of Jackson:** (Tentative let date Jan 05) Estimated cost \$365,000.

This is a bridge replacement project on Miner Lake road approximately 1.8 miles south west of Jackson. The new structure will be 27.5 feet wide. The present boxcar bridge is obsolete. A temporary detour will be constructed upstream.

### **Jackson East:**

(Tentative let date Jan '03) Estimated cost \$814,000.

The project is a pavement preservation project on secondary 287 (Jackson to Dillon) for approximately 3.5 miles. The project begins at the outskirts of Jackson and terminates at the beginning of the recently constructed Carroll Hill project. The overlay project is a temporary fix until a long-term reconstruction project can be designed and constructed.

### **Horse Prairie Creek 3 KM NW of Grant:**

(Let date unknown) Estimated cost \$380,000.

This is a bridge replacement on Mansfield Lane on a structure crossing Horse Prairie Creek, approximately 1.5 miles north of S 324 (Grant Road). The timber bridge is obsolete. The new bridge will be 27.5 feet wide and approach work will be necessary. A detour will be constructed downstream. No fishing access will be provided.

### **Maintenance Projects**

MDT maintenance will lay the millings from the Lima Dell project on the west frontage road from Lima to 8.7 miles north. **DONE**

### **Projects Under Contract**

#### **Lima to Red Rock:**

Project estimate \$5,165,000.

Interstate mill, overlay, seal and cover from the north end of Lima to the north end of the Red Rock Interchange (21 miles). The contractor milled and filled the driving lane this year to eliminate the ruts. The overlay will be complete next year and the seal and cover the same year or one year later.

#### **Atlantic Street -Dillon- Dillon North:**

(Completed October 2002) Project estimate \$256,564.

This is a seal and cover project from MP 1.83 to MP 9.06 on Highway 41 and beginning at Barrett Hospital on Atlantic Street to the intersection of Helena and Montana Street on Helena Street. Pavement markings are a part of the project.

## **Proposed Reconstruct Projects**

(Not in the STIP)

### **Wisdom East:**

(Tentative let date 2006) Estimated cost \$3,500,000.

The project is located on P 46 from Wisdom to the Big Hole River Bridge. The project limits is between MP 26.4 and 42.3 and will include minor widening, overlay, seal and cover.

### **West of Divide:**

(Tentative let date 2007) Estimated cost \$1,200,000.

This project is on P46 from MP 68.4 to MP 68.9. The scope of work is to reconstruct curves at Thompson's Comer to protect traffic from falling debris from a vertical canyon wall adjacent to the road.

## **Proposed Pavement Preservation Projects**

(Not in the STIP)

### **Dillon-Apex:**

MP 63.5 to 93.5. (Tentative let date 2007) Estimated cost \$1,500,000.

Seal and cover on I -15 from Apex to Melrose.

### **Wisdom West:**

MP 7.4 to 26.6 -from Trail Creek road to Wisdom. (Tentative let date 2006) Estimated cost \$480,000.

Overlay, seal and cover on P46.

### **Dillon to Jackson:**

MP 24.7 to 30.9-from Polaris to Carroll Hill (Tentative let date "05) Estimated cost \$155,000.

Seal and cover on secondary 278.

### **Jackson N & S:**

MP 42.5 to 43.4. (Tentative let date "05) Estimated cost \$27,000.

Seal and cover on secondary 278.

### **Clark Canyon Dam-W:**

MP 0 to 12.8. West: (Let date 2006) Estimated cost \$520,000.

Seal and cover on secondary 324.

## **Beaverhead County Museum**

The Beaverhead County Museum receives two mills of taxpayer support for the preservation of its artifacts and maintenance of the buildings. This generates approximately \$36,000/yr. The balance of the Museum' funding is generated from donations and grant writing efforts.

The Museum buildings include the Depot Building, Outdoor Privy, Schoolhouse, Frontier Cabin as well as the main Museum Building.

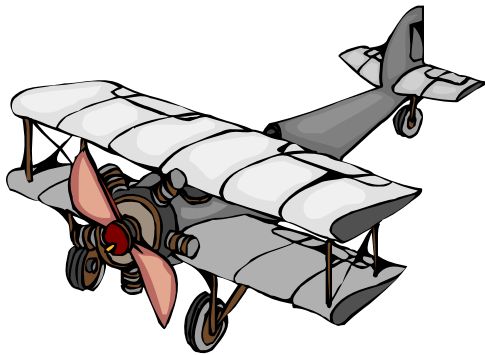
Some of the major work completed since 2010 include:

- School House – Stabilization of the floor, roofing, painting, front porch and handrail as well as a handicap ramp.
- Depot – Two new energy efficient furnaces with programmed thermostats, UV storm windows, new lighting, weather stripping, insulation, and a new work room in the attic.
- Cabin – replaced rotted logs, chinking, threshold repair, and re-glazed windows.
- Museum- replaced roof and gutters, added handicap accessible bathroom, painting, and UV storm windows.

Work anticipated over the next five-years include:

- Schoolhouse- interior paint, chimney cap, UV storm windows and weather sealing.
- Depot- handicap seating, exhaust fans, weather stripping, replace sidewalks.
- Museum- heating system, sidewalks and refinish floor in Torrey Lodge.

In addition, to preserve and protect the Museum's extensive collection of artifacts; a new climate controlled, secure metal building is needed for storage. Estimated cost of this storage building is approximately \$150,000.



## Beaverhead County Airport

Major improvements at the airport are funded on a 90%-10% basis, with the Federal Aviation Administration (F.A.A.) funding 90% of any project and the County 10%. Since 1999, new improvements have included upgrades to the major runway and taxiways, new hanger access, apron expansion, and improvements to the parking area.

Robert Peccia & Associates completed a new CIP for the Dillon Airport. This plan new will be used to guide future improvements as the Airport continues to expand and upgrade its facilities thru 2017.

The most recent upgrade at the Dillon Airport was the construction of a snow removal equipment building.

The County Airport Board is also responsible for the mowing and maintenance of the Wisdom & Wise River facilities.

## Dillon Airport 5-Year CIP

Requested Fund Year		Requested Project	Total Cost
1	2012	Carry Over Funds	\$0
2	2013	Carry Over Funds	\$0
3	2014	Building - Construct/Expand/Rehabilitate Other Building (Explain)	\$500,000
4	2014	Runway - Rehabilitate Runway	\$70,000
			Construct Revenue Generating T-Hangar
			Preventative pavement maintenance on Runway 4-22 (R-21) and Runway 17-35 and the runway / runway intersection (R-3, R-4) (Crack Seal, Fog Seal and Remark), for these pavements that were reconstructed in 2009 and 1998, respectively.
5	2014	Taxiway - Rehabilitate Taxiway	\$15,000
			Preventative pavement maintenance on taxiways / taxiways T-2, T-3, T-4, and T-5 (Crack Seal, Fog Seal, and Remark), for these pavements reconstructed / constructed in 2009, 1998, 2002, and 2009, respectively.
6	2014	Apron - Rehabilitation	\$15,000
			Preventative pavement maintenance on aprons A-3, A-4, A-11 (Crack Seal, Fog Seal, and Remark), for these pavements reconstructed / constructed in 2009, 2002, 2009, respectively.
7	2015	Carry Over Funds	\$0
8	2016	Carry Over Funds	\$0
9	2017	Runway - Rehabilitate Runway	\$3,000,000
			Runway 17-35 and Runway 4-22 intersection area (R-3, R-4) reconstruction for pavements reconstructed in 1998. Pavement will be reconstructed to meet current AC150/5320-6E and FAARFIELD for the anticipated fleet mix.
10	2017	Runway - Rehabilitate Runway	\$25,000
			Preventative pavement maintenance on Runway 4-22 (R-21) (Crack Seal, Fog Seal and Remark), for this pavement that was reconstructed in 2009.
11	2017	Apron - Rehabilitation	\$35,000
			Preventative pavement maintenance on north apron (A-4), main tie-down apron (A-3), and south apron (A-11) (Crack Seal, Fog Seal and Remark), for these pavements constructed in 2002 and rehabilitated / reconstructed in 2009, respectively.
12	2017	Taxiway - Rehabilitate Taxiway	\$10,000
			Preventative pavement maintenance on hangar access taxiways (T-2), Taxiway D (T-4), and Taxiway B (T-5) (Crack Seal, Fog Seal and Remark), for these pavements rehabilitated in 2009, constructed in 2002, and reconstructed in 2009 respectively.
13	2017	Taxiway - Rehabilitate Taxiway	\$1,500,000
			Parallel taxiway (T-3) reconstruction for pavements constructed in 1998. Pavement will be reconstructed to meet current AC150/5320-6E and FAARFIELD for the anticipated fleet mix.
14	2017	Planning - Conduct/Update Airport Master Plan or Airport Layout Plan	\$20,000
			Airport Layout Plan (ALP) revision.

## Dillon Airport 5-Year CIP

#	Requested Fund Year	Requested Project	Total Cost	
16	2017	Equipment - Acquire Equipment/Fencing (not Part 1542)	\$350,000	Replace / Construct wildlife farm fencing around airport perimeter. The existing 20+ year old wildlife farm fence is in terrible condition with rotting posts, downed wire, and needs frequent repairs. Replacing the farm fence is necessary for continued safety at the airport.
17	Select	Select Project	\$0	
18	Select	Select Project	\$0	
19	Select	Select Project	\$0	
20	Select	Select Project	\$0	
21	Select	Select Project	\$0	
22	Select	Select Project	\$0	
23	Select	Select Project	\$0	
24	Select	Select Project	\$0	
25	Select	Select Project	\$0	
			\$5,540,000	



### **Timetable and Conditions for Updating and Amending the Growth Policy.**

To be a useful public document that will assist citizens and county officials in making a decision regarding growth and land use issues; this growth policy will need to be periodically reviewed and occasional changes will be necessary.

- The Beaverhead County Planning Board anticipates that the growth policy will be reviewed within 5 years. This review will include an evaluation of economic, demographic, and development trends. The Planning Board will be responsible for reviewing this policy, and making any recommendations regarding revisions or changes they believe are necessary to the County Commissioners.
- The Planning board anticipates that a full growth policy update will be necessary within 10-12 years.
- The policy may be revised when any review has identified necessary changes or when necessary changes are deemed to be in the public interest by the Planning Board or the County Commissioners.

- Legislative changes may require significant amendments or changes to the growth policy.
- Amendments may also be necessary when litigation in this county or elsewhere in Montana sets legal precedent that is clearly contrary to the stated goals, objectives or implementation strategies in the growth policy.

### **Implementation Options and Recommendations**

Montana law requires that this Growth Policy must have “a description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established pursuant to (this planning process)”.

The Beaverhead County Planning Board and its staff, as well as the County Commission have recognized the citizens desire to see the goals and objectives in this plan implemented. Many factors will determine when the specific strategies can be implemented. Financial resources, local community programs, governmental action, as well as the cooperation and support from the community are all elements that will affect implementation.

Implementation recommendations ask that County officials and staff share the responsibility of implementing the Growth Policy with individual citizens, civic groups, and a variety of cooperating public partners.

The Beaverhead Chamber of Commerce and the Beaverhead Development Corporation will be instrumental in implementing some of the economic



development strategies. Rural fire departments will share the responsibility of providing “Fire Wise” fire prevention information with rural residents. Barrett Memorial Hospital and the University of Montana-Western will also play roles in achieving some of the goals in this document.

Many of the recommendations call for Beaverhead County and its staff to facilitate activities that will hopefully begin the process of achieving desired goals and objectives. Sponsoring workshops, coordinating programs, providing information, or assisting citizen efforts are some of the activities that Beaverhead County and its staff will do to help implement various aspects of the plan.

Other action items that the County will be responsible for will require more time and resources. Development of a land use map to guide future growth, and conducting a build out analysis of subdivision development are two of the key components in the land use section.

Other implementation recommendations will require the County adopt policies on Rural Improvement Districts as well as how public hearings will be conducted. A major component of the public infrastructure section will require the development and implementation of a Capital Improvement Plan by Beaverhead County.

One of the primary implementation tools will be the Beaverhead County Subdivision Regulations. Major revisions to the regulations will be required as a result of adopting this Growth Policy. The County’s sanitation and septic regulations, as well as the septic permitting system will also be reviewed and revised as a means to

implement certain environmental health goals.

The document also suggests for the first time that agricultural zoning be explored as a possible option that may be used to preserve and maintain agricultural land and traditional agricultural activities.

