



BROADWATER COUNTY
MONTANA

February 2020: Final Edits
of the Planning Board

BROADWATER COUNTY 2020 Growth Policy Update

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BROADWATER COUNTY

2020 Growth Policy Update

February 2020: Planning Board's Final Edits

Prepared for the:
Broadwater County Planning Board



Prepared by:



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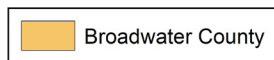
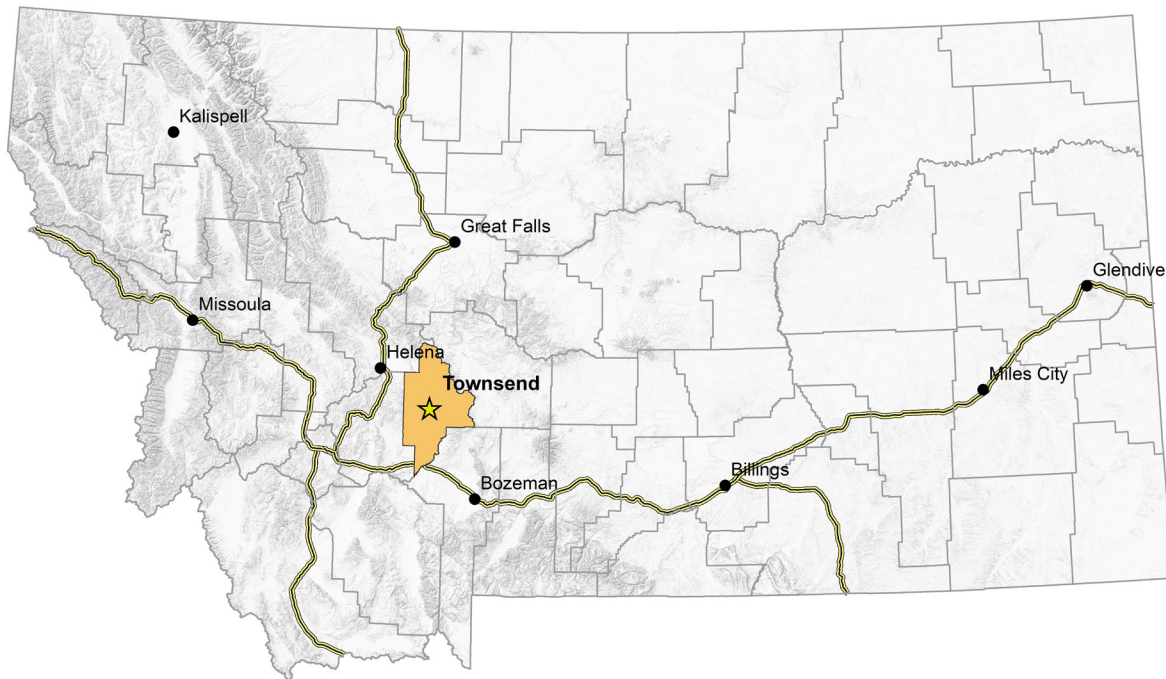
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EXECUTIVE SUMMARY

Map 1 - Location of Broadwater County



The document is an update of the 2003 County Growth Policy and is primarily focused on the jurisdictional area of Broadwater County. The City of Townsend is very important to the day to day life of residents in the County; thus, the update does contain information and guidance about issues of concern to City residents.

Some of the opportunities and issues of concern to County residents include:

- Maintaining their quality of life, open spaces and rural lifestyle.
- Improving job opportunities, retail shopping options, recreational opportunities, housing options and Broadband internet services.
- Focusing on economic development and enhancing emergency medical services and fire protection.
- Overwhelmingly residents think economic development is the most important issue for the County to address.

This document contains ten (10) sections that provide the rationale for achieving the goals mentioned above and the foundation for other goals identified in the document. These sections include:

- Goals and Objectives: Take advantage of opportunities or addressing issues cannot happen by chance. County residents must be willing to set practical and achievable goals to make things happen.
- Project Priorities: The critical tasks that the County can complete to achieve its highest goals.
- Introduction: A description of the County, its location, physical features and history.
- Population: A description of the County's population and demographics.

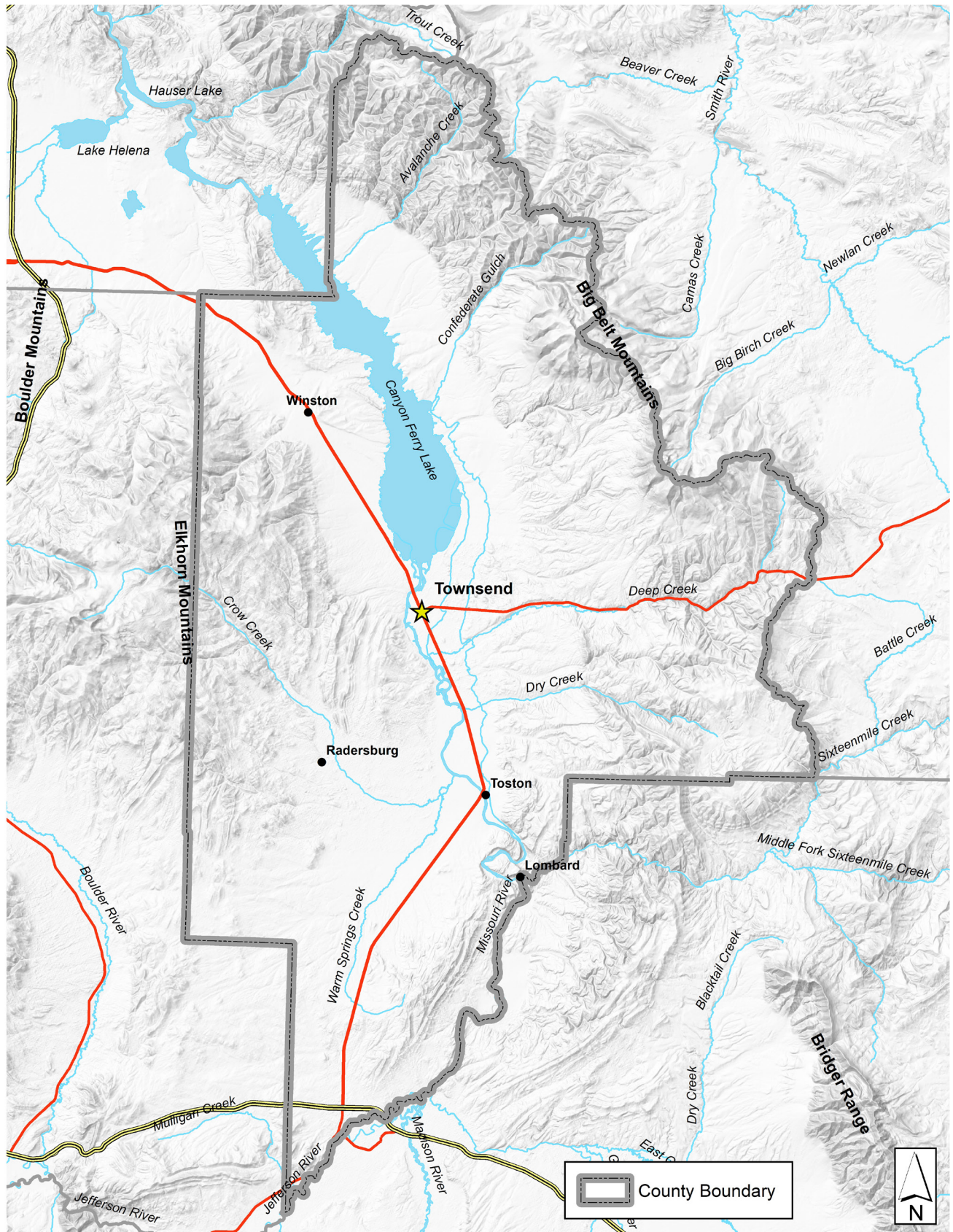
EXECUTIVE SUMMARY

- **Economy:** A description of the County’s current economic situation and how residents might address economic issues and capitalize on potential opportunities.
- **Local Services and Public Facilities:** A description of the service the County provides and the infrastructure it maintains.
- **Housing:** A description of the housing stock in the County.
- **Land Use:** A description of topics ranging from subdivision review, sand and gravel resources and the wildland urban interface.
- **Resident Outreach:** The process used to gather the advice and guidance of County residents to understand what they think are the most important issues to be focused on.
- **Action Plan:** A description of the actual steps that the County may take to reach its goals.



EXECUTIVE SUMMARY

Map 2 - Features of Broadwater County



EXECUTIVE SUMMARY

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GOALS & OBJECTIVES

The following describes the goals and objectives that were developed to address the opportunities and needs identified during the update of this plan. The specific actions that the County will take to achieve these goals are detailed in the Action Plan section of this document starting on page 51.

Economy

The County will work to create an economic environment to help its residents prosper. This includes strengthening and diversifying its economic base.

Goals	Objectives
Attract new capital investment into the County.	<ul style="list-style-type: none"> Support incentives that attract investment.
Ensure that new residential, commercial and industrial projects requiring review under County regulations are provided with a predictable and fair review process.	<ul style="list-style-type: none"> Ensure that all County regulations i.e. subdivision, sanitation, floodplain, are up to date and accessible to County residents.
Improve telecommunications services in Townsend and the County.	<ul style="list-style-type: none"> Improve broadband internet service. Identify the areas in the County that are underserved by cellular telephone service.

Infrastructure

Good infrastructure will help protect the health and safety of County residents and promote their economic success. Infrastructure ranges from roads and bridges to buildings and equipment such as truck, graders and patrol cars. Therefore, the County will provide essential infrastructure in an efficient, safe and economical manner.

Goals	Objectives
Use state and federal funding programs to enhance County infrastructure.	<ul style="list-style-type: none"> Leverage funding and grant opportunities with the City of Townsend, neighboring counties and state and federal agencies.
Provide high quality and effective fire protection and emergency services.	<ul style="list-style-type: none"> Establish the infrastructure and training needed to attract staff and volunteers for search and rescue, fire and ambulance.

Land Use

Residents know that new residential and commercial growth will occur. New development should take place in areas with a limited potential for harm or damage from hazards such as flooding or wildfire and done in a manner that the County can economically provide services. In addition, public lands should be managed in a way that will more directly benefit County residents and the economy.

GOALS & OBJECTIVES

Goals	Objectives
Ensure that the review of new subdivisions provides predictability and consistency to applicants and neighboring residents, while mitigating identified impacts.	<ul style="list-style-type: none"> ▪ Ensure that the County Subdivision Regulations comply with statute and best practices and are fair and consistent to developers and County taxpayers. ▪ Engage with the Montana Department of Transportation (MDT) to better manage vehicle traffic from new subdivisions accessing onto MDT maintained roads.
Understand residential growth trends in the County.	<ul style="list-style-type: none"> ▪ Monitor and inventory the development of subdivisions in the County.
Ensure that new residential and commercial development occur in areas of minimal hazard.	<ul style="list-style-type: none"> ▪ New subdivisions will not be approved within the 100-year floodplain. ▪ The development of new homes and businesses within the 100-year floodplain shall be constructed to minimize the impacts from flooding. ▪ New subdivisions will be discouraged in areas of high to severe wildfire hazard unless mitigation steps are taken to reduce the risks.

Community Services

Adequate community services are important to quality of life. This can include road maintenance, law enforcement, healthcare, education, emergency services and recreation. Therefore, the County will work to ensure that residents will have access to adequate community services.

Goals	Objectives
Provide seniors and special needs residents with the services to allow them to live independently and continue to contribute to their communities.	<ul style="list-style-type: none"> ▪ Assess senior services currently being provided and identify needs and priorities.

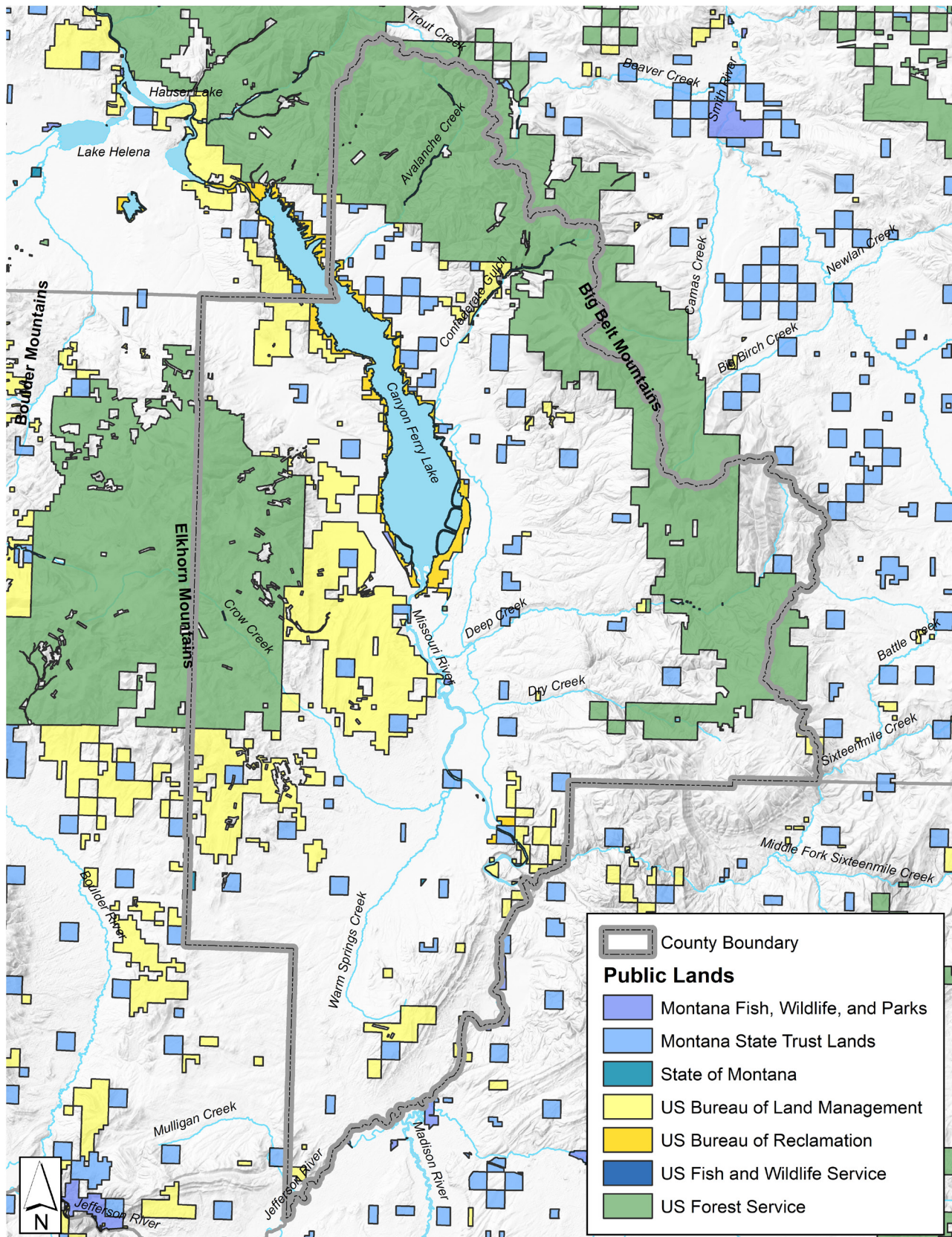
Housing

Safe and affordable housing is essential for all residents. Therefore, the County will work to create a situation where residents, particularly seniors and special needs person have access to adequate housing.

Goals	Objectives
Encourage a wide variety of housing options to meet all income levels. Such projects shall comply with all state and County regulations, particularly from a drinking water and wastewater treatment perspective.	<ul style="list-style-type: none"> ▪ Understand the County's current housing inventory, condition, type and location. ▪ Understand home sales and construction trends. ▪ Identify gaps in housing needs.
Promote capital investment in multifamily housing.	<ul style="list-style-type: none"> ▪ Support the work of the Rocky Mountain Development Corp, (RMDC) and Human Resource Development Council (HRDC)

GOALS & OBJECTIVES

Map 3 - Land Ownership in Broadwater County



GOALS & OBJECTIVES

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INTRODUCTION



Location and Geography

Broadwater County is in west central Montana. In 2017, the County had an estimated population of 5,755 people. The City of Townsend is the only municipality in the County and serves as the County seat. Townsend is located approximately 35 miles south of Helena and 65 miles north of Bozeman.

The County is bordered on the north by Lewis and Clark County, on the east by Meagher County, on the south by Gallatin County, and on the west by Jefferson County. The County is comprised of 1,245 square miles. The topography of the County is mountainous with large valleys that are used for agriculture. Elevations range from 9,472 feet on the top of Mount Baldy to an average valley elevation of 3,800 feet. The Big Belt Mountains run along the eastern border of the County, and the Elkhorn Mountains form the western boundary. The Missouri River flows through the County from south to north. The river provides both irrigation water for crops and for recreational opportunities. Canyon Ferry Lake covers approximately 35,000 acres in the northern part of the county. Its shore is federally owned and managed by the U.S. Bureau of Reclamation.

Climate

The climate of the County is like the rest of the northern Rocky Mountain region. The winters can be cold, with temperatures dropping to less than 30 degrees below zero for a week at a time. The summers are generally warm with several days in excess of 95 degrees. Extreme fluctuations in temperatures, wind, and precipitation intensity are common. Annual precipitation in the County is 12 inches and the growing season ranges from 90 to 100 frost free days.

Landownership

Broadwater County contains 792,386-acres of land. Of that, 473,615-acres are privately owned, and 318,769-acres are publicly owned. Ownership of public lands is held primarily by three entities; the United States Forest Service, the Bureau of Land Management and the State of Montana.

The large percentage of public land ownership significantly impacts the County, particularly from an economic standpoint. Public lands do not directly contribute to the property tax revenues of the County, unlike

INTRODUCTION

privately owned lands. Also, public lands are managed under rules and regulations developed in either Helena, Montana or Washington, D.C and the management agencies do not necessarily have the same priorities as the residents of the County.

Land Ownership in the County (Acres)		
Private Ownership	473,615	59.8%
Federal Lands	278,723	35.2%
State of Montana	39,562	5.0%

Figure 1- Landownership in Broadwater County. U.S. Geological Survey, Gap Analysis Program. 2016. Protected Areas Database of the United States (PADUS) version 1.3

Vegetation

The predominant vegetation type in the County is grassland, which covers approximately 419,965 acres and accounts for 53.0 percent of the total land cover by area. Mixed cropland comprises 95,086 acres of land, including irrigated and dryland crops. Forest comprises 150,553 acres and shrub land (sagebrush-grasses) cover 79,239 acres,



Municipalities-Communities

The City of Townsend is the only incorporated municipality in the County and is the County seat. The City had a population of approximately 2,000 people in 2017. Unincorporated communities in the County include Radersburg, Toston and Winston, and the Wheatland area north of the Interstate 90 and Highway 287 junction.

INTRODUCTION



History

Before the Lewis and Clark expedition, the Missouri River Valley in present day Broadwater County was home to several Indian tribes including the Crow, Blackfeet and Shoshone. The expedition traveled up the Missouri River on their way to the Pacific Ocean. The expedition and other early explorers described the valley as being wide, home to abundant wildlife and being beautiful.

Gold was discovered in 1864 in Confederate Gulch in the Big Belt Mountains. That discovery led to the development of the boom town, Diamond City. In addition to Diamond City, other new communities such as Placer, Iron Age City, Canton, Beat'em and Cheat'Em would come and go as mines were worked and depleted.

Broadwater County was established by the Montana Legislature in 1897 and named for Colonel Charles Broadwater. It was formed by removing territory from four other counties: Jefferson, Meagher, Lewis and Clark County and Gallatin County.

The building of the Northern Pacific Railway played an important role in the development of Broadwater County. In 1881, an old stage stop, Centerville, was moved to a site adjacent to the railroad and was renamed Townsend. Townsend became the commercial center and County seat. Townsend was named in honor of the wife of railroad official Charles B. Wright, whose maiden name was Townsend. The railroad platted streets in 1882, and homesite lots were offered for \$300 each. By 1883, Townsend had a post office, stores, a hotel, restaurant, stables, saloons, churches, a flour mill, a school, a lumber mill, and even an indoor ice-skating rink. Most of the Townsend's early commercial center was built during a short period between 1882 and 1884. Townsend grew rapidly in the late 1800's and early 1900's, due to its location adjacent to the railroad and its support for surrounding mining and agricultural operations.

INTRODUCTION

The mining boom in the County created a need for agricultural products such as crops and cattle. As the mining industry declined in the early 1900's, farming and ranching became the principal industry in the County. The agricultural industry expanded dramatically with the passage of the 1909 and 1913 Homestead Acts by Congress. Most of the new homesteads were developed in the central and southern part of the County. Winter and spring wheat, sugar beets, hay, and livestock became the principal agricultural products. In recent decades potatoes have replaced sugar beets in importance.



Agriculture in the County was greatly improved with the development of irrigation systems which dramatically increased crop and livestock production. In 1900, the Montana Ditch was constructed to provide irrigation water to farms and ranches in the upper parts of the County. In 1939, the Broadwater-Missouri dam and canal system were built above the community of Toston to provide irrigation water to the central portion of the county. In the 1950's the U.S. Bureau of Reclamation constructed Canyon Ferry Dam just north of the County line for power generation and irrigation. The resulting reservoir, Canyon Ferry Lake, is now a major feature of the County. The reservoir covered 35,000 acres of land which approximately 5,000 acres was productive agricultural land. To offset the loss of these good agricultural soils, the Bureau of Reclamation created the Crow Creek Pump Unit, an irrigation system with a series of canals, ditches and pumps to provide irrigation water to previously unirrigated lands in the County.

Hunting, fishing and recreation have a long history in the County, and the recreation/travel industry is major part of the County's economy. The Broadwater Rod and Gun Club was formed in 1902 to improve fish and game management in the area. The Club facilitated planting of pheasants and trout in the valley. In 1916, they also relocated 36 head of elk up Dry Creek in the Big Belt Mountains and established a successful elk population.

Along with generating electric power and providing irrigation water, Canyon Ferry Lake provides recreation opportunities of state-wide significance. Lake fishing, ice fishing, boating, camping, and picnicking are recreation activities that take place there.

POPULATION

Between 1970 and 2016, the County experienced a steady increase in population. In fact, the County saw an almost 134 percent increase in population over that time span. In 1970 the County's population was approximately 2,540 people and grew to an estimated 5,936 persons by 2017.

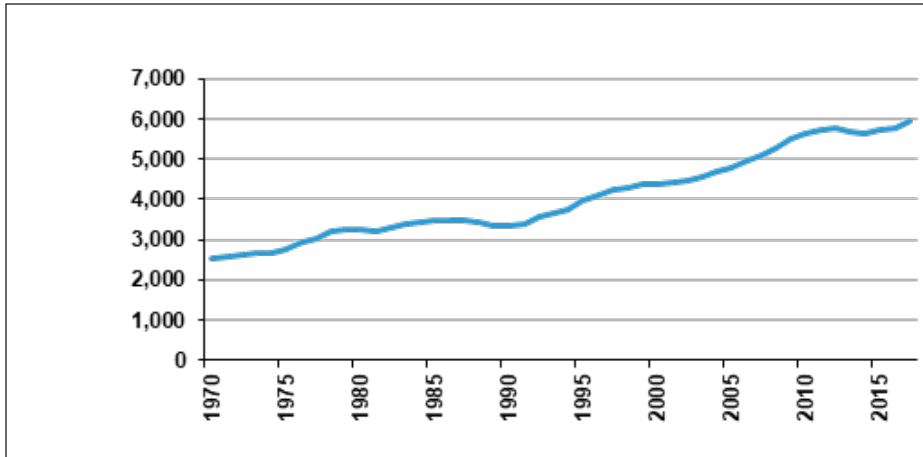


Figure 2 - Population Trends, Broadwater County (1970-2017)
(Census Bureau, 2016 Washington, D.C.)

Demographically, the County finds itself in a situation familiar to many other counties in Montana, the median age of its residents has increased. In 2010, the median age for County residents was estimated at 42.6 years of age and by 2017 it had increased to 46.3. The County has also seen a decline in the number of people aged 35 to 44. This is another trend common in many Montana counties and is of concern as this age group represents people in their prime working and earning years.

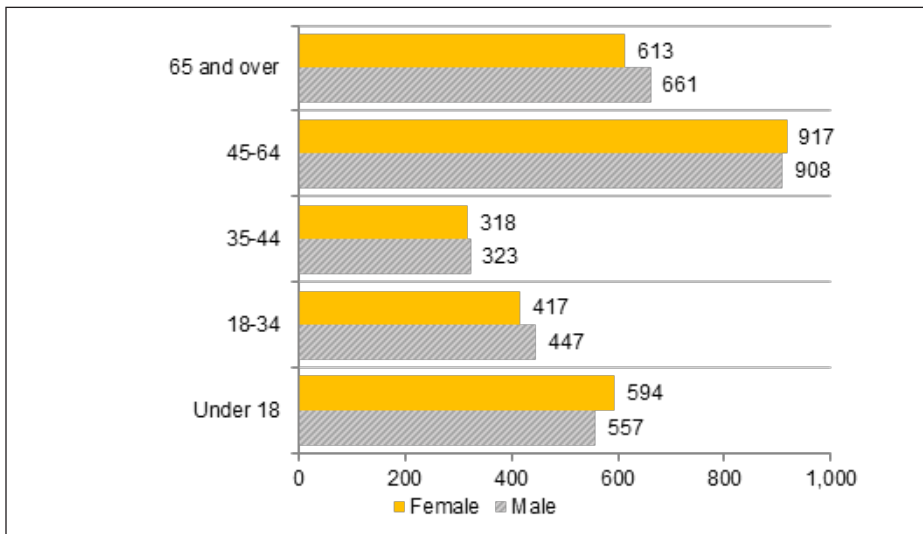


Figure 3 - Population Age Breakout for Broadwater County, 2017
(Census Bureau, American Community Survey, 2016 Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps))

Another trend that the County should watch closely is the increase in the number of people ages 65 and over. In 2010, the Census estimated this number at 890 persons, by 2017 it was approximately 1,274, an almost 43 percent increase. Based upon these figures, over 22 percent of the County's population in 2017 was older than 65. An increase in the County's senior population may affect the ability of the County to provide services such as healthcare, transportation and housing.

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Broadwater County has a relatively diversified economy. In 2017 the three industry sectors with the largest number of jobs were farm (346 jobs), manufacturing (340 jobs), and retail trade (227 jobs). From 2001 to 2017, the three sectors that added the most jobs were manufacturing (113 new jobs), real estate and rental and leasing (103 new jobs), and health care and social assistance (86 new jobs).

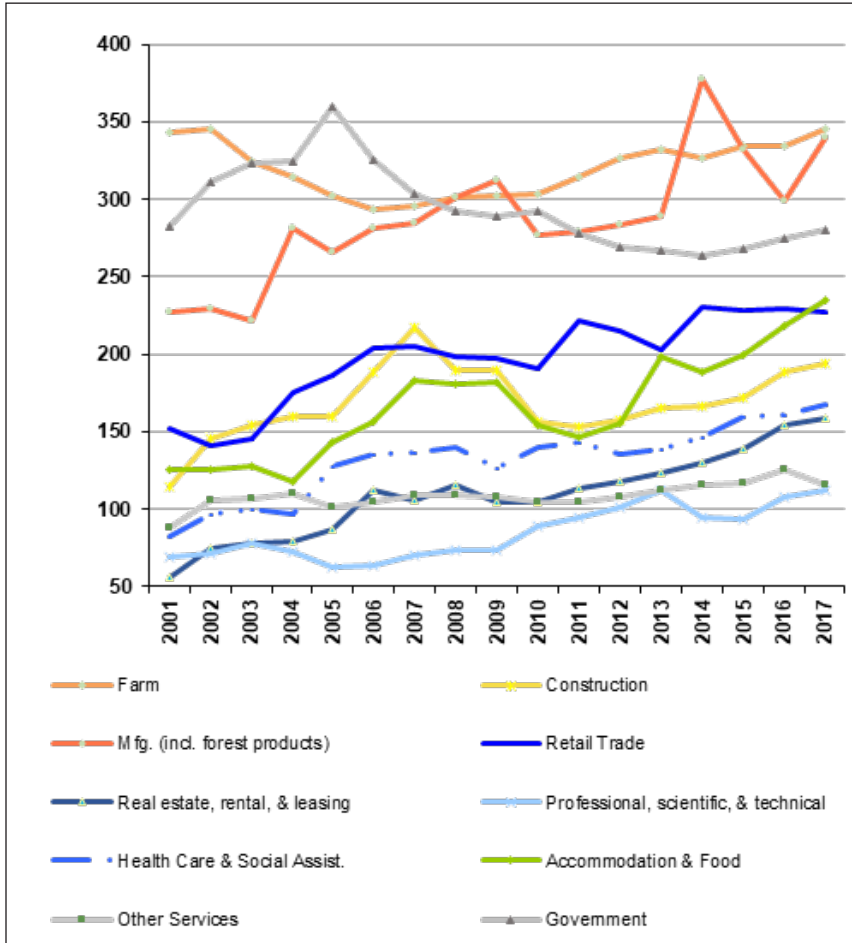


Figure 4 - Employment by Major Sector Broadwater County 2001-2017
(U.S. Department of Labor. 2017. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps).

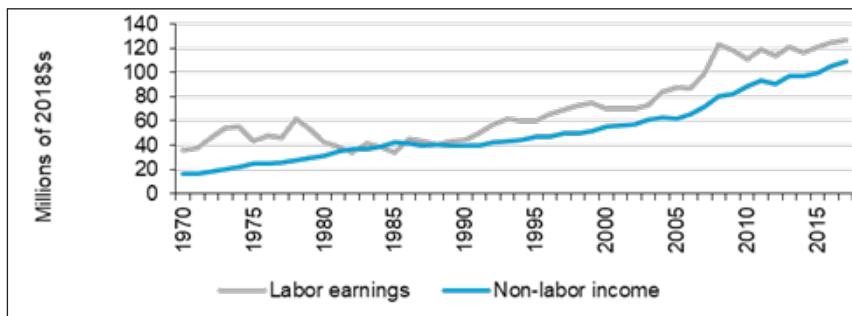


Figure 5 - Components of Total Personal Income, Broadwater County 1970-2017
(U.S. Department of Labor. 2016. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/ep).

Labor and Non-Labor Income

In 2017, income from labor sources for County residents was \$126,241,000 dollars or 53.6 percent of all income. This was a significant increase from the estimated figure of \$70,600,00 million seen in 2000.

Non-labor income for County residents in 2017 was \$109,101,000 and represented 46.4 percent of income. This was a 50 percent increase from the estimated figure for the year 2000. Non-labor sources of income include dividends, interest, rent and transfer payments such as Social Security and Medicare.

Per Capita and Median Income

From 1970 to 2017, per capita income in the County increased from \$20,716 to \$39,647, a 91% increase over that time. Per capita income is a measure of income per person. It is total personal income (from labor and non-labor sources) divided by total population. Per capita income is considered one of the more important measures of economic well-being for communities.

Total personal income is a measure of the total annual gross earnings of an individual from all income sources, such as: salaries and wages, investment interest and dividends, employer contributions to pension plans, and rental properties.

According to Census data, the median household income in the County in 2017

ECONOMY

was \$55,295 and the percentage of low to moderate income families was approximately just over forty (40) percent of the County’s population in 2015.

Agriculture

Like many counties in the state, agriculture is one of the economic strengths for the County. In 2017, agriculture was the largest employer in the County, with 346 persons engaged in its operations. During 2017, cash receipts from agricultural operations were over \$51 million with over \$22 million from crops, over \$17 million from livestock and the remaining \$12 million of from other sources.

Seventy percent (70%) of farm and ranch jobs and their associated income belong to owner-operators, not paid laborers. This has been a relatively consistent trend between 1970 and 2017. Unfortunately, farm and ranch earnings have declined over that same period, dropping from \$12.6 million (adjusted for inflation) in 1970 to \$5.2 million (adjusted for inflation) in 2017.

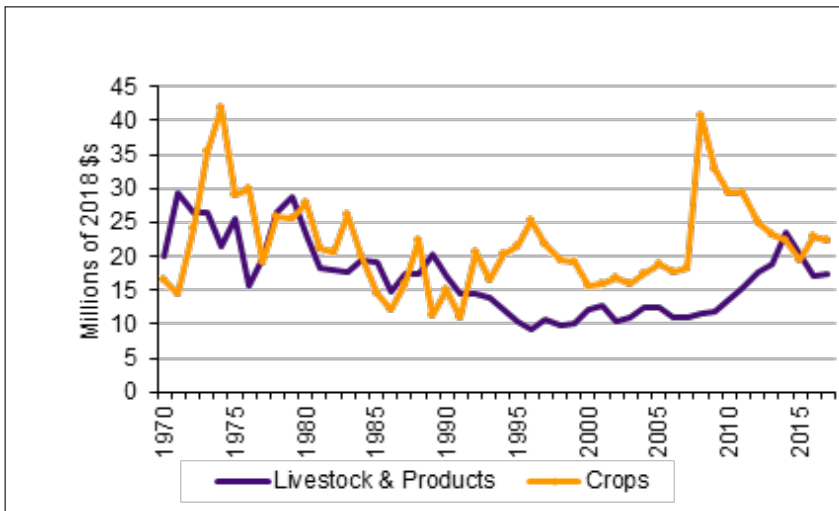


Figure 6 - Cash Receipts from Agriculture in Broadwater County 1970-2017 (U.S. Department of Labor. 2017. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C., as reported in Headwaters Economics’ Economic Profile System (headwaterseconomics.org/eps).

Cash receipts from the sale of crops in the County have increased since 1970, growing from \$16.7 million to \$22.4 million in 2017. Conversely, cash receipts from livestock have declined from \$20.1 million (adjusted for inflation) in 1970 to \$17.5 million (adjusted for inflation) in 2017. In 2017, it was estimated that 24,000 head of cattle were raised in the County.

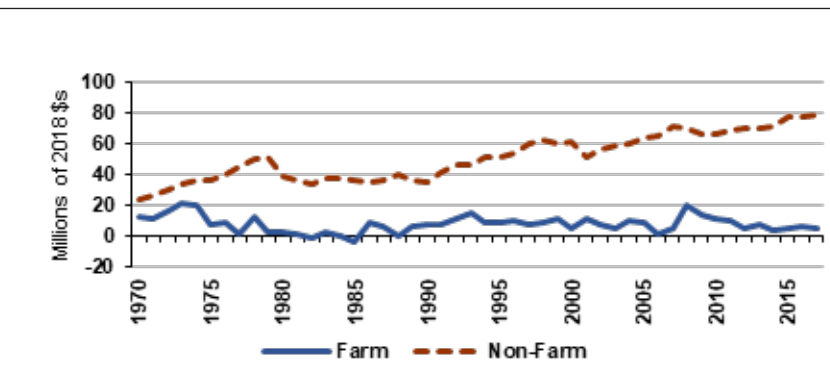


Figure 7 - Farm and Non-Farm Earnings Broadwater County 1970-2017 (U.S. Department of Labor. 2017. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C., as reported in Headwaters Economics’ Economic Profile System (headwaterseconomics.org/eps).

Mining

GrayMont Western US, Inc., operates a lime mining and lime processing plant up Indian Creek in the Elkhorn Mountains west of the City of Townsend. The Indian Creek plant produced lime in two coal/ coke fired preheater kilns. The plant is equipped with lime sizing and storage facilities allowing Graymont to produce and store bulk quicklime products. The plant is equipped with a hydrator capable of producing 300 tons of hydrated lime per day.

The quarry for the mine is located on the south side of Indian Creek. Limestone from

the quarry is trucked to a crushing plant where it is sized and conveyed to a large storage pile adjacent to the preheater kilns. Bulk truck loading facilities are provided at the plant site and rail loading is available from a 1,500-ton terminal located on the Montana Rail Link line in Townsend.

One potential concern is that Graymont almost exclusively uses coal fuel in its kiln. There is no natural gas source within the County. Thus, a disruption in the supply of coal mines would be devastating to the processing at the mine.

Timber

The County contains significant timber resources located on both public and private lands. As of December 2019, RY Timber operated a sawmill located just north of Townsend and another one in Livingston. Both operations employed over 200 people and processed 162 million board feet of lumber per year, mainly as 2"x4" studs. At the beginning of January of 2020, RY announced the closure of the Townsend mill. The closure meant the loss of approximately 71 well-paying jobs, which will have a negative impact upon the economy of the County.

Miscellaneous Businesses/Manufacturing

There are many other businesses that contribute to the County's economy. These include

- Irrigation equipment retailers and designers,
- Laser steel cutting facility,
- Log home construction,
- A facility that constructs porch-railings, spindles and other home features,
- Storage shed construction,
- Lath and staking construction, and
- Creation of wood planks for pallets,

Diversification – Value Added Products

Diversification of the County's economy has been a long-standing goal of the County Commission, County business leaders and residents and they continue to make strides toward that goal. There are many opportunities to diversify the economy, particularly with regards to the agriculture and tourism sectors.

As mentioned earlier, several firms in the County process agricultural, timber and mineral products as sell value-added products to customers outside the county. Riley Stoves Company in Townsend is an example of a small successful local manufacturing firm.

Agriculture: Value added agricultural operations are one option. Transforming the agricultural produce of the County into marketable products within the County is not only possible but has happened. Such operations include:

- A regional wheat milling and bakery,
- Honey manufacturing,

- A large dairy, and
- An alfalfa pellet plant

Other agricultural products of the County such as beef and potatoes have the potential to be transformed into value added products as well.

Tourism: The importance of tourism to the County's economy is unquestioned and has the potential to grow even more. The potential for increasing tourism spending is highlighted by the fact that non-resident spending in the County has dramatically increased over the last decade. According to the University of Montana's Institute for Tourism and Recreation Research, non-resident spending in 2011 totaled \$461,000. By 2017 that had increased to \$2,346,000. The three largest categories by spending in 2017 were: gas/diesel, restaurants and retail. Between Canyon Ferry Reservoir, the Missouri River and the surrounding mountains and public lands, the potential for the County to grow tourism remains high.

Targeted Economic Development Districts (TEDD)

Broadwater County created a Targeted Economic Development District (TEDD), on approximately 1,000 acres of industrial and commercial land in the Wheatland area on the north side of the intersection of I-90 and US Highway 287.

The effort focused on retaining and expanding existing "value-adding" businesses, as well as attracting new ones to the area. This will in turn create new employment opportunities and diversify and grow the County's property tax base over time. "Value-added" businesses are those that take a Montana resource, product or process and transform it into a new product or process intended for interstate commerce.

TEDDs are authorized in Montana's Urban Renewal laws and enable the County to direct resources towards addressing infrastructure deficiencies hindering economic growth. TEDDs must "target" businesses that add value to a product or process resulting in the creation of new wealth. State law permits using a variety of tools in a TEDD, including Tax Increment Financing (TIF), to fund public infrastructure improvements, such as sewer and water systems, roads, and utilities.

Montana statutes also require that a TEDD be zoned in accordance with the County Growth Policy. Therefore, the County simultaneously created a zoning district with the same boundary as the TEDD. Depending upon the success of the Wheatland TEDD, the County may consider creating additional districts in the future.

LOCAL SERVICES & PUBLIC FACILITIES

Providing services and maintaining infrastructure in an effective and economical manner are a primary function of Broadwater County. The services it provides include but are not limited to law enforcement, emergency and senior services and weed control. The infrastructure that the County is responsible for maintaining includes buildings, roads, bridges, equipment and other facilities.

Funding these services and infrastructure requires that the County collect enough revenues. According to the Montana Department of Administration in FY 2017-2018 the County generated a total of \$7,674,659 in governmental revenues. The three largest sources of revenue in that year were from State and Federal intergovernmental payments

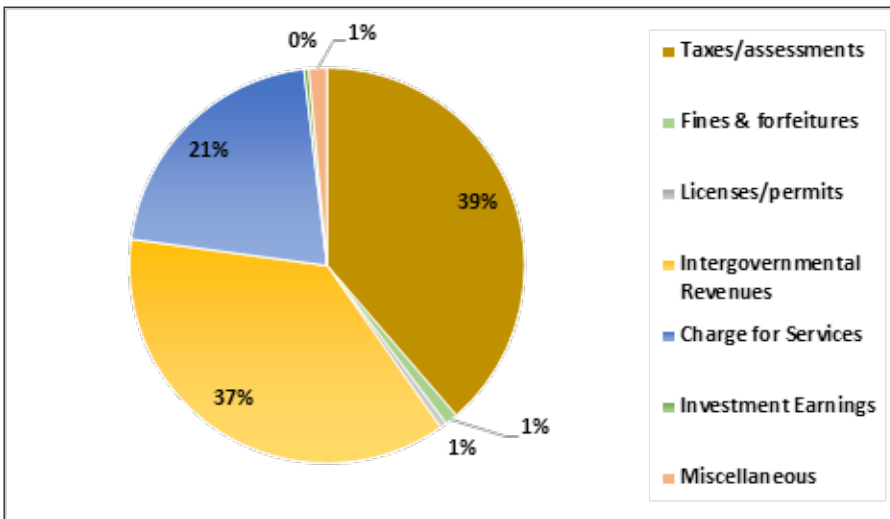


Figure 8 - Broadwater County Governmental Revenues in FY 17-18
Financial Statements-Broadwater County, Montana Department of Administration, Local Government Services Bureau 2018

and federal intergovernmental payments (\$2,829,486); taxes and assessments (\$2,968,461) and charges for services (\$1,611,423).

The County's main expenditures were for public works (roads, bridges, buildings), general government (Commissioners, County Attorney, Clerk and Recorder etc.), capital projects and public safety (Sheriff etc.). One of the largest components of the intergovernmental revenues comes from the federal government as Payment in Lieu of Taxes (PILT) which is meant to offset the impact of public lands on local government revenues. According to data from the federal government, federal payments to the County in FY 2017 totaled \$889,470. Those monies were distributed in the following manner:

- County Government \$791,833
- Local School Districts \$56,147
- Resource Advisory Councils \$29,754
- Conservation Districts \$11,737

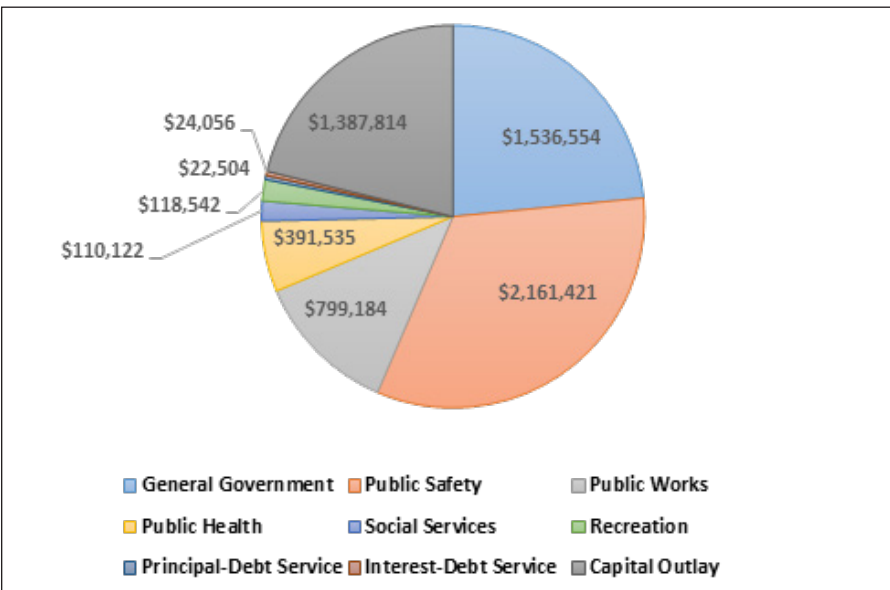


Figure 9 - Broadwater County Governmental Expenditures in FY 17-18
Financial Statements-Broadwater County, Montana Department of Administration, Local Government Services Bureau 2018.

Strategy for the Maintenance of County Infrastructure

Broadwater County is in the process of updating its current capital improve-

LOCAL SERVICES & PUBLIC FACILITIES

ments plan (CIP). The updated CIP will serve as the County's strategy for maintaining infrastructure per the requirements of the State Growth Policy statute 76-1-601, MCA. Nonetheless, the following is a brief description of the services and infrastructure that the County and other entities provide to residents.

Airport

The Townsend Airport is located just east of Townsend. It serves as the base for approximately 12 general aviation single-engine aircraft, and is used for general aviation, air taxi services, and military use by the National Guard. The airport uses a 4,000-foot long by 60-foot asphalt runway and includes a pilot's lounge, private hangers, and a camping area for overnight stays. The airport stages an annual fly-in on July 4, bringing in 50-60 aircraft along with pilots and passengers. Recent improvements at the airport include the installation of precision approach lights and the addition of five hangers since 2000.

Broadband

Broadband internet service is critical for the success of many businesses in today's economy. Broadband in the County has improved but remains limited or slow in many locations. In the Fall of 2018, Montana Internet Corp (MIC) finalized a contract with CenturyLink to provide 1 Gbps to the Townsend School system. Blackfoot Telephone opened a contract with CenturyLink to use the same fiber line as MIC. Blackfoot now is providing contracted internet and phone to both the County Courthouse and Broadwater Health Center. Recently, both Global Net and Charter purchased bandwidth on CenturyLink's lines and Charter has been running new service lines in Townsend. Broadband in the County is still much slower and can be less than 25 Mbps.

Despite the improvements that have been made in servicing the County, faster and more economical broadband speeds are still needed in many areas.

Fire Departments

Fire protection in the unincorporated areas of the County is provided by the Broadwater County Rural Fire District. The District houses two structural fire truck and a wildland fire vehicle at the fire hall in Townsend. The Fire Hall is jointly owned by the City and Broadwater County. The Rural Fire District has two vehicles at the fire station in Toston, three at the station in Winston, and one vehicle at Radersburg and one vehicle at the Duck Creek Road on the east side of Canyon Ferry Reservoir.



Counting the equipment located at the Fire Hall in Townsend, the County has 3 structure trucks, 8 tenders, 8 brush trucks and 51 volunteer fire personnel. There are also 7 dry hydrants in the County, as well as 17 other locations designated for water withdraw from canals, river or lakes.

LOCAL SERVICES & PUBLIC FACILITIES

The District has mutual aid agreements with the Townsend Fire Department, the Three Forks Fire Department, and with the Tri-Lakes Volunteer Fire Department and East Valley Fire District in Lewis and Clark County. The District also has mutual aid agreements with the U.S. Forest Service and the Bureau of Land Management.

Courthouse

The County Courthouse is in Townsend and is the primary center for County services. Departments located at the Courthouse include:

- Accounting
- Community Development
- County Attorney
- County Commission
- County Treasurer
- Clerk and Recorder
- Disaster and Emergency Services
- District Court
- Justice of Peace
- Public Works
- Environmental Health, and
- Weed/Mosquito Districts

Replacement of all the windows at the Courthouse has begun, with ½ replaced as of early 2019. In addition, security cameras have been installed on the exterior of the building.



Fairgrounds



The fairgrounds are one of the social and cultural centers in the County. It hosts many events including the annual County Fair and rodeos etc. The facility needs upgrades on the arena and the bleachers, particularly the replacement of the posts supporting the structure.

LOCAL SERVICES & PUBLIC FACILITIES

Broadwater Health Center

The Broadwater County Health Center and Home Health facility is classified as a Critical Access Hospital. The Center offers both inpatient and outpatient services to all of Broadwater County. Inpatient services can address typical hospitalization needs, including both acute hospitalization and recuperative stays. Outpatient services include Laboratory, Radiology (X-ray), and Physical Therapy. The Center has 18 beds and an emergency room that is open 24-hours a day and the Center also provides physical therapy and home health care. The Center also operates a nursing home with 35 beds. The Center provides ambulance service in the County, which includes two (2) ambulances and 14 emergency medical technicians. The facility is operated by a private non-profit district board of directors and employs approximately 85 personnel, making it one of the largest employers in the County.



Broadwater County Museum



The Museum is in Townsend and was dedicated in 1976 dedication. The facility has a display hall, a workroom, storage/shop room and second floor storage. In 2000, a new 60'x80' addition was completed and contains a half-scale model of a dugout canoe, an authentic sheepherder wagon, a horse drawn carriage and a buffalo skin. The museum also contains many other historical documents and artifacts.

Library

The School/Community Library is funded jointly by Broadwater County and the Townsend Public Schools. The library is housed in the Townsend High School and receives county support through a County-wide mill levy.

Trails and Recreation

The County has developed a Recreation Plan for the entire County and the City of Townsend. That process resulted in a priority list of projects that the County and the City would like to complete in the next 5-10 years. That list includes:

LOCAL SERVICES & PUBLIC FACILITIES

1. Event Center
2. Trail System Expansion
3. Fairgrounds Planning and Improvement Project
4. Townsend Swimming Pool
5. McCarthy Park Pavilion
6. Skating Rink
7. Townsend Pool Restrooms and Locker Rooms
8. Silo's Complex Project
9. Heritage Park Bandshell
10. Skate Park

Roads and Bridges



Officially there are approximately 759 miles of County owned roads. As of 2019, the County Road Department maintains approximately 523 miles of those roads. Most of roads that the County maintains are gravel surfaced (506 miles), but there are 17-miles of paved roads as well. The Department employs a County Road Supervisor and three other employees to handle road and bridge maintenance.

Schools

Townsend Public School District No. 1 includes the Townsend High School, Townsend Elementary School, and Townsend Middle School. According to the Superintendent of the School, the district had a total enrollment in 2018-2019 of 641 students. The High School had 205 students, the Middle School 132 and the Elementary 304. The staff in the district totaled 96 persons, including 55 certified teachers and 41 classified staff such as paraprofessional educators and custodians.

The Superintendent indicated the biggest challenge for the district was understanding residential growth trends in the County and how they might affect enrollment. In addition, he indicated that the elementary school needs replacement. It was built in the 1950's and is not energy efficient and lacks outlets and modern technology.



LOCAL SERVICES & PUBLIC FACILITIES

Solid Waste

Broadwater County operates a county-wide solid waste program. The County has established several 40-yard container sites throughout the county where residents may dispose of their solid waste. The County hauls the waste in the roll-off containers to a transfer site operated by the County. Solid waste is transported from the Broadwater County solid waste transfer site to a landfill in Lewis and Clark County, which charges Broadwater County a tipping fee for disposing of solid waste.

Senior Center

The County Senior Center is funded by Broadwater County and federal funds. The Center provides weekday noon meals and meals on wheels to seniors confined to their homes. Broadwater County pays a portion of the Center funding through County property taxes. The center has two employees. The Planning Board has indicated that there is a need for additional senior services, including transportation services, healthcare etc.



Sheriff's Department

The Broadwater County Sheriff's Department provides law enforcement for the entire County including the City of Townsend. Services provided by the Department include:

- Administration
- Patrol Division
- Detective Division
- Detention Center
- Dispatch Center
- Search and Rescue
- Sex Offender Division
- Victim Advocate
- Chaplain



Utilities

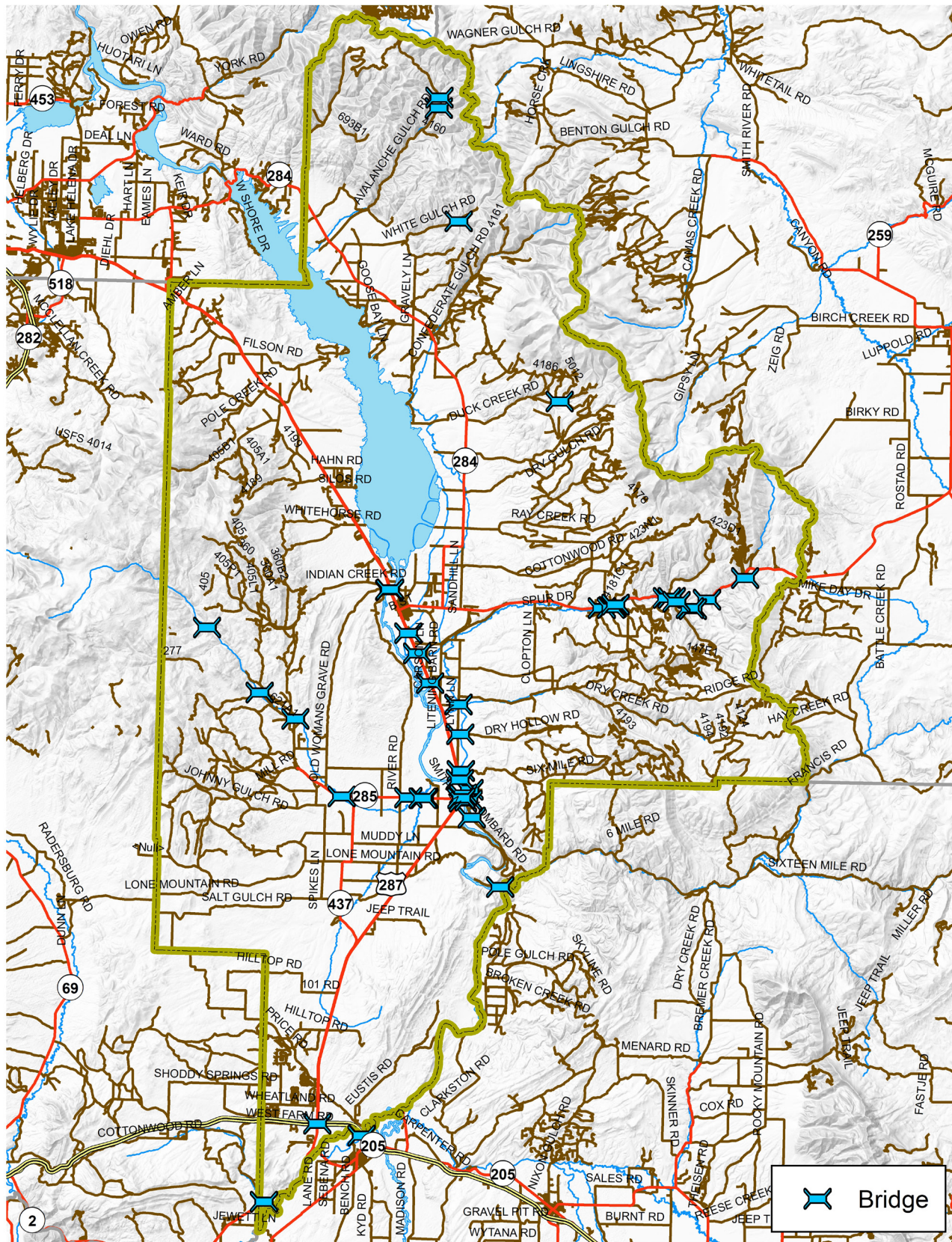
Electric Utilities are provided to County residents by Northwestern Energy and Vigilante Electric. Liquid propane is distributed in the City of Townsend by Northwestern Energy. Rural residents obtain propane from several sources. Heating oil is distributed by Rocky Mountain Supply. Natural Gas is not currently available in Broadwater County.

Weed Department

The County Weed Board and Weed Supervisor are very active in controlling weeds around the County and develop an annual Plan of Action. The Plan is meant to help prevent the spread of weeds and to support the rehabilitation of lands impacted by weed infestations.

LOCAL SERVICES & PUBLIC FACILITIES

Map 4 - Roads and Bridges in Broadwater County



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Data from the Census Bureau, American Community Survey, estimated that there were 2,743 residential housing units in the County in 2017. Over 30 percent of those housing units were constructed after the year 2000.

In 2018, the County participated in the development of a housing assessment for the Tri-County area of Broadwater, Jefferson and Lewis and Clark County. The Tri-County Housing Needs Assessment provided an in-depth look at the housing market in all three Counties, including an analysis of home ownership versus renting, vacancy rates and the cost of different types of housing. The following is a snapshot of the information found in the Assessment that pertains to Broadwater County:

- According to multiple listing data, the average sale prices for homes in the County increased from \$150,00 in 2012 to \$190,000 in 2017.
- There is a high need for additional independent senior living facilities in the County.
- One in five homes in the County were constructed prior to 1960.
- Most housing units in the County are in the unincorporated areas.
- Broadwater County has a higher proportion of single-family homes than Lewis and Clark County.
- The number of mobile homes in the County outnumbered the total number of residential units identified as duplexes, four-plexes and other multifamily buildings.

Please note that there is a difference between the American Community Survey data on the age of housing and the data used in the Tri-County Housing Needs Assessment.

Housing Needs

In order to develop goals and specific actions for each County, the 2018 Tri-County Housing Needs Assessment included an in-depth public engagement process. This included organizing and facilitating ten (10) focus groups in the three counties. The focus groups were comprised of people who were very familiar with housing issues in the Tri-County area. They included realtors, builders, chambers of commerce, social service providers etc. According to the final assessment over 100 people participated in the focus groups. In addition, the Assessment included a public survey of housing issues and an employer survey. Almost 1,000 resident surveys and over 100 employer surveys were completed. The following is a table from the 2018 Tri-County Housing Needs Assessment that shows housing needs as identified by the percentage of survey respondents living in Broadwater County.

Age of Residential Structures in Broadwater County (2017)		
Year Built	Number of Units	Percentage
2010 or later	77	2.9%
2000 to 2009	775	28.3%
1990 to 1999	445	16.2%
1980 to 1989	253	9.2%
1970 to 1979	481	17.5%
Older than 1969	301	11%

Figure 10 - Age of Residential Structures in Broadwater County (Census Bureau, American Community Survey, Average from 2013-2017, Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps))

Broadwater County

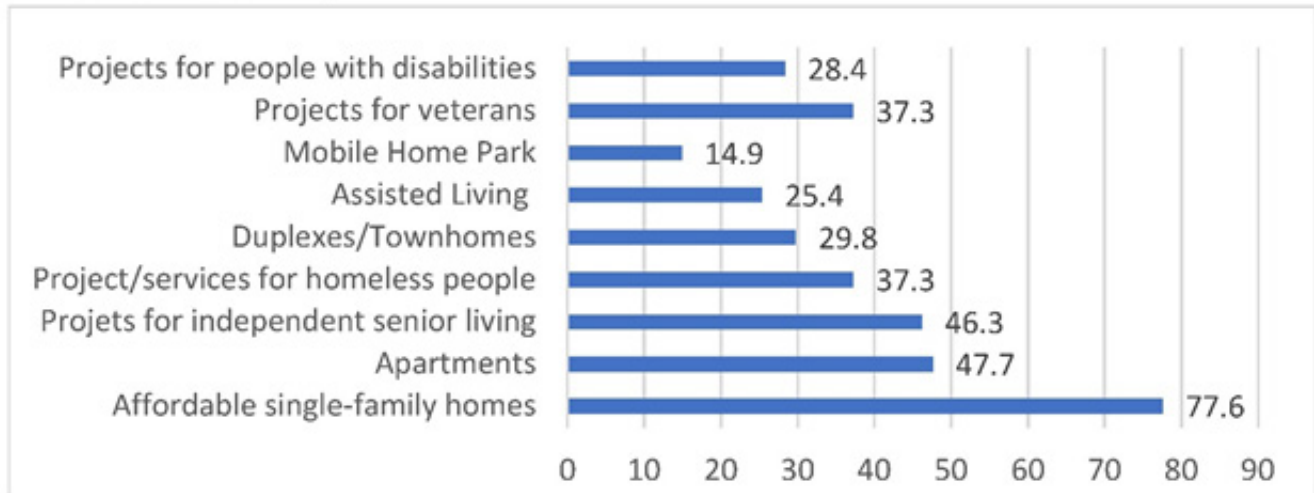


Figure 11 - Housing Needs as Identified by Percentage of Survey Respondents in Broadwater County (2018 Tri-County Housing Needs Assessment)

New Subdivisions: Agriculture and Providing Services



As noted earlier in the plan, new development will occur in the County and much of it will likely be in rural areas outside of the City of Townsend. It is important for new residents moving into the County to understand that they will be living in a place with an active and healthy agricultural community. This means that they may experience the day to day operations of ranching and farming, such as the moving of cattle down County roads or the tilling and fertilizing of fields etc. In addition, new rural residents need to understand that the County has limited resources to provide services such as road maintenance. Thus, if it snows or the County experiences heavy rains, snowplowing or the grading of roads will not happen overnight and will take time to complete.

To help inform new residents about what life is like in the County, the County Commission adopted the “CODE TO ENHANCE THE QUALITY OF LIFE IN THE NEW WEST” in 2010. The Code is meant to inform new property owners and homeowners that life in rural parts of the County is different from life in a city. It explains that the County cannot provide the same level of service that newcomers may be used to and is designed to help people make informed decisions about purchasing or developing land in the unincorporated areas of the County.

It is important to note that Broadwater County is situated between Gallatin County and Lewis and Clark County, two of the faster growing counties in the State. With rising housing prices in both of those neighboring counties and the proximity of Broadwater County to Bozeman and Helena, the County will continue to become an attractive place to build new homes. This new development will bring positive and negative impacts to the County.

Limestone Hills Training Area (LHTA)

LHTA is located west of the City of Townsend. It is primarily accessed by vehicle from Highway 12. According to the Joint Land Use Study completed in 2014 for Lewis and Clark County and Broadwater County, the land that makes up LHTA is owned by a variety of sources, the majority of which is the BLM. After the passage

LAND USE

of the 2014 National Defense Authorization Act, the BLM owned portions of LHTA are now managed under the authority of the Department of the Army. Other property owners include the State of Montana and private citizens. Although not all the land is used for training, LHTA's boundaries include approximately 21,323 acres, measuring roughly five miles from east to west and 7.5 miles from north to south.

Most of the LHTA is open land for weapons firing and land/aerial navigation training. There are a few structures, mostly located near the northeastern entrance. There is a paved concrete helipad, referred to as the Compound helipad, located near these buildings and another cluster of four concrete landing pads, known as the Helicopter Armament Refueling and Maintenance (HARM) pads, at the southern end of LHTA. There are also two guard shacks at the north and south ends of Old Woman's Grave Road that are staffed during use of the ranges to manage public access for safety.

The primary impact of the LHTA upon County residents is noise, coming from weapons firing and aircraft such as the overflight of helicopters coming from the Helena Regional Airport. These impacts could vary depending upon military operations planning.



Meagher County Projects – Indirect Impact

Gordon Butte Pumped Hydro Project

The Gordon Butte Project is a closed-loop 400-megawatt (MW) project that would be located approximately 3 miles west of the town of Martinsdale. The project would consist of a new upper and lower reservoir, three new dams, a conveyance system between the reservoirs, a powerhouse with generating/pumping facilities, a transmission line and two substations, and an access road to the lower reservoir.

The project will only create a few permanent jobs for operation once construction is complete. During construction of the project workers will likely be housed at a man-camp in Meagher County. During construction, the County and specifically Townsend will see a significant amount of truck traffic, specifically for the transportation of cement. It is likely that the cement will either come from Logan or Montana City.



Sandfire Copper Mine

The proposed mine is located on private ranch lands, approximately 17 miles north of White Sulphur Springs. The mine would extract high-grade copper-cobalt-silver. According to the Environmental Impact Statement for the mine (2019), the operation would involve an underground mine that would process up to 3,300 tons of material per day. At full operation, it is estimated that up to 386 people could be employed at the mine.

The mine could have a significant residential impact to Broadwater County. The developers of the mine, Sandfire, have indicated that many of the workers at the mine will likely live outside of Meagher County. It is possible that Townsend and the surrounding area may see significant residential growth to house some of these workers due to the proximity to recreational amenities such as Canyon Ferry Lake and cities such as Helena and Bozeman.

The County would also see significant amounts of traffic in support of the construction and operation of the mine. There will be approximately 14 trucks hauling ore from the mine to the Montana Rail link siding just outside of Townsend. The mine will be using a paste-back process with cement to fill in underground areas they are done mining. Thus, at least one cement truck per day will be coming from either Montana City or Logan over the life of the mine.

Subdivision Regulations

The County's current subdivision regulations were amended and adopted in 2012. Subdivision regulations are meant to address issues related to creation of new residential and commercial lots, including ensuring accurate surveying, providing legal and physical access, provision of utilities, parkland requirements, right-of-way location and mitigating hazards. Due to several legislative changes to the Montana Subdivision and Platting Act, the County should amend its Subdivision Regulations to meet statute.

There are also concerns on the part of the Planning Board regarding the consistency with which the construction of new roads for subdivisions are addressed. The Board would like to find a fair and consistent standard that will ensure that subdividers pay for new roads within their subdivisions and pay a proportional share to improve roads that access to subdivisions.

In addition, the Board would like to address inconsistencies in how the Montana Department of Transportation is handling roads approaches for new subdivisions onto roads maintained by the Department. In some instances, paved approaches have been required for new subdivisions and in others they have not. The Board would like to work with the Department on this issue and others to make the subdivision review process more consistent and predictable.

Flooding and Floodplain Regulations

The current County Floodplain Regulations were adopted in 2019. The regulations were based upon the Model Floodplain Regulations developed by the Floodplain Program at the Montana Department of Natural Resources and Conservation. Therefore, the regulations comply with both state and federal requirements.



The County is in process of amending the regulations to simply incorporate the Letters of Map Change (LOMC) that have been approved by FEMA for the County since the adoption of the regulations in 2014.

Sand & Gravel Resources

Broadwater County contains relatively good sand and gravel resources, particularly along the Missouri River and its tributaries. According to the Montana Department of Environmental Quality Open Cut Mining Program there are six (6) gravel pits permitted in the County under the Open Cut Mining Program of the state.

The current Soil Survey for the County compiled by the Soil Conservation Service shows seven (7) soil types that are suitable for use as a gravel source:

- Chinook
- Crago
- Dominic

- Havre
- Martinsdale
- Rivra
- Scravo

See Map 5 for the location of these soils.

Wildland-Urban Interface (WUI)

A substantial proportion of the County is identified as being located within the wildland urban interface (WUI). See Map 6 for the location of the WUI in the County. According to GIS data from the United States Forest Service between 1984 and 2013, almost 90,000 acres or 11 percent of land in the County burned due to large wildfires. Large wildfires are those 100-acres in size or larger. Ignition of wildfires in the County has two main causes, lighting and humans. See Map 7 for the location of large fires that have occurred in the County between 2000 and 2017.

Broadwater County has significant resident development in the wildland-urban interface (WUI). The WUI is generally considered to be the private lands immediately adjacent to forested public lands and residential housing built in the WUI may be at greater risk from wildfires.

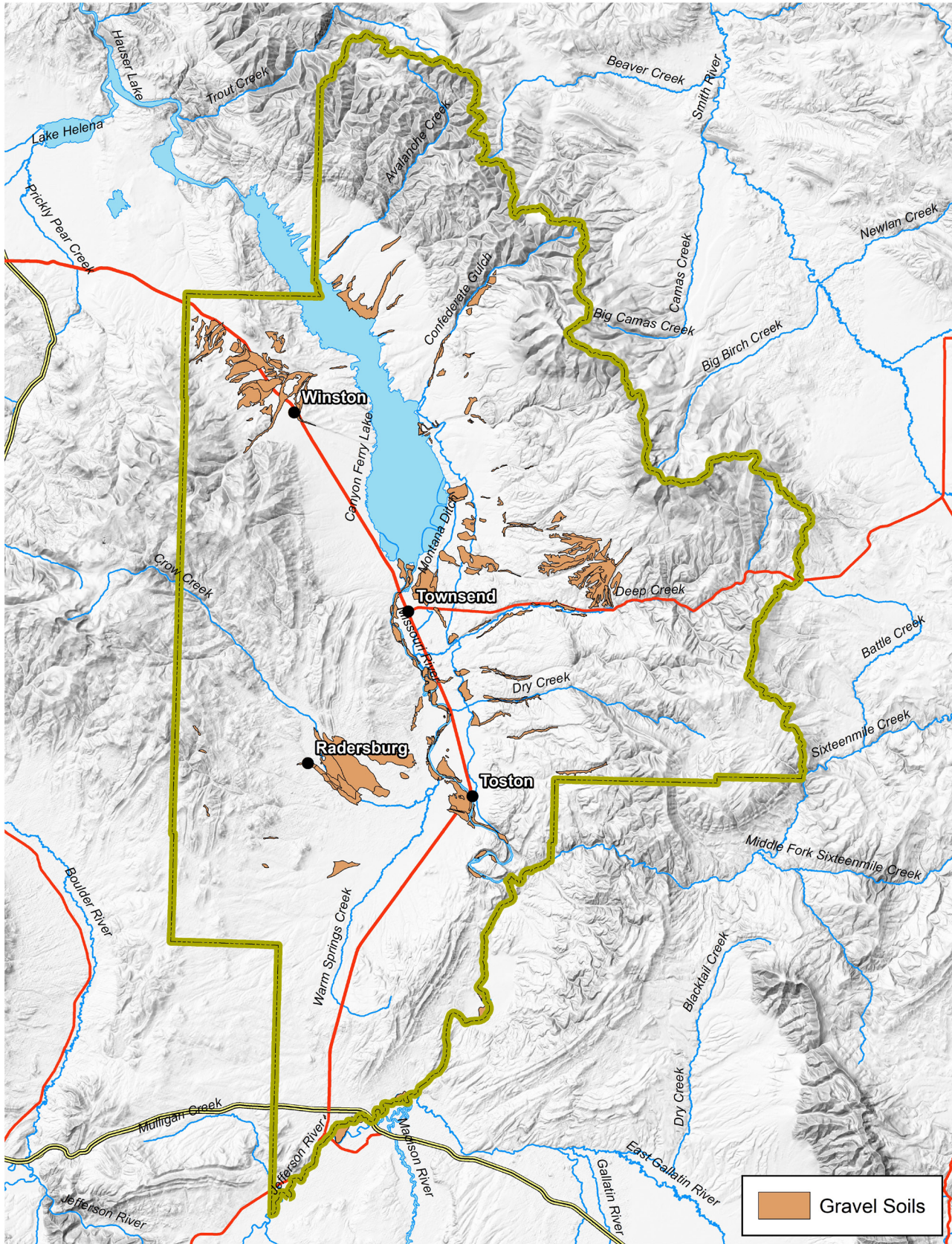
Significant residential development in the WUI can pose a challenge for the County and the State and Federal agencies to provide wildland fire protection. Protecting residential homes built in the WUI is expensive and often puts fire protection agencies in a difficult position of choosing between either protecting structures or the safety of fire fighters. This situation can be made worse if homes are accessed via poorly constructed, dead-end roads and if there is little defensible space between vegetation and the structures.

The current Broadwater County Subdivision Regulations contain specific standards that try to address new subdivisions that are located within the wildland urban interface (WUI). The standards are found in Appendix I of the regulations and include some of the following requirements:

- An additional 500 gallons of fire protection water supply per minute, in addition to the requirements for projects not located in the WUI,
- Ingress and egress routes cleared of slash,
- Bridges constructed of non-combustible materials,
- Fuel breaks approved by fire departments, and
- WUI covenants addressing maintenance of water supplies and fuel breaks etc.

LAND USE

Map 5 - Potential Gravel Soils in Broadwater County



LAND USE

Map 6 - Wildland Urban Interface from Tri-County Community Wildfire Protection Plan

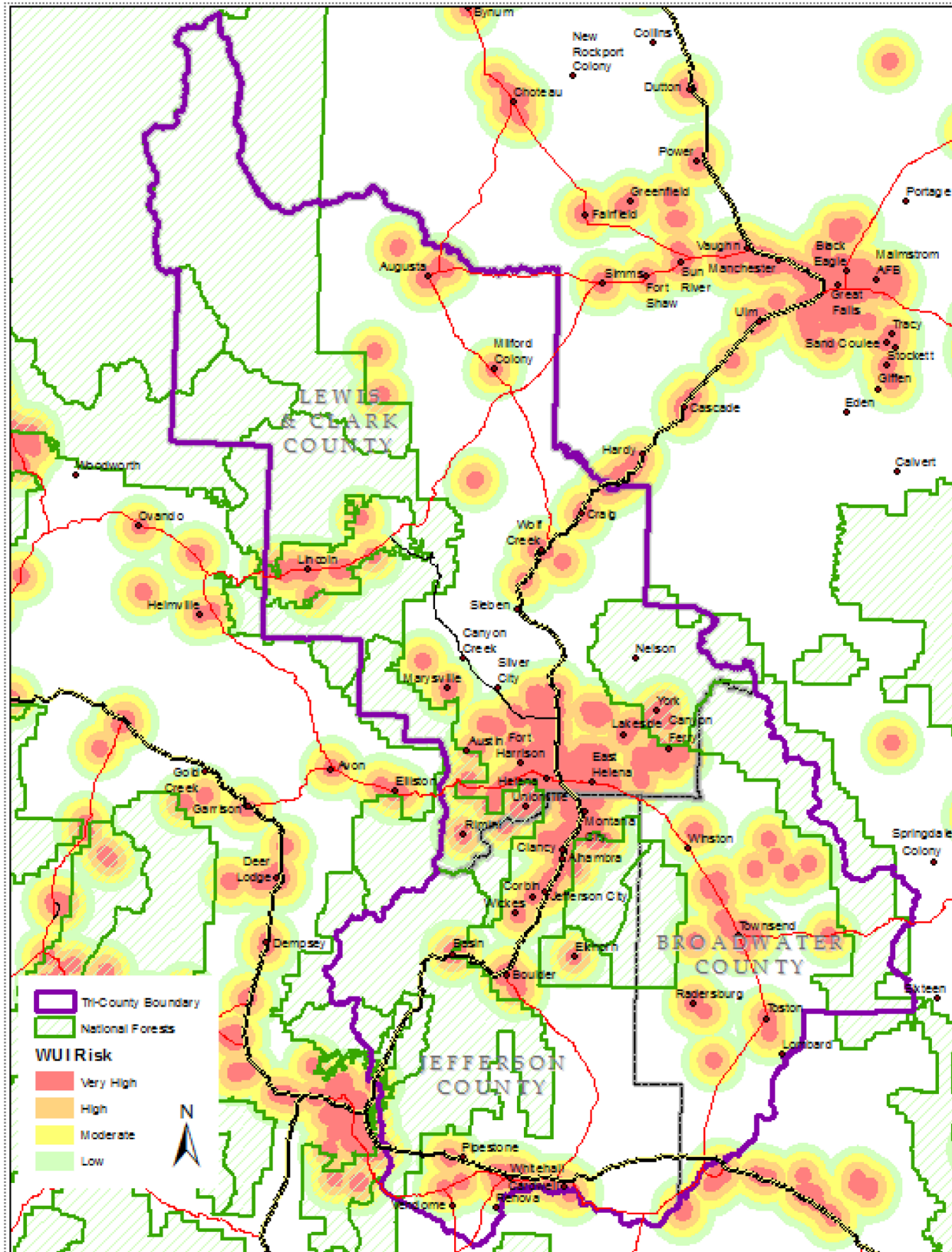
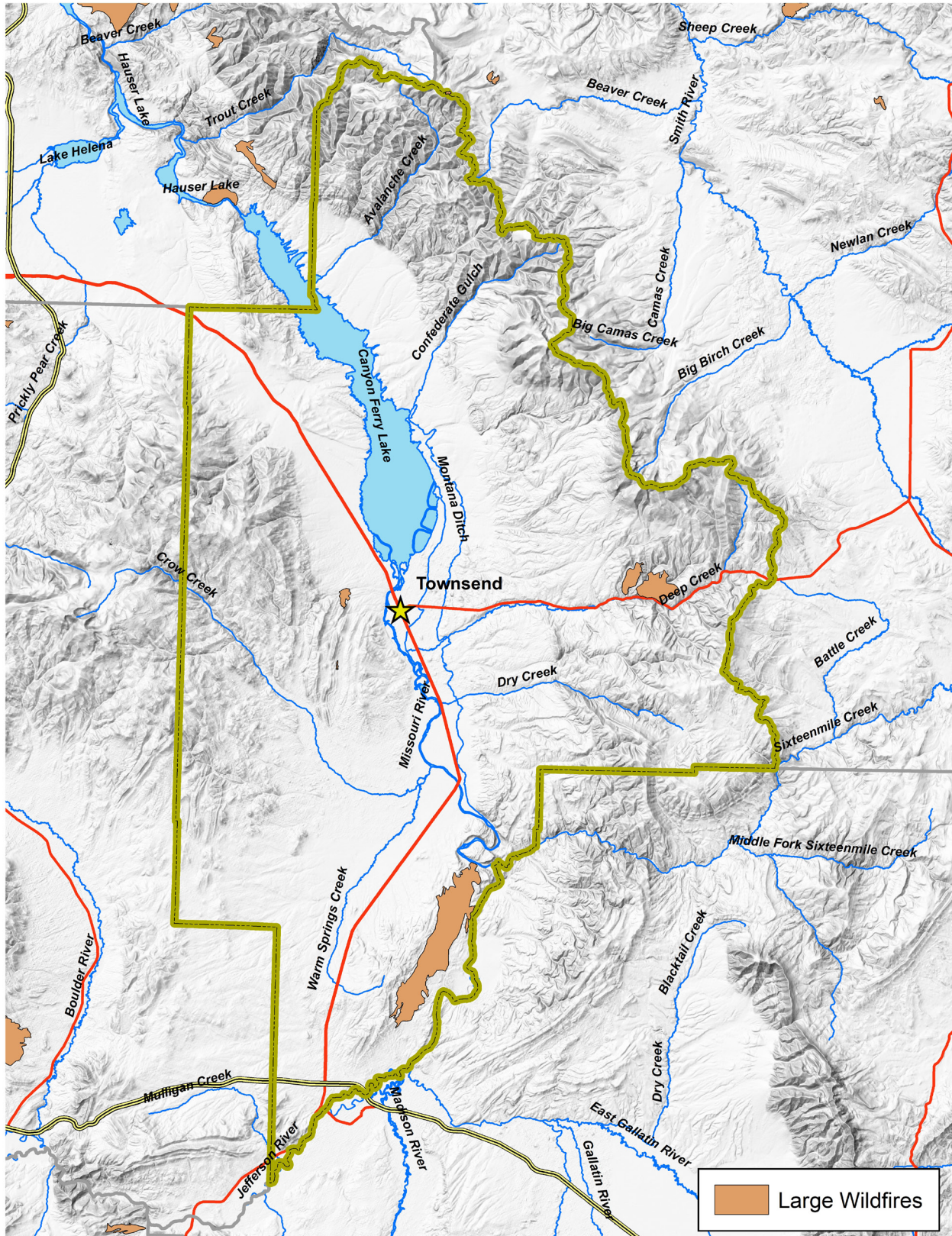


Figure 12.1: Wildland/Urban Interface Boundary Designation Map

LAND USE

Map 7 - Large Wildfires in Broadwater County (2000-2017)



RESIDENT OUTREACH

Gathering the ideas and advice of County residents was a critical step in creating the new Growth Policy. Outreach to residents included Planning Board work session, a hearing and the use of an online and hard-copy survey.

The main effort in updating the Growth Policy was undertaken by the County Planning Board. The Planning Board held a total of seven (7) public work sessions to discuss the creation of the Growth Policy. Work sessions were held on the following dates at the County Courthouse:

- April 16, 2019
- May 21, 2019
- June 10, 2019
- July 24, 2019
- August 14, 2019
- October 8, 2019
- December 10, 2019, and
- January 23, 2020

As part of the outreach process to County residents, the Planning Board created a survey to assist in gathering advice and guidance from residents about what opportunities and issues are their priority. The survey was distributed to residents via the internet and hardcopies and was marketed via word of mouth, email addresses, Facebook, the County website and in an article in Broadwater Reporter. One hundred and fifty-one (151) residents responded to the survey. The general survey results showed the following:

- Residents like the quality of life, open spaces and rural lifestyle.
- Residents want to improve job opportunities, retail shopping options, recreational opportunities, housing options and Broadband internet services.
- Economic development and emergency medical services followed by fire protection were the three most important issues to residents.
- If given one topic to focus on, County residents overwhelmingly chose economic development.

The Planning Board held a formal public hearing on the draft Growth Policy on February 20, 2020 at the County Courthouse Hall. The Board discussed the draft goals and action plan and ultimately recommended that the draft Growth Policy be adopted by the County Commission contingent upon the edits and changes that they recommended at the meeting. The hearing was noticed in the Broadwater Reporter. ?? residents of the County attended the hearing and provided comments.

The County Commission adopted the new Growth Policy on ??, 2020

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ACTION PLAN

Implementation of goals identified in this Growth Policy will take time and resources. Most important, it will require a commitment by County residents, County Commission and other partners to follow through on the guidance provided by the document. The projects and policies to be pursued by the County and its partners are identified by the broad category they fall under.

Economic Development		
Action	Responsibility	Schedule
Attract New Capital Investment into the County		
Use new and expanding tax credits to assist new or existing businesses.	County, City, MBAC, Private Sector	Ongoing
Review tax credits for repurposing of existing buildings or structures for commercial or industrial uses.	County, City, MBAC, Private Sector	Ongoing
Regulatory Predictability		
Review the County Subdivision Regulations.	County	2-years
Post all County regulations on the County website.	County	1-year
Telecommunications		
Work with communication providers to create a map of the areas in the County with limited or no cellular service.	County, MBAC, Private Sector	1-year

Local Services		
Action	Responsibility	Schedule
Senior Services		
Develop a plan to identify senior service needs, prioritize projects and identify funding sources.	County, City of Townsend, Agency on Aging, MBAC	2 years

Infrastructure		
Action	Responsibility	Schedule
Pursue funding sources such as CDBG, TSEP, EDA and New Market Tax credits to construct or replace needed infrastructure and public facilities.	County, City, MBAC and private sector	Ongoing
Establish the infrastructure and training needed to attract staff and volunteers for search and rescue, fire and ambulance.	County, City and emergency services	Ongoing

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Housing		
Action	Responsibility	Schedule
Develop a housing plan and assessment specifically focused on the County.	County, City and MBAC	2-years
Continue to sponsor housing grant applications developed by Rocky Mountain Development Corp, (RMDC) and Human Resource Development Council (HRDC)	County and City	Ongoing

Land Use		
Action	Responsibility	Schedule
Subdivision Regulations		
Review the subdivision regulations.	County	2-years
Review examples of effective and equitable road standards for potential incorporation into the County Subdivision Regulations.	County	2-years
MDT Cooperation		
Organize and schedule regular meetings with MDT staff to discuss land use and transportation issues in the County.	County and MDT	Ongoing
Residential Growth		
Create a GIS map and database to help track new development.	County	2-years
Review the County Subdivision Regulations to consider the potential adoption of updated wildfire mitigation standards.	County	2-years

Subdivision Review

The Subdivision and Platting Act requires that the County provide a statement in the Growth Policy explaining how they will:

- define the subdivision review criteria in 76-3-608 (3) (a) M.C.A.; and
- how the County will evaluate and make decisions on proposed subdivisions with respect to that criteria.

Definition of 76-3-608 Criteria:

Broadwater County will use the definitions found in Appendix A of the County’s Subdivision Regulations (2012) to define the subdivision review criteria listed below.

- **Agriculture:** All aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of live-stock, bees, fur-bearing animals or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.
- **Agricultural water user facilities:** Those facilities, which provide water for irrigation or stock watering to agricultural lands to produce agricultural products. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities.

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- **Local services:** Local services are defined as any and all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.
- **Natural Environment:** The natural environment is defined as the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, sound, light and objects of historic and aesthetic significance.
- **Public health and safety:** The prevailing healthful, sanitary condition of well-being for the community at large. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding, fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.
- **Wildlife:** Those animals that are not domesticated or tamed, or as may be defined in a Growth Policy.
- **Wildlife Habitat:** The place or area where wildlife naturally lives or travels through.

Evaluation of Subdivisions Based Upon 76-3-608 Criteria

Subdivision applications and subdivision review by the County Planning Board will include an analysis and documentation about how a 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 County will evaluate each proposed subdivision with regards to the expected impacts upon each criterion and the degree to which the subdivision applicant proposes to mitigate identified adverse impacts. The evaluation will be based upon the subdivision application, the County's review and information gathered from public hearings and other sources of information. Upon completion of its review and evaluation, the County will render a decision on a proposed subdivision with respect to the requirements of the County Subdivision Regulations, the County Growth Policy, and the Montana Subdivision and Platting Act.

Evaluation Criteria for Effects on Agriculture

- a. How many, if any, acres of land will be removed from livestock or crop production? Is any portion of the lands taken out of production irrigated?

Evaluation Criteria for Effects on Agricultural Water User Facilities

- a. Will the subdivision interfere with any irrigation system or present any interference with agricultural operations in the vicinity?

Evaluation Criteria for Effects Upon Local Services

- a. If the subdivision will use on-site water supply and sewage disposal, has Broadwater County and the Department of Environmental Quality approved the sanitation facilities?
- b. Which agencies will provide law enforcement, fire protection, and ambulance services?
- c. At an average of 8 vehicle trips per day per lot, how many average vehicle trips per day will the subdivision generate?

ACTION PLAN

- d. At an average of 1.5 school-age children per lot, how many elementary and high school students will be added to Townsend schools?

Evaluation Criteria for Effect on Natural Environment

- a. Will the subdivision increase storm water run-off, interfere with natural drainageways or cause or increase erosion? Will the terrain create significant surface run-off problems? Will the grading and drainage plan minimize run-off and adverse impacts?
- b. Is the subdivision expected to adversely affect native vegetation, soils or the water quality or quantity of surface or ground waters? Will areas disturbed by cutting and filling and grading be reseeded in the same season to minimize erosion?
- c. Are weed control measures proposed to prevent the proliferation of weed growth within the subdivision and on areas disturbed by construction.
- d. Will the subdivision affect existing water rights?

Evaluation Criteria for Effect on Public Health and Safety

- a. Is the subdivision subject to potential natural hazards such as flooding, snow or rockslides, high winds, wildfire or excessive slopes, nor potential man-made hazards such as high voltage power lines, high pressure gas lines, nearby industrial or mining activity, or high traffic volumes? If so, what measures has the subdivider proposed to minimize those hazards?

Evaluation Criteria for Effect on Wildlife and Wildlife Habitat

- a. Will the subdivision be in an area of significant wildlife habitat, or in any critical wildlife areas?

Public Hearing Procedure

Under the Montana Subdivision and Platting Act, a local government must give notice and hold a public hearing on any subdivision proposal that involves six or more lots. The Broadwater County Subdivision Regulations specify that the county planning board is responsible for holding the public hearing. The following outlines the procedures the planning board will use in conducting the public hearings on proposed subdivisions.

- a. The planning board president opens the hearing and summarizes the proposal. The planning staff, (or consultant or an assigned planning board member) will present a report that provides background information and describes the key technical points of the application and the proposals' relationship to the growth policy plan, other plans, any land use regulations, and the draft Findings of Fact.
- b. The subdivider or their representative may present information and testimony relating to the proposed subdivision. Planning Board members are permitted to direct any relevant questions to staff or the applicant.
- c. Any written comments submitted prior to the hearing will be read. If the president deems that the written comments are numerous or voluminous, he or she may request that the written comments are numerous or voluminous, the chair may request that the written comments be summarized.

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- d. Members of the audience will be given an opportunity to comment on the application or proposal. Comments should be factual and relevant to the proposal. A reasonable time will be allowed each speaker. Each person speaking must give name, address, and nature of interest in matter.
- e. After public comment is complete, the subdivider or representative may respond briefly.
- f. Planning board members may voice other considerations and may pose any relevant questions through the chair.
- g. The chair closes the hearing on the subdivision proposal.

It is important to note that hearings are not permitted under the statute for first minor subdivisions.

Coordination with the City of Townsend and Other Organizations

Broadwater County will coordinate its efforts to implement this Growth Policy with the City of Townsend in the following ways:

- Attract new businesses and industry to the area.
- Enhance senior services in the City and County.
- Improve infrastructure such as streets and parks and recreation.
- Enhance City and County emergency services.

Conditions and Timing for Review and Revision

The Growth Policy will be reviewed every five years by the County Commissioners and Planning Board, and its guidance will be based upon the input and advice of County residents. Revisions of the document can be made at any time by the Planning Board upon a request from the County Commissioners. The reasons for a revision could range from a drastic increase in population due to a new industry project or due to a natural disaster such as a wildfire or flood.

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Introduction

1. National Weather Service (2019)
2. Broadwater County (2019)
3. United States Census Bureau (2017)

Population Characteristics

1. Headwaters Economics, Economic Profiling System (2018)
2. United States Census Bureau (2018)

Economy

1. Headwaters Economics, Economic Profiling System (2018)
2. Tri-County Comprehensive Economic Development Strategy (2014)
3. Black Butte Copper Mine EIS (2019)
4. Montana Department of Administration (2018)

Local Services & Public Facilities

1. Broadwater County (2019)
2. Montana Department of Transportation (2019)
3. Broadwater Health Center (2019)

Housing

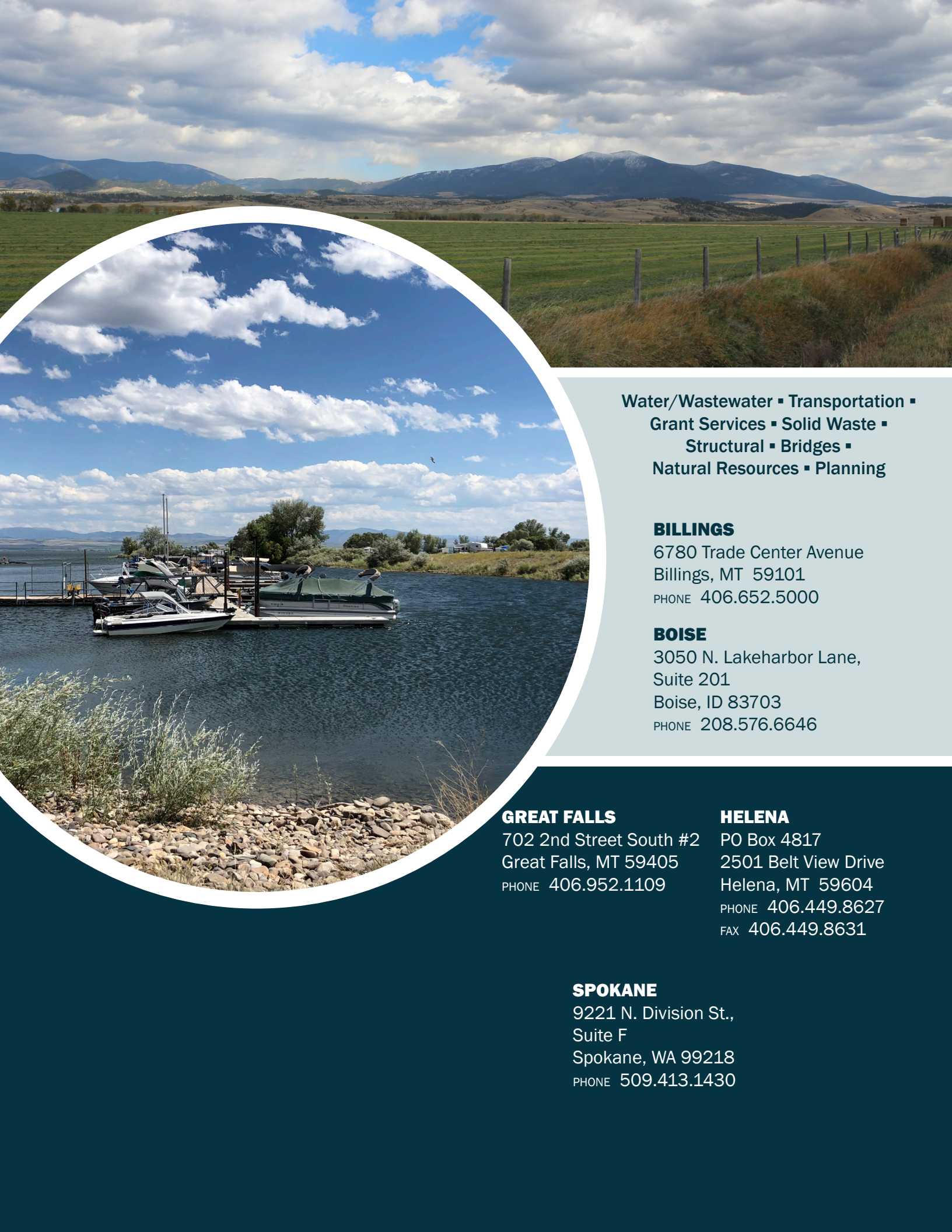
1. American Community Survey, Census Bureau (2018)
2. Montana Department of Revenue (2008)
3. Tri-County Housing Assessment (2018)

Land Use

1. Broadwater County (2019)
2. Joint Land Use Study for Fort Harrison and the Limestone Hills Training Area (2014)
3. Montana Department of Natural Resources and Conservation (2018)
4. Montana Department of Environmental Quality (2018)
5. Montana State Library (2018)
6. United States Forest Service (2019)

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Water/Wastewater ▪ Transportation ▪
Grant Services ▪ Solid Waste ▪
Structural ▪ Bridges ▪
Natural Resources ▪ Planning

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