

# DILLON

## COMMUNITY PLAN



DECEMBER 10, 2015  
***CITY COUNCIL  
REVIEW DRAFT***

# ACKNOWLEDGEMENTS

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# 1 INTRODUCTION

## 1.1 PLAN PURPOSE

The Dillon Community Plan outlines the goals, objectives and actions the community intends to undertake to shape and direct its future in order to achieve the City’s vision for the future. The Dillon Community Plan has been prepared in accordance with the Growth Policy Statute, 76-1-601, MCA, to meet the requirements of a growth policy. Recognizing that the plan involves more than addressing future growth, the Dillon Planning Board opted to name the plan the Dillon Community Plan.

The Dillon Community Plan provides direction to the community through development of land use planning, economic development and programs to support the health, safety and welfare of the community’s residents.

“I want Dillon to be the best town in the United States and the world.” –resident, commenting at the first public meeting.





In 1999, Montana’s state planning statute was updated, retooling the comprehensive plan as growth policies and outlining minimum requirements for a growth policy. Requiring minimum standards for a growth policy, allowed the documents to be used as a basis for regulating development through adoption of subdivision regulations and/or zoning. Additional changes were made to the growth policy statute in 2003, 2007 and 2009.

The growth policy was last updated in 2009. Between 1987 and 2009, significant progress had been made on the original goals. The 2009 policy reflected on the 1987 comprehensive plan while addressing the minimum requirements set in growth policy statute. The growth policy identified goals and objectives in the areas of growth, land use, housing, economic development, infrastructure and public services. Those goals and objectives were evaluated and many were brought forward in this plan because they remain relevant and important to the community.

The City of Dillon area is a showcase for all rural communities in western Montana.  
–2009 Growth Policy

The 2009 growth policy was forward looking, identifying objectives and actions to support a vision for the future of Dillon. The growth policy also identified methods of implementation, funding options and resources available to the community. Because of its thoroughness, many elements are carried through into this Community Plan.





## 1.4 COMMUNITY HISTORY

The original town site for the City of Dillon was established in 1881 and laid out at a 45-degree angle following the railroad that connected the townsite to Ogden, Utah. There was considerable building activity in the early days of Dillon, with wooden buildings lining Montana Street. Fires were common, destroying the wood buildings, allowing for construction of permanent brick structures. Public and private buildings were added and the City became incorporated in 1885.

Unlike many other communities of the gold rush era, Dillon remained a thriving community, due to the railroad and increasing cattle and sheep ranching. The Montana Normal School, now University of Montana Western was established in 1892, further establishing Dillon as a regional community.





The Dillon Community Plan is based on community input, background information, current and future needs. Public involvement allowed opportunity for community members to share their thoughts about issues facing Dillon now and in the future. In order to allow as many residents as wanted, several different types of public engagement were conducted throughout the process.

The following is a summary of the activities engaged in during the planning process to engage with the community in the development of this plan.

**CITIZEN PARTICIPATION GUIDE**

**CITY OF DILLON  
DOWNTOWN MASTER PLAN  
AND COMMUNITY PLAN**

**JUN  
2**

**OPEN HOUSE**

LEARN ABOUT THE PLAN  
COMPLETE THE SURVEY  
TELL US WHAT'S IMPORTANT TO YOU  
TELL US WHERE YOU THINK DILLON WILL GROW & WHAT IT SHOULD LOOK LIKE  
DOOR PRIZES  
SIGN UP FOR FUTURE EMAIL UPDATES!

**2**

**VISIT THE WEBSITE**  
[SANDERSONSTEWART.COM/PROJECTS/DILLON](http://SANDERSONSTEWART.COM/PROJECTS/DILLON)

LEARN ABOUT PROJECT GOALS  
SEE PROJECT DOCUMENTS AS THEY ARE DEVELOPED  
SIGN UP FOR PROJECT UPDATES  
TAKE THE SURVEY ONLINE

**JUL  
28**

**WALKING TOURS & PROJECT UPDATE EVENT**

JOIN THE CONSULTANT TEAM TO LEARN ABOUT THE SPECIFIC AREAS OF THE PLAN  
LEARN ABOUT ALTERNATIVES  
PROVIDE YOUR OPINION ABOUT ALTERNATIVES

**4**

**ATTEND PLANNING BOARD OR DOWNTOWN GROUP MEETING**

THESE GROUPS MEET 2 TIMES A MONTH  
JOIN THEM TO DISCUSS SPECIFIC ELEMENTS  
JUNE 9TH & 23RD - JULY 7TH & 21ST - AUGUST 11TH & 25TH

**5**

**LOCAL STAKEHOLDER OUTREACH**

ENGAGING LOCAL RESIDENTS IN PROBLEM SOLVING AND VISION FOR FUTURE GROWTH WILL BE KEY TO BUILDING THE COMMUNITY PLAN. A DOWNTOWN PLAN, LOCAL COMMUNITY GROUPS, BUSINESS OWNERS AND OTHERS WILL BE CONTACTED FOR INPUT & EXPERTISE.

**TO PLAN & DESIGN  
ENDURING COMMUNITIES...**

**SANDERSON STEWART**  
PLANNING & DESIGN  
855.656.5255  
[complan@scps@sandersonstewart.com](mailto:complan@scps@sandersonstewart.com)  
[www.sandersonstewart.com](http://www.sandersonstewart.com)

## 2.1 PUBLIC MEETINGS

The public meetings not only allowed community members to provide comments and input into the plan, but also learn about plan and how is it to be used.

Two open houses were hosted in June and July, 2015 in order to gather information on a variety of community topics. Additionally, a joint meeting with the UM Western Campus Master Planning Committee was held in June to discuss issues of common interest.



## 2.2 WEBSITE

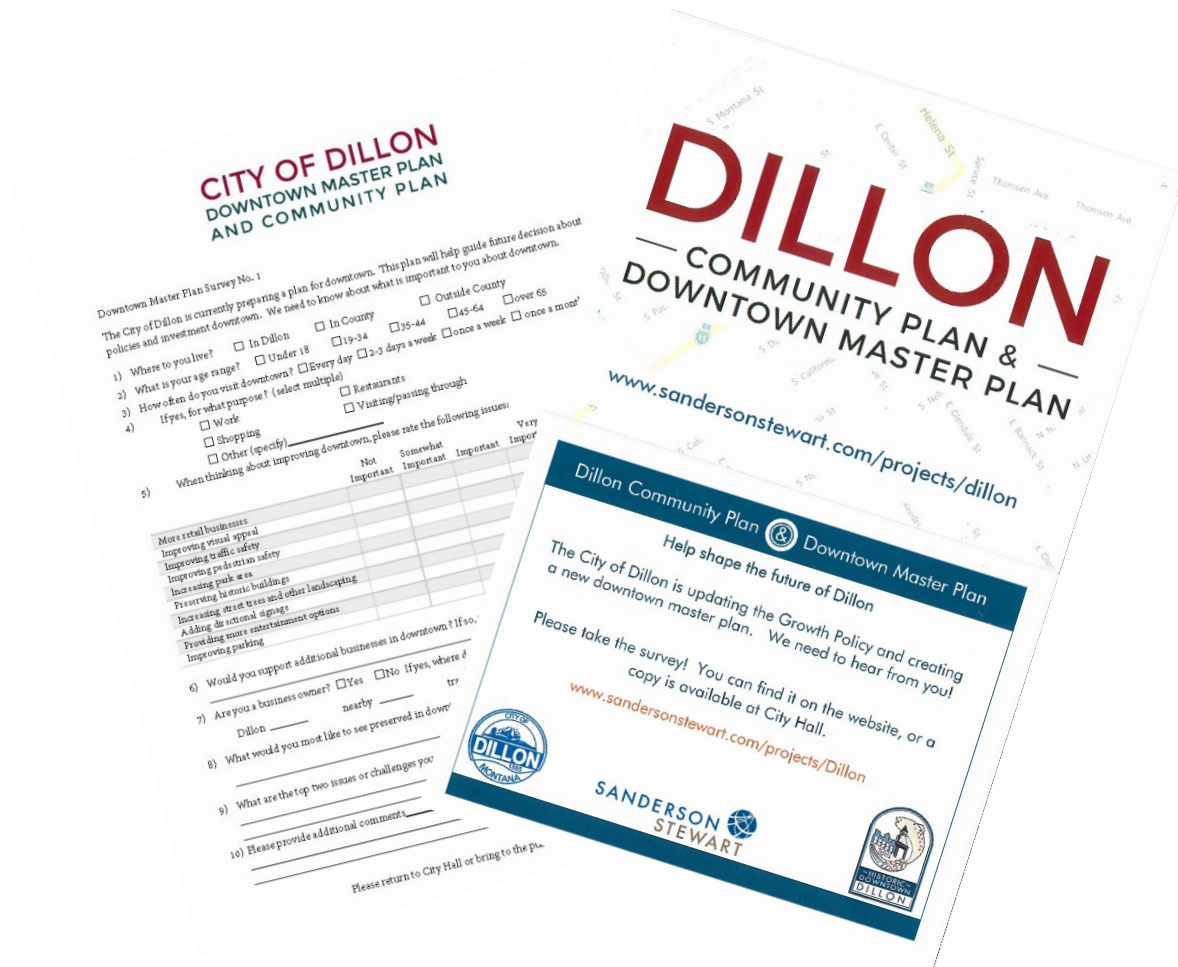
In addition to the public meetings, a website was available throughout the project to keep community members informed of the project.

[www.sandersonstewart.com/projects/dillon](http://www.sandersonstewart.com/projects/dillon)



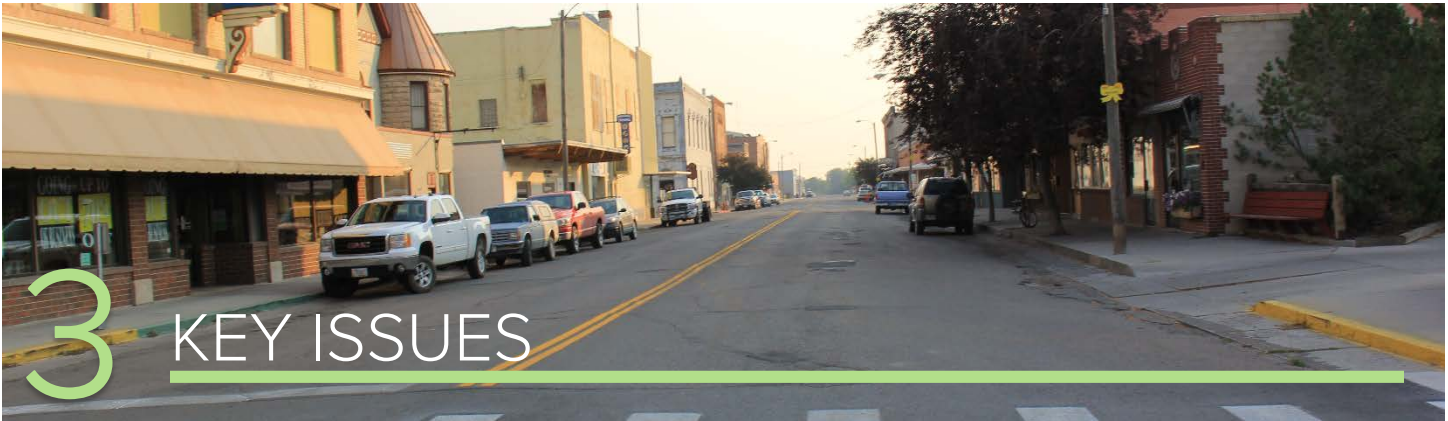
## 2.3 SURVEY

A survey to help understand issues that are valuable to residents was available throughout the process. Copies were available at each of the public meetings, at City Hall, as well as an electronic survey available on the website. Results of the survey were used to help frame the goals, objectives and action items in later sections of this plan. Complete survey results are located in Appendix A.



## 2.4 INTERVIEWS

In addition, the consultant team interviewed a number of people in the community to gain an understanding of the issues, concerns and opportunities present in Dillon. These interviews were informal and intended to help the consultant team gain a broader understanding of the community.



Through the public involvement process, a number of issues were identified that served as the basis for the goals and objectives in the following sections. The community survey asked participants to rate priority issues for the Community Plan. The result as shown in Appendix A indicate that while all the areas garnered some interest, issues marked as ‘very important’ or ‘essential’ in over half of all respondents should receive particular focus within the plan. These issues include economic development (job creation and support of existing businesses) and maintenance of infrastructure. Additionally, when asked to identify the two issues or challenges that should be addressed, economic development and infrastructure were frequently noted, along with trails and recreation needs, and restoring downtown historic buildings.

### 3.1 ECONOMIC DEVELOPMENT



Issues of economic development ran throughout the comments, from survey questions to open houses. Employment was frequently cited and identified as a

significant issue, including lack of living wage jobs and a lack of opportunity for young people. Additionally, many respondents noted the loss of local businesses causing fewer places to shop. But respondents also noted the need to support existing businesses and help downtown remain as the retail center for the community.



*Photo 1: The closing of Dilmart has caused concern for many residents*

### 3.2 INFRASTRUCTURE



While overall the infrastructure (streets, water and sewer) networks are in good working order, the disrepair of city streets was noted in nearly every comment category. The Capital Improvements Plan, completed in 2007, indicated that at least 35% of the total street area within the City was in need of reconstruction or overlay. While the City has been addressing maintenance, it is not happening as fast as residents would like.



### 3.3 TRAILS AND RECREATION



Recreational opportunities, within and near Dillon were noted as one of the greatest assets to the community. An abundance of public lands for fishing, hunting and other outdoor activities is viewed as many as a valuable community asset. Finding ways to connect local trails with parks and other recreational areas was noted.



### 3.4 DOWNTOWN



In 2015, Dillon was accepted to the Montana Main Street Program. Established in 2005 and currently serving 24 communities, the Main Street Program works with communities to strengthen and preserve their historic downtowns by focusing on economic development and historic preservation through long range planning, organization, design and promotion. A plan specific to the needs of downtown has been prepared as a part of the Community Plan and is located in Appendix C.





The vision statement describes what the community wants for its future. It should be forward looking and is the foundation for guiding land use and other decisions.

The goals, objectives and actions that follow this section are designed to support and advance the vision, as described by the residents. Dillon will realize its vision with implementation of the goals, objectives and actions listed in the next section.

### 4.1 VISION STATEMENT

The vision statement is a result of discussions with the Dillon Planning Board, and the public open houses reflects what was most commonly voiced during those meetings.

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*Dillon is a small vibrant community where families and businesses thrive and prosper in a healthy and safe environment.*

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Dillon is the County seat of Beaverhead County and a major trade area for southwest Montana. It is one of Montana’s top agricultural centers and home to University of Montana Western. It has rich historical assets and is surrounded by natural amenities that attract visitors near and far. These attributes all influence the population, economy and services within Dillon.

### 5.1 POPULATION

The population within the City of Dillon has remained relatively stable during the past 20 years. A loss of population between 1990 and 2000, followed by an increase between 2000 and 2010 gives an appearance of instability. However, the overall trend is slow population growth.

While Dillon has seen very modest growth, it is well below the growth rates seen within the larger region and state. The City population increased by 189 people, or 4.7% between 1990 and 2013, compared to Beaverhead County growth of 10.5% and Montana by 28.1%.

|             | <b>Dillon</b> | <b>Beaverhead County</b> | <b>Montana</b> |
|-------------|---------------|--------------------------|----------------|
| <b>1990</b> | 3,991         | 8,424                    | 799,085        |
| <b>2000</b> | 3,752         | 9,187                    | 902,195        |
| <b>2010</b> | 4,134         | 9,246                    | 990,898        |
| <b>2013</b> | 4,180         | 9,308                    | 1,023,579      |

Table 1: Population by Place, 1990-2013

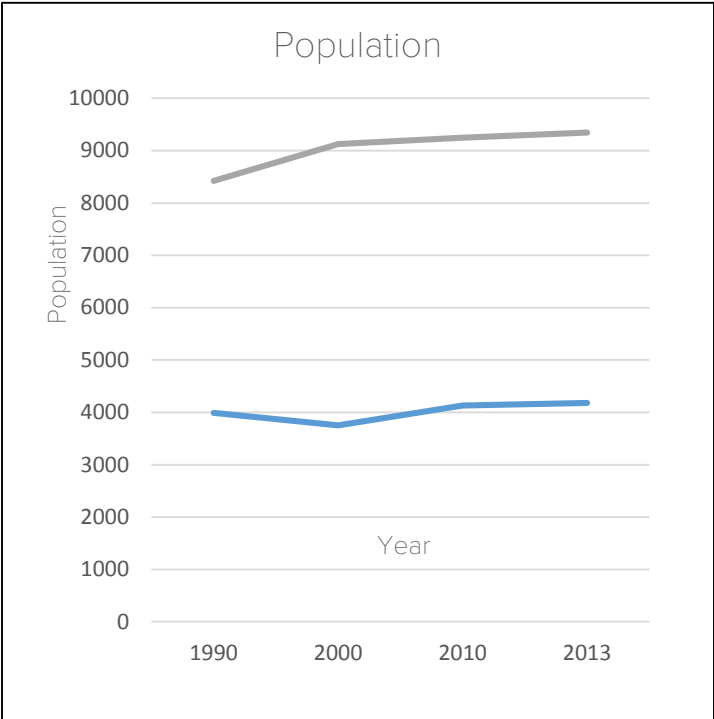


Figure 2: Population Growth, 1990-2013



## 5.2 POPULATION PROJECTIONS

The Census and Economic Information Center at the Montana Department of Commerce provided estimates for population growth through 2060 for all counties in Montana. For Beaverhead County, projections estimate the population of the County to have small increases until 2030, at which time a decline in population will occur until 2050 (Figure 3). The projected rate of change between 2015 and 2050 is 0.5 percent. However, while projections are available to the year 2050, it may be more appropriate to look at projection for a 20 year period, 2015 to 2035. For this period, the projected rate of change is 1.25 percent for Beaverhead County and 2.75 percent for Montana as a whole.

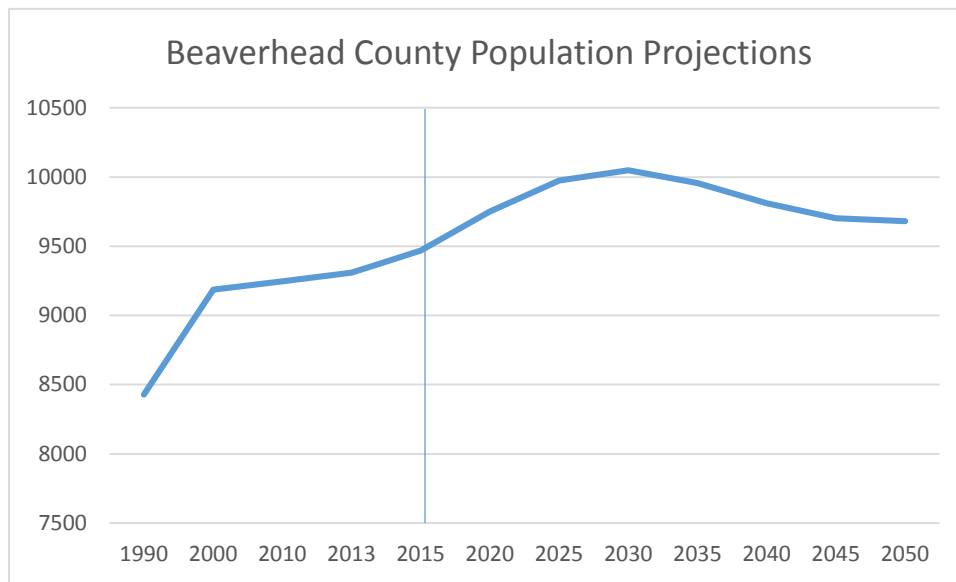


Figure 3: Beaverhead County Population Projections

Using past population trends can help predict future growth. According to the population projections within the Capital Improvements Plan, Dillon has averaged 0.5 percent annual population growth since 1940. Given this growth rate, combined with the 0.5 percent projected growth rate in Beaverhead County, it is logical to assume a 0.5 percent growth rate over the next 20 years within the City of Dillon. Table 2 and Figure 4 represent this growth assumption.

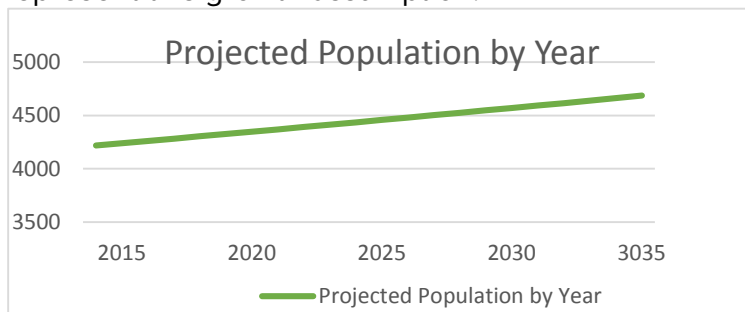


Figure 4: Projected Population

| City of Dillon |      |
|----------------|------|
| 1990           | 3991 |
| 2000           | 3752 |
| 2010           | 4134 |
| 2014           | 4219 |
| 2025           | 4457 |
| 2030           | 4569 |
| 3035           | 4685 |

Table 2: Population Projections

## 5.3 COMMERCE

Dillon shares a land use pattern with many communities in Montana and throughout the United States. A central historic core served as the civic, economic and social hub of the community since its incorporation 1886. Laid out on a grid, parallel to the railroad tracks, it features square blocks, bisected with alleys that create a compact community with a small commercial core surrounded by a larger residential area. Figure 4 shows the existing land use for Dillon and surrounding area.

*The Central Business District* -- The Central Business District, consisting of Dillon's original historic commercial district, is bounded by Reeder Street on the southwest, Montana Street on the northwest, Washington Street on the southeast, and Helena Street on the northeast. Businesses are concentrated on Montana and Idaho Streets, although additional commercial activity is located sporadically on the surrounding streets. Commercial structures tend to be one and two story brick structures with simple detailing. Some buildings have metal cornices or pediments. Masonry detailing consists of corbeling at the cornices, designed by the mason. Due to high cost of restoration and energy costs, many buildings have modern siding and other improvements that hide the historical significance of the buildings.

Several large employers are located in the core area, including the franchise headquarters of Great Harvest Bread Company, Acelity, a medical billing business and the Bank of Commerce.

*Highway Business District* - Modern development has stretched the commercial areas along the entryways – Highway 41 and State Highway 91 South, as well as the northern Interstate 15 interchange area. These areas are a mix of commercial and industrial sites, with a prominent pattern dictated by automobile focused development. Individual sites tend to be larger with on-site parking and businesses that serve not only the residents of Dillon, but also the surrounding community and travelers passing through. Development in the area north of downtown appears to have been unplanned, and thus results in a somewhat disjointed pattern of development.



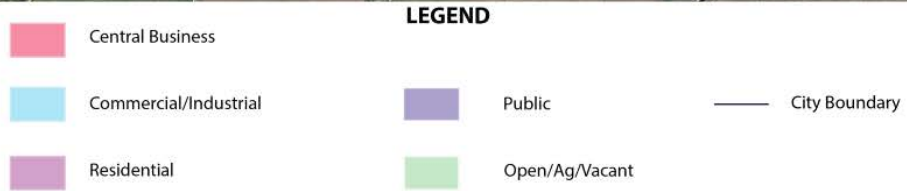
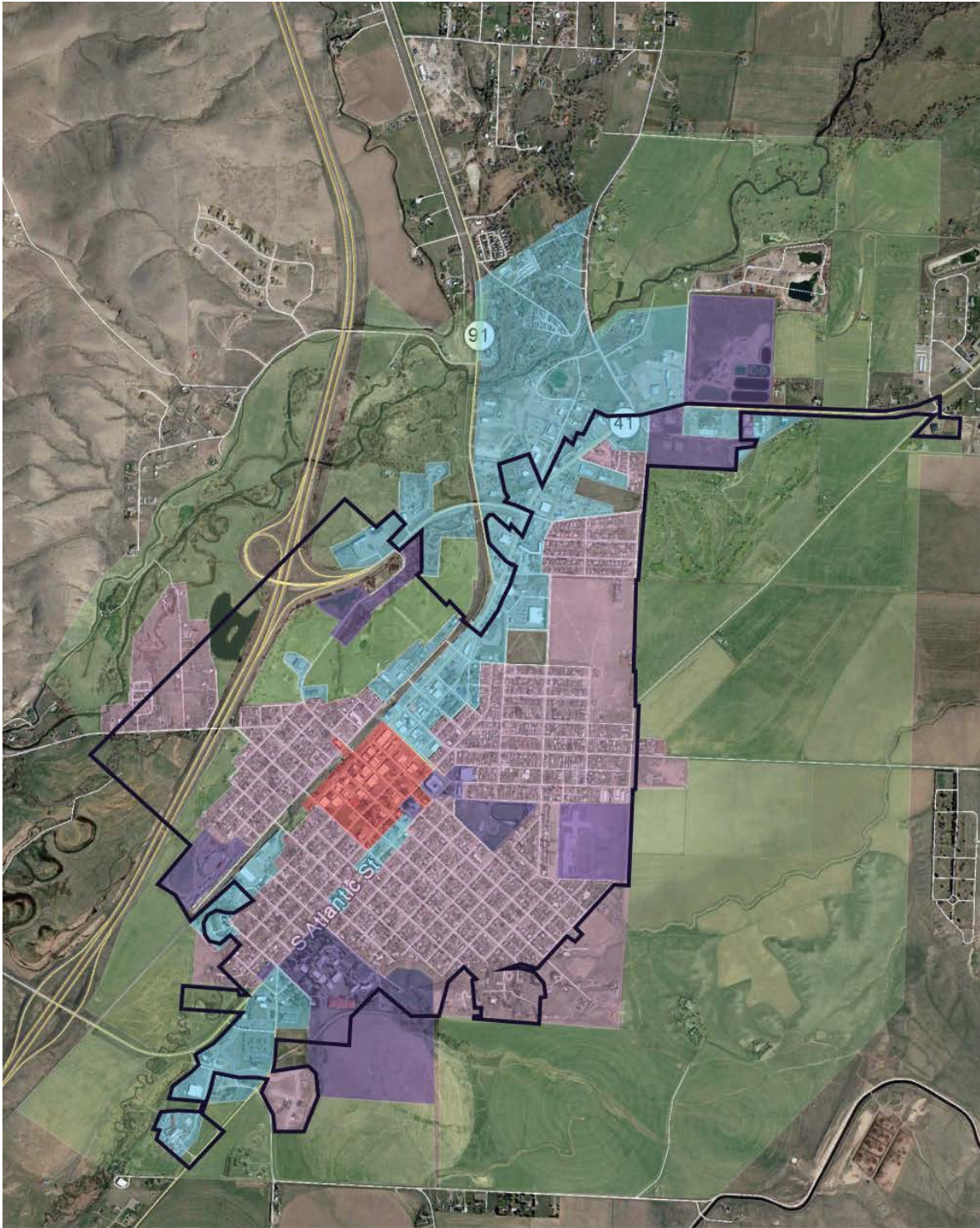


Figure 5: Existing Land Use

## 5.4 HOUSING

Residential neighborhoods within the City are generally located on the east side of the City, with some smaller neighborhoods located on the west side. As with traditional city development, the neighborhoods surrounding the downtown are the oldest, with newer housing on the edges of the City. Over 40 percent of all homes in Dillon are greater than 50 years old, with many fine examples of early to mid-twentieth century residential styles, from Queen Anne revival to Craftsman to Moderne. Another 25 percent were built in the decade from 1970-1979, primarily on the south and east area of the City. In later decades, home building moved to the north, as well as to surrounding areas within the County. Figure 6 shows the percent of housing by year built.

Dillon has few vacant residential lots within existing neighborhoods. Newer housing development have occurred north of the downtown area, as well as in subdivisions outside of the city limits within Beaverhead County. The recently developed Beaver Pride subdivision will add residential lots within the City limits, providing opportunity for new housing.

The City of Dillon completed a Housing Study in 2009 which documented the existing conditions of the housing stock and found many to be structurally unsound due to the lack of building code standards and needing rehabilitation.

Affordable housing is provided via rental housing, mobile homes and federally subsidized housing. As shown in Table 3, 47% of all occupied housing is rental housing. In 2013, median monthly rent was \$633.

Mobile homes constitute a portion of the housing in the City and are distributed throughout various neighborhoods. Mobile homes built prior to 1976 pose safety hazard concerns due to lack of fire protection building codes at the time. Such mobile homes should be phased out when the opportunity arises.

There are several subsidized housing developments within Dillon, including, Beaverhead Villa (42 units), Brookside Village (24 units) Bi- Centennial (50 units) and Snowcrest Apartments (24 units). Housing preservation efforts are needed to assure that Dillon does not lose these subsidized units.

| HOUSING OCCUPANCY             | 2013        |
|-------------------------------|-------------|
| <b>Total housing units</b>    | <b>1894</b> |
| Occupied housing units        | 1698        |
| Owner-occupied housing Units  | 976         |
| Renter-occupied housing units | 798         |
| Vacant housing units          | 196         |
| For rent                      | 29          |
| Rented, not occupied          | 11          |
| For sale only                 | 62          |
| All other vacants             | 94          |

Table 3: Housing Occupancy

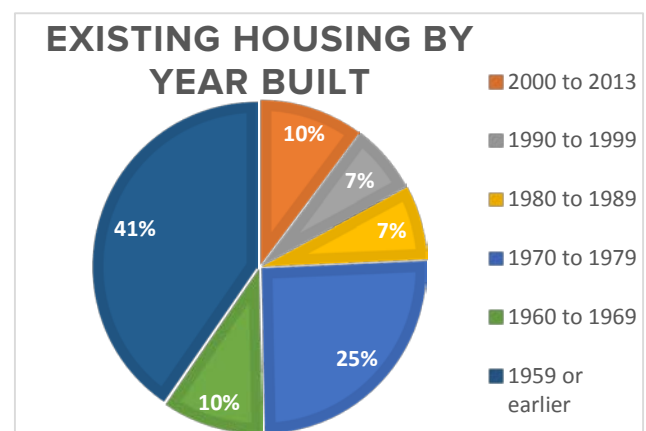


Figure 6: Housing by year built

## 5.5 ECONOMY

The economy in Dillon and Beaverhead County reflects changes that communities are seeing across many rural western counties. As shown in Figure 6, total personal income has increased over the past 25 years. Mean household income within the City was \$46,776 in 2013, less than the US median of \$51,939

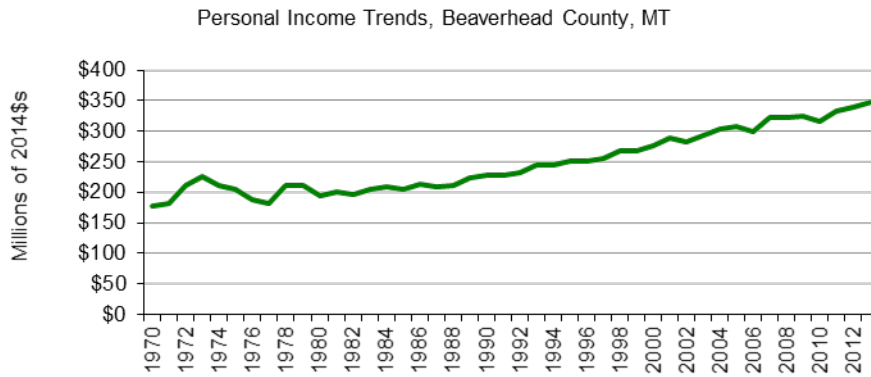


Figure 7: Personal Income

The primary sources for income has been changing over time. Income received from non-labor sources has increased and now equals labor income, as shown in Figure 8. Non-labor sources include social security payments, government assistance programs, and retirement and other investment income.

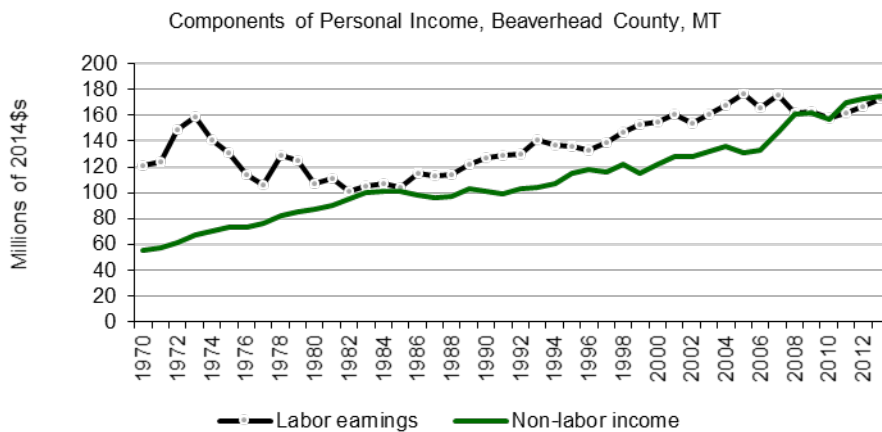


Figure 8: Components of Personal Income

Non-labor income is less volatile and subject to changes in the market, this trend reflects a change in the employment market, with more earnings relying on non-labor.

Given the increase in non-labor income, it may be surprising that employment growth, average wages and per capital income are lower than the national average. Yet there are bright spots that provide encouragement for future economic activity.

The economy of Dillon is influenced by the larger economy in Beaverhead County, which as seen significant growth in earning in service industries, and little change in the government sector earnings, and significant changes in non-service industries (including farming, manufacturing and construction). Total earnings by industry are shown below in Figure 9.

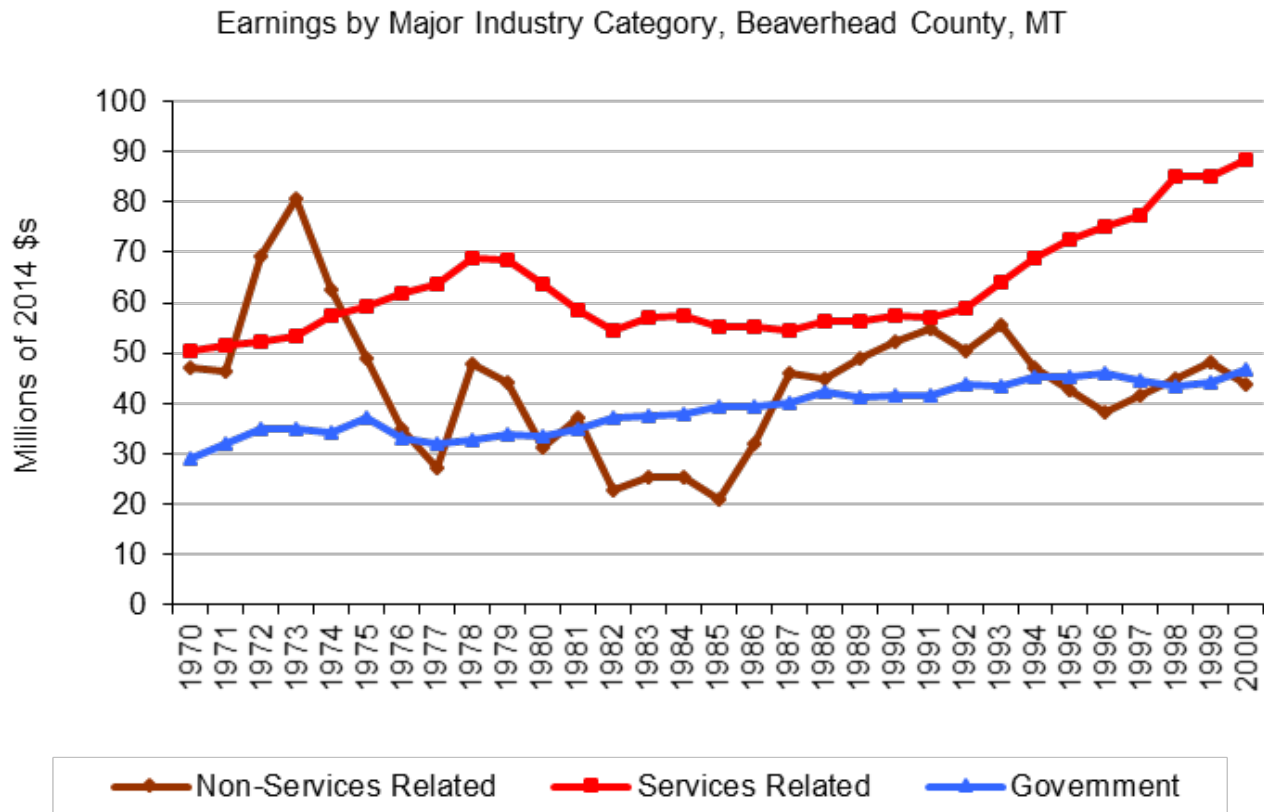


Figure 9: Employment Earnings by Industry

Even with significant changes in earnings by sector, overall number of jobs has remained almost unchanged in the past 10 years (Figure 10). These trends together suggest that earning per job have been increasing. This trend benefits existing workers and the overall economy. Although low job growth does not benefit new workers or people moving into the community and seeking employment.

Employment by Major Industry Category, Beaverhead County, MT

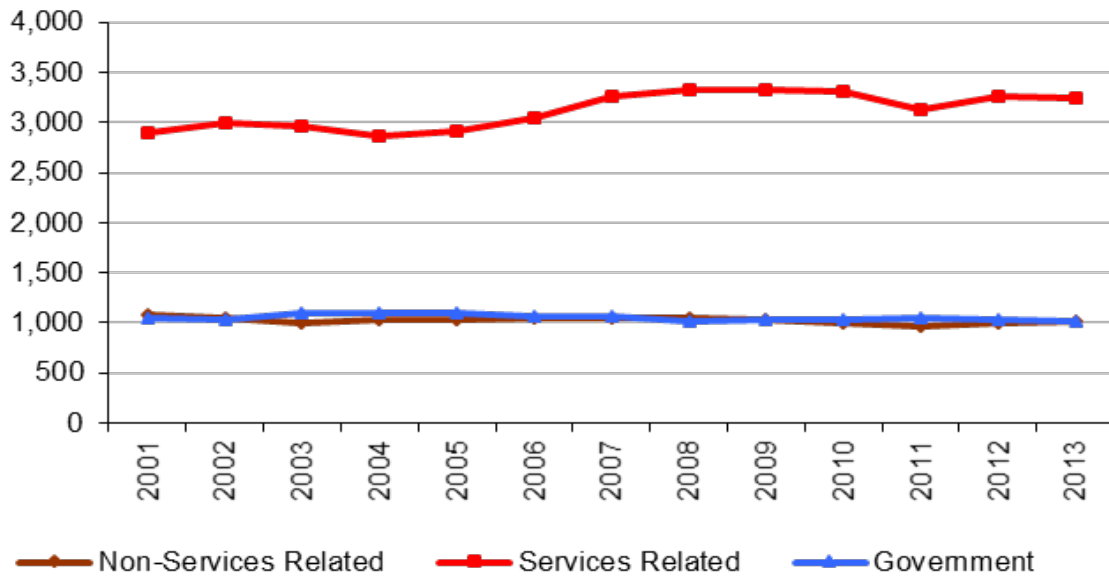


Figure 10: Employment by Industry

Within segments of local industries, there are areas of positive job growth. Increases in labor in health services, driven by Barrett Hospital, shows opportunity to increase employment to meet the future needs of the community. Figure 11 shows job growth by industry.

Other service sectors, including education and technology services also show employment growth and can add to stability in the economy.

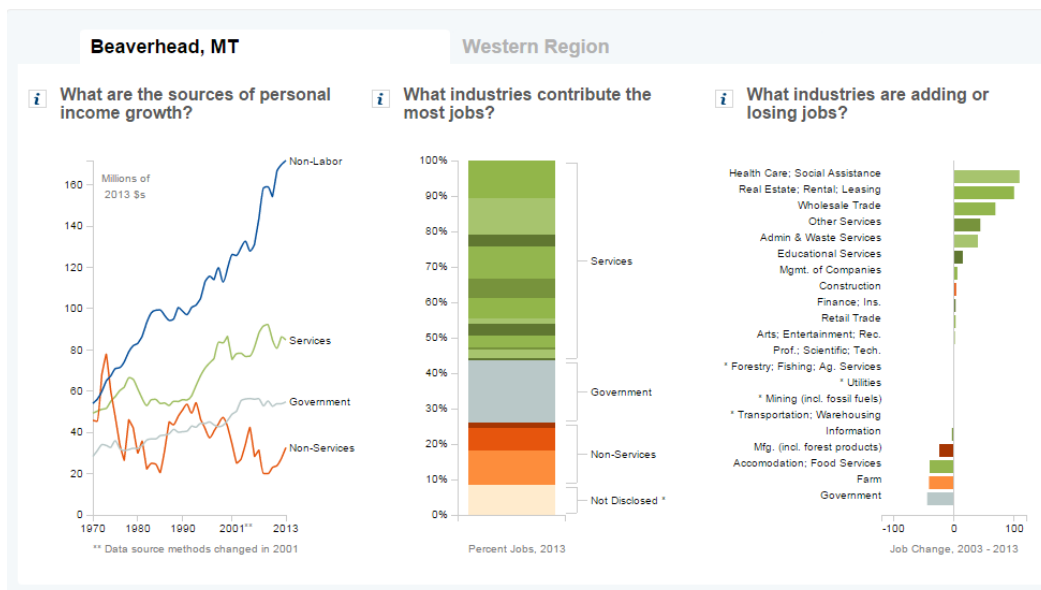


Figure 11: Jobs by Industry, source: Headwaters Economics

## 5.6 PUBLIC FACILITIES

The City of Dillon owns and maintains water, sewer, storm sewer, and street infrastructure. The Capital Improvements Plan (CIP) completed in 2007 describes each systems, identifies the needs to upgrades and maintenance. Long term funding for maintenance of these elements will need to be established to ensure proper functionality of these assets.

### WATER

The City of Dillon's water source is pumped from four wells located (two) west of Dillon; (one) at City hall and (one) on California Street just south of Center Street. The capacity of these four wells is approximately 2500 gallon per minute. Water storage is distributed between 2 reservoirs located outside of the City, having a combined capacity of 1,750,000 gallons. Based on calculations in the Capital Improvements Plan, the storage is adequate for the current population. The water distribution system is a network of water mains connecting to local service lines. Most of the system is looped, allowing for redundancy. This allows a line to be shut off for repairs with minimal interruption in water service to residents. The majority of the water lines were installed between 1920 and 1960. Replacing aging pipes have been indicated as a priority in the CIP and will continue to be so until all the other lines are replaced with modern material.

### SEWER

The City of Dillon is served by a wastewater system including both collection and treatment facilities. The treatment facility, a sewage lagoon, is located northeast edge of the City. A large percentage of the collection lines are a gravity system, with some of the original pipes dating from 1917. The CIP has indicating a priority in replacing the older clay pipes with larger PVC pipe.

New infrastructure should be targeted to coincide with new development. The City should ensure adequate capacity for future growth, but without unnecessary financial burdens of such expansions. This will require annual evaluation of system capacities and potential new development area.

### STORM WATER COLLECTION

The City of Dillon storm water collection serves the highway and business corridors. Storm drains are located within Montana, Atlantic, Helena, Idaho and Pacific Streets and total over 20,000 linear feet.

### STREETS

The streets within Dillon are made up of a system of arterials, collectors and local streets. Arterial streets are highway corridors and consist of Montana, Atlantic, Helena and Highway 41. These streets are maintained by Montana Department of Transportation.

Collector and local street maintenance is the responsibility of the City. According to the CIP, there is a total of 28 miles of City streets. Of that, approximately 10 miles is in need of some type of repair. Repairs could include overlays or complete reconstruction.

### PARKS



There are a total of five public parks within the City. There are additional parks that are privately maintained. The CIP identified a number of infrastructure needs within the park facilities, generally involving maintenance of existing facilities, not additional amenities.

## LIBRARY

The Dillon City Library is located in a historic building constructed in 1901-02. The Library's operational funding is provided by the City of Dillon's general fund and a county wide 2-mill levy in support of the Library. This allows county residents free access to the Library when they had previously had to pay an annual fee to borrow materials. According to the 2009 Growth Policy, the continued growth of Library collections and the increase in patrons place physical strains on the building. Summer reading programs push the occupational capacity of our programming room. The library is currently on a mission to upgrade its digital infrastructure, including electronic media and subscriptions. The community may soon need to address the needs of library within a limited facility.

## 5.7 COMMUNITY AND CULTURE

Cultural resources can play a vital role in the life of a community. Whether it's learning about our past, developing a hobby, or celebrating the community, culture is a part of lives of Dillon's residents. There are many organizations dedicated to providing cultural opportunities. These resources also play a vital role in attracting tourist and visitors to the City. While many visitors are attracted to the recreational attributes of the area, the cultural amenities provide additional opportunities to attract such visitors.

Given the rich history of Dillon and the surrounding area, there are several organizations dedicated to the collecting and sharing this history. These include the Beaverhead County Museum and nearby Bannack State Park. Both organizations host events to promote the history of the area, including historic tours, demonstrations and exhibits of historic artifacts.



The arts are promoted through several organization, including the Southwest Montana Arts Council, Dillon Concert Association, University of Montana Western and Beaverhead Public Schools. These organizations host concerts, performances, speakers and art exhibits. The Southwest Montana Arts Council hosts the Dillon Art Walk in downtown. Additionally, there are regional organizations that provide cultural events throughout the state, including Montana Shakespeare in the Park, Shakespeare in the Schools, Missoula Children's Theatre, and Montana Repertory Theater. Performance space is provided in the Depot Theater, UM Western's Beier Auditorium and Beaverhead County High School Auditorium.

Additionally, parks provide space for cultural events. The Jaycee Park and Depot Park provide opportunity for outdoor performance and events.



## 5.8 PUBLIC SAFETY

Communities can encounter natural disasters at any time. Having a plan to address these events can help residents prepare while minimizing costs to the community.

Disaster and emergency protection requires integration of regulations, response agencies and preparation to ensure communities are equipped to handle disasters. Flooding and wildfire are the most common natural disaster in western Montana. Beaverhead County and Dillon are also located in a high risk area of earthquakes.

### LAW ENFORCEMENT

The City cooperates and participates with the County for facilities to house the City's law enforcement agency. This facility also includes the Beaverhead County jail, which is used for the incarceration of City and County prisoners.

The City Court serves the City of Dillon on prosecution of misdemeanors within their jurisdiction. Currently the City Court has one elected judge and one clerk and is housed at City Hall. The County also maintains a misdemeanor court. Considering the overlap of duties and the high cost to facilitate this system, a discussion should be opened with the County to determine if combining the courts would be less costly and more efficient for both entities.

### FIRE DEPARTMENT

The City cooperates with and participates with Beaverhead County Fire District 2 on the facility that houses both the City's fire equipment and the district's fire equipment. The Dillon Volunteer Fire Department has thirty-one (31) volunteers, and two paid staff. Training is ongoing and upgrading equipment is a constant expense.

Most all locations within the City limits are within one mile of the Fire Hall. As the City limits expand and move further from the existing fire hall, it may become necessary to add satellite fire halls. As Dillon and the surrounding area develops, a volunteer fire department may not be able to meet all the demands and at least a partially paid department with volunteers may be needed.

### BEAVERHEAD SEARCH & RESCUE

Beaverhead Search and Rescue is a non-profit organization dedicated to rescuing lost persons in Beaverhead County. It also provides assistance to the surrounding counties when needed.

## 5.9 NATURAL RESOURCES

Natural resources include a variety physical and environmental characteristics associated with the land within the planning area. While much of the land within the City is developed, the natural environment in and surrounding Dillon should be sensibly preserved to protect resources, and enhanced for recreational uses, as appropriate. Dillon is surrounded by farm and ranch land, which contribute significantly to the economy of Beaverhead County.

Within the planning area, the most significant natural resource is the Beaverhead River and accompanying riparian and floodway areas. Described by many as the best brown trout fishing

rivers in Montana, the Beaverhead flows through Dillon on its way to the confluence with the Jefferson River. Poindexter Slough, located just south of Dillon, is a spring creek that has recently undergone enhancement to remove sediment to improve water quality and fish habitat. Additional work to complete the project will occur as funds are available. Restoration of such resources also benefits the local economy. The Beaverhead Watershed Committee report, Poindexter Slough Project Summary, estimates that anglers fishing Poindexter Slough spend over \$443,000 annually within Beaverhead County.



*Figure 12: Poindexter Slough, photo courtesy of Confluence Consulting*

Other natural resources that can be used for economic benefit include sand and gravel resources. There are currently no gravel pits located within the City of Dillon. Montana Bureau of Mines and Geology maps indicate locations of potential gravel sources throughout Beaverhead County, with the entire Beaverhead River valley, including the City of Dillon, composed of aluvium, which consists of silt, sand and gravel. Maps showing these sources can be found at [www.mbmj.mtech.edu](http://www.mbmj.mtech.edu) and selecting the map for Beaverhead County.



Goal statements clarify the community’s intention within each area, and objectives and action items specify how the goals can be achieved. The following sections identify goals for each key element within the community. These goals reflect the community survey responses and/or community data. Objective and Actions provide further clarity for how the goal might be achieved.

Under each of the following sections are a series of goals, objectives and actions that will help prioritize the implementation of the plan.

**Goals** are broad statements clarifying the community’s intention and desired outcome.

**Objectives** are a general statement of steps needed in order to achieve the goal.

**Actions** are specific steps to be taken to attain the objectives.

Each Goal area is accompanied by a rationale to explain the purpose of the goal and its origin. Objectives and actions are intended to provide specific activities that will support achievement of the goal.

These goals, objectives and action have been articulated and defined to fulfill the vision for the community:

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*Dillon is a small vibrant community where families and businesses thrive and prosper in a healthy and safe environment.*

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## 6.1 GROWTH

**Goal: Promote and encourage planned growth in the City of Dillon with respect to infrastructure capacity and overall quality of life within the Planning Area.**

**Rationale:** While Dillon has grown at a modest pace for the past 20 years, responses to the community survey questions indicated a concern for loss of community character as the City grows. Planning for growth in accordance with adequate infrastructure capacity will ensure that City services can be provided to a growing community.

**Objective:** Ensure growth is planned and developed in an orderly manner that maintains Dillon as a functional and economically viable community.

**Action 6.1.1:** Adopt the Dillon Community Plan as the guiding policy for land use regulations.

**Action 6.1.2:** The City of Dillon will follow the annexation policy, outlined in Appendix B.

**Objective:** Ensure that infrastructure is available with adequate capacity to serve new development.

**Action 6.1.3:** Coordinate the future land use map and the Capital Improvement Plan to ensure adequate infrastructure is available to support growth areas.

**Objective:** Require development to mitigate impacts on our community as identified in the development review process, including economic, environmental and social impacts.

**Action 6.1.4:** Revise subdivision regulations as needed to ensure that development review evaluates economic, environmental and social impacts of new subdivision on the existing community.

**Action 6.1.5:** Revise subdivision regulation and zoning ordinance as needed to ensure consistency with Community Plan.



## 6.2 LAND USE

**Preserve and promote land uses which are compatible with and respectful of Dillon’s sense of place, its rural small town setting and overall quality of life.**

**Rationale:** Many public comments reflected the desire to preserve and enhance the historic downtown, be welcoming to new businesses and maintain a small town feel. Additional comments concerning maintenance of infrastructure and improving visual image of the community were also noted throughout the planning process.

**Objective:** The Future Land Use Map shown in Figure 11 and adopted policies and regulations shall be the official guide for development of the City.

**Action 6.2.1:** Review the zoning map to ensure compliance with the future land use map and zone all properties within the City limits.

**Action 6.2.2:** Zone all properties seeking annexation or development review approvals.

**Objective:** Strengthen the historic downtown core by encouraging preservation of existing buildings and development of new buildings that enhance the community character.

**Action 6.2.3:** Review the Historic Mixed Use District zone district and identify appropriate locations for such designation.

**Objective:** All areas within the City limits should be zoned.

**Action 6.2.4:** Zone all unzoned properties within the existing City limits.

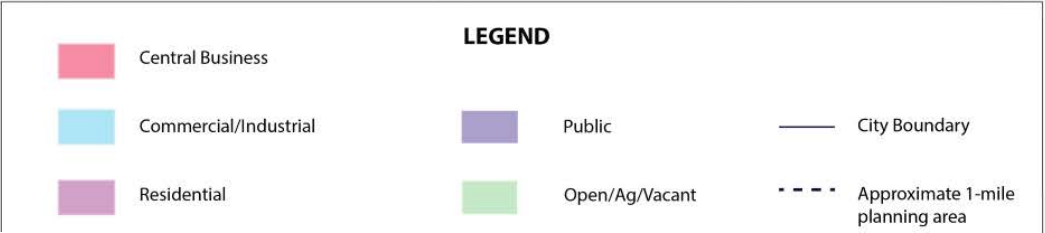
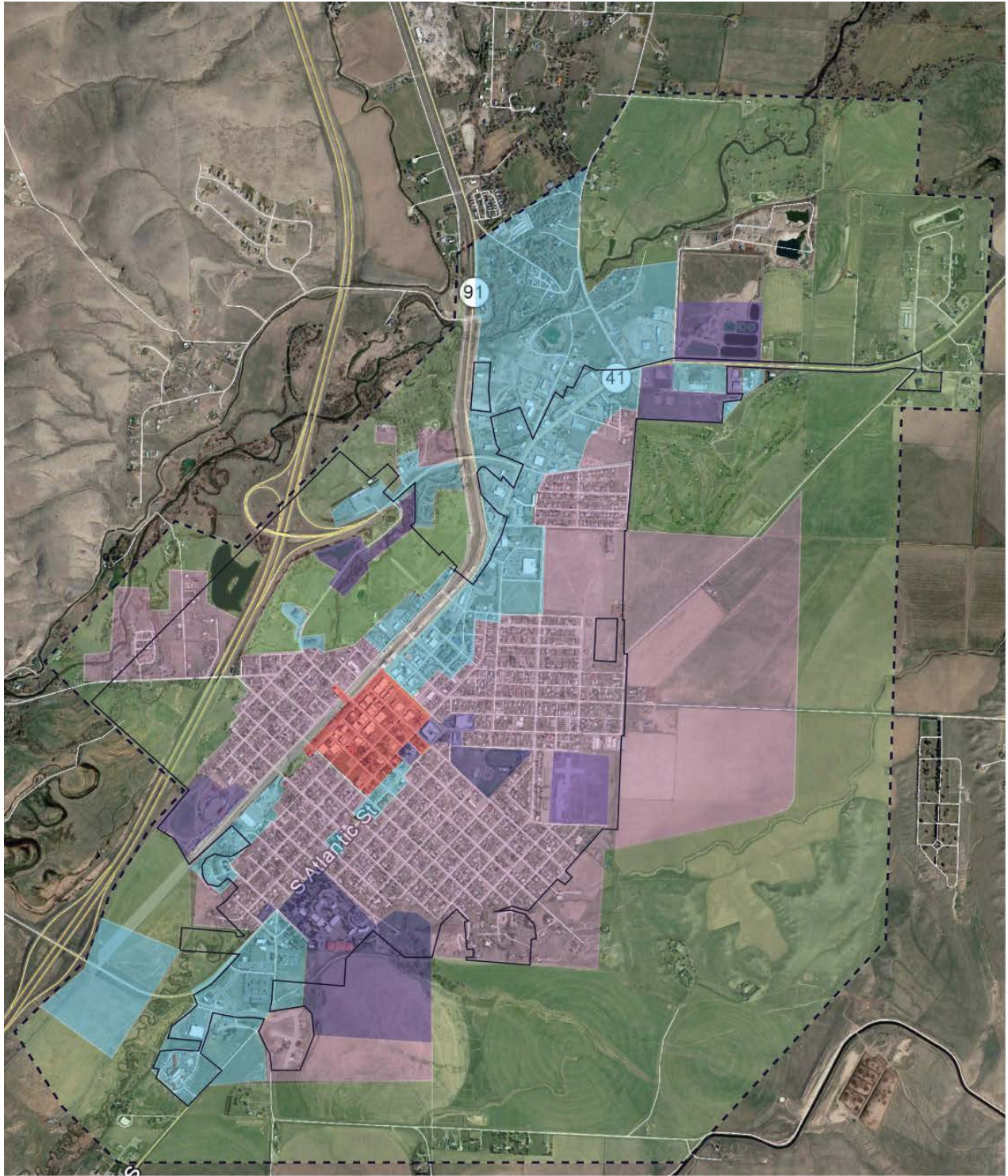


Figure 13: Future Land Use Map





## 6:3 ECONOMIC DEVELOPMENT AND INDUSTRY

**Promote a sustainable and diversified economy that provides jobs and supports services and facilities without compromising the community’s quality of life.**

**Rationale:** Economic vitality supports the community and provides for the physical needs of the community. Many respondents to the survey noted a lack of jobs, particularly for young families, and the need for businesses that provide for the basic needs of the residents. Supporting economic development within the community can range from reviewing policies that influence the local economy to evaluating the needs of the workforce. Cities can also influence the business climate by the provision of quality infrastructure

**Objective:** Support business creation, retention and expansion.

**Action 6.3.1:** Review development policies to ensure new development is reviewed in a timely, efficient and predictable manner.

**Action 6.3.2:** Ensure adequate land is dedicated to commercial activities by evaluating the future land use map annually.

**Action 6.3.3:** Support the activities of the Beaverhead Chamber of Commerce by maintain membership, participating and sponsoring events that promote economic development in Dillon.

**Action 6.3.4:** Support development of a business directory, registry and/or license program.

**Objective:** Encourage education and workforce initiative programs to develop a skilled workforce.

**Action 6.3.5:** Create a working group with Beaverhead County, local employers and University of Montana Western to evaluate training and education needs for businesses and ways for the community to address those needs.

**Objective:** Encourage economic development by providing quality infrastructure and a healthy urban environment.

**Action 6.3.6:** Revise and update the Capital Improvements Plan to ensure new investment and maintenance of public improvements.

**Action 6.3.7** Review and revise development codes that address derelict property.

**Objective:** Participate in activities that promote travel and tourism in and around Dillon.

**Action 6.3.8:** Support the Beaverhead Chamber of Commerce in their role as the administrator of the Dillon Convention and Visitor Bureau in promoting Dillon as a tourist destination.





## 6.4 INFRASTRUCTURE

**Existing and future infrastructure must be well planned and maintained in a reliable, efficient and cost effective manner.**

**Rationale:** The economic vitality and sense of place relies on a functional infrastructure system. Long term health of the community requires that the system can grow as the community grows. Public infrastructure includes water, wastewater and stormwater systems, road networks, and pedestrian facilities.

**Objective: Ensure adequate maintenance for all existing public infrastructure.**

**Action 6.4.1:** Adopt facility plans for all publicly maintained facilities that addresses current and future needs.

**Action 6.4.2:** Update the Capital Improvements Plan, and maintain yearly updates of the document. Provide a rolling list of 1-5 year projects and address funding through budgeting process.

**Objective: Develop a city-wide approach to transportation needs within the community.**

**Action 6.4.3:** Prepare a city transportation plan that addresses vehicular, bicycle, and pedestrian transportation needs, including a review of street grid network.

**Action 6.4.4:** Work with the Beaverhead Trails Coalition to develop trails that can support non-vehicular transportation needs.

**Action 6.4.5:** Continue work of the Capital Improvement Plan to identify future needs to right-of-way acquisition.

**Objective: Coordinate infrastructure planning with future development areas.**

**Action 6.4.6:** Update street, water and sewer facility service areas to reflect the future land use map.

**Objective: Develop adequate and reliable funding sources for infrastructure improvement and expansion.**

**Action 6.4.7:** Identify strategies for on-going funding sources for infrastructure improvement expenditures. Review fee structures, development fees, grants and loan programs.





## 6.5 HOUSING

**Promote the availability of safe and adequate housing that is diverse in density, type and cost, with an emphasis on providing access to quality housing for all persons.**

**Rationale:** Communities need safe and adequate housing available to all its residents regardless of income or health. Developing policies and practices to ensure the community has adequate housing strengthens and builds the community.

**Objective:** Encourage the development of a range of housing types within the Planning Area, including the downtown area.

**Action 6.5.1:** Review zoning regulations to ensure a variety of housing options are permissible within the community.

**Action 6.5.2:** Conduct a housing survey every 2 years to evaluate housing affordability and needs assessment.

**Action 6.5.3:** Adopt building codes setting forth minimum standards and requirements to ensure safety of new housing.

**Objective:** Support the rehabilitation of existing homes to protect health, safety and welfare of residents.

**Action 6.5.4:** Adopt the International Existing Building Code for existing structures that need remodel, repair, alteration, and additions.

**Action 6.5.5:** Pursue public and private funding opportunities to support rehabilitation of existing housing in residential neighborhoods and the mixed use downtown.

**Objective:** Encourage the provision of student rental housing.

**Action 6.5.6:** Coordinate discussions with UMW regarding student rental housing.



## 6.6 COORDINATION AND COOPERATION

**Coordinate policies and actions with public and private entities to increase effectiveness and efficiency of the provision of services.**

**Rationale:** Working cooperatively for the benefit of City residents with Beaverhead County and private entities can provide cost efficiencies, reduce duplication of services and improve quality of life.

**Objective: Promote a community-wide discussion regarding issues within and surrounding Dillon.**

**Action 6.6.1:** Work with University of Montana Western to coordinate the updated campus master plan with future land use planning, housing and transportation issues.

**Action 6.6.2:** Continue regularly scheduled meetings with personnel from University of Montana Western to discuss issues of mutual interest.

**Action 6.6.3:** Coordinate discussions with Beaverhead County, UMW and other public agencies regarding the provision of quality affordable housing.

**Objective: Coordinate land use, public services, infrastructure, resource conservation and safety policies with Beaverhead County**

**Action 6.6.4:** Coordinate review of subdivisions within 1-mile planning area with Beaverhead County.

**Objective: Coordinate with County and non-profit organizations in the development of public amenities that both city and county residents enjoy.**

**Action 6.6.5:** Coordinate with the Beaverhead Trails Coalition to develop a comprehensive approach to trail development.



## 6.7 PARKS AND RECREATION

**Provide recreational opportunities through the development of park areas for residents and visitors within the City of Dillon, connect to public lands in surrounding areas, and create opportunities for walking and biking to be part of daily life for residents.**

**Rationale:** Access to greenspace, through the development of parks and trails, promotes an active and healthy lifestyle, strengthens community and fosters social interaction. Open space that provides for active recreation through playgrounds, ball fields, courts, and trails, as well as passive areas for the enjoyment of the scenery or preservation of natural areas is a public benefits and can be enjoyed by all residents. Comments in the community survey noted that using trails to connect park areas would be a benefit to the entire community.

**Objective: Provide for parks that are accessible to all residents of the community.**

**Action 6.7.1:** Review access to parks for ADA compliance and safe bicycle and walking routes to parks from adjacent neighborhoods.

**Objective: Ensure funding for park maintenance and expansion of parks as the community grows.**

**Action 6.7.2:** Develop a reliable funding mechanism for park maintenance and expansion. See Section 7.2 for funding mechanisms.

**Objective: Connect the community using trails.**

**Action 6.7.3:** Support the work of the Beaverhead Trails Coalition.

**Action 6.7.4:** Develop maps and signage for trails and trail facilities.

**Objective: Provide for recreation opportunities for all residents of Dillon**

**Action 6.7.5:** Participate in public/private partnerships to support parks and recreation.



# NATURAL RESOURCES

## 6.8 NATURAL RESOURCES

**Protect and enhance the natural environment within and surrounding Dillon to ensure a healthy environment that supports the regional economy and recreational opportunities.**

**Rationale:** Dillon is the center of a natural environment that supports jobs, tourism and recreational opportunities for residents and visitors alike. Ensuring that these natural areas remain uncontaminated, ensures Dillon a future to support its residents.

**Objective: Protect critical lands as valuable to the community.**

**Action 6.8.1:** Review and update as necessary development regulations to ensure protection of wetlands and other riparian areas within the City.

**Action 6.8.2:** Develop maps and other resources to identify sensitive and protected lands.

**Objective: Maintain floodplain areas for addressing capacity of floodwaters.**

**Action 6.8.3:** Review and update as necessary development regulations to ensure protection of floodplain areas from development.

**Objective: Support protection of riparian and other sensitive lands adjacent to the City boundary, and within the Planning Area**

**Action 6.8.4:** Work with Beaverhead County to promote policies and strategies to mitigate potential impacts of development.



**Objective: Support multiple uses within federal and state lands surrounding the City that both promote economic opportunity and support healthy environments.**

**Action 6.8.5:** Work with Beaverhead County, State of Montana, and the US government to ensure that surrounding land uses support economic development and healthy environments.





## 6.9 CULTURAL RESOURCES

**Support public and private community cultural opportunities for the residents and visitors of Dillon to enjoy.**

**Rationale:** Communities are shaped by many things, and it culture is one of the most important. The culture can be shaped by physical attributes, historical events, and the passion and interests of the citizens. Recognizing the cultural elements in the community, supporting programs and policies to enhance those elements and working with community groups that provide and develop cultural elements, can all enhance the lives of Dillon residents and improve quality of life.

**Objective: Encourage local organizations to provide programming and events for residents and visitors.**

**Action 6.9.1:** Support and expand community arts and cultural organizations and events such as the library summer reading program, Southwest Montana Arts Council, and historic walking tours.

**Action 6.9.2:** Establish partnerships with University of Montana Western and Beaverhead County Schools to have programs and events celebrating the arts.

**Objective: Encourage local organizations to promote arts and culture through displays and other events.**

**Action 6.9.3:** Review and revise zoning and other codes as needed, to ensure short term displays and events are permitted in commercially zoned areas.



## 6.10 PUBLIC SERVICES

**Public services and facilities should be provided in a reliable, cost effective and efficient manner.**

**Rationale:** Public services and facilities are essential to community’s success. Facilities and services, such as the provision of municipal water and sewer services, encourage development within the City. Other public facilities, such as the library and public parks, enhance the quality of life within the community. Maintenance of the existing facilities will need to be balanced with the need for new services as the community expands.

**Objective:** Services provided by the City of Dillon, including water and sewer service, library, police and parks should have service plans that evaluate current and future needs.

**Action 6.10.1:** Prepare service plans for primary City functions.

**Objective:** Coordinate future expansion of services with future growth and changes in community demographics.

**Action 6.10.2:** Update the Capital Improvements Plan on an annual basis.

**Objective:** Establish regular and sufficient funding sources to develop and maintain public services and facilities.

**Action 6.10.3:** Through the Capital Improvements Planning process, identify needs for funding and available resources.

**Objective:** Encourage private providers to provide services that are cost effective and meet demands for the modern lifestyle.

**Action 6.10.4:** Establish yearly meetings with private utility companies to review the needs and expectations of the community.



## 7.1 IMPLEMENTATION SUMMARY

The goals, objectives and actions identified in the previous sections implement the vision of the Community Plan. Below is a summary of the actions with a recommended completion timeframe.

| Action Number                            | Action Description  | Completion Timeframe |
|--|---|----------------------|
| <b>Growth</b>                            |   |                      |
| 6.1.1                                    | Adopt the Dillon Community Plan as the guiding policy for land use regulations.   | 6 months             |
| 6.1.2                                    | The City of Dillon will follow the annexation policy, outlined in Appendix B.   | ongoing              |
| 6.1.3                                    | Coordinate the future land use map and the Capital Improvement Plan to ensure adequate infrastructure is available to support growth areas.                                   | 1 year               |
| 6.1.4                                    | Revise subdivision regulations as needed to ensure that development review evaluates economic, environmental and social impacts of new subdivision on the existing community. | 1 year               |
| 6.1.5                                    | Revise subdivision regulation and zoning ordinance as needed to ensure consistency with Community Plan.   | 1 year               |
| <b>Land Use</b>                          |   |                      |
| 6.2.1                                    | Review the zoning map to ensure compliance with the future land use map and zone all properties within the city limits.   | 6 months             |
| 6.2.2                                    | Zone all properties seeking development review approvals.   | ongoing              |
| 6.2.3                                    | Review the Historic Mixed Use District zone district and identify appropriate locations for such designation.   | 1 year               |
| 6.2.4                                    | Zone all unzoned properties within the existing City limits.  | 1 year               |
| <b>Economic Development and Industry</b> |   |                      |
| 6.3.1                                    | Review development policies to ensure new development is reviewed in a timely, efficient and predictable manner.  | 1 year               |
| 6.3.2                                    | Ensure adequate land is dedicated to commercial activities by evaluating the future land use map annually.  | 2 years              |
| 6.3.3                                    | Support the activities of the Beaverhead Chamber of Commerce by maintain membership, participating and sponsoring events that promote economic development in Dillon.         | ongoing              |

| <b>Action Number</b>  | <b>Action Description</b>   | <b>Completion Timeframe</b> |
|-----------------------|---|-----------------------------|
| <b>6.3.4</b>          | Support development of a business directory, registry and/or license program.   | 2 years                     |
| <b>6.3.5</b>          | Create a working group with Beaverhead County, local employers and University of Montana Western to evaluate training and education needs for businesses and ways for the community to address those needs. | 2 years                     |
| <b>6.3.6</b>          | Revise and update the Capital Improvements Plan to ensure new investment and maintenance of public improvements.  | 2 years                     |
| <b>6.3.7</b>          | Review and revised development codes that address derelict property.  | 2 years                     |
| <b>6.3.8</b>          | Support the Beaverhead Chamber of Commerce as the administrator of the Dillon Convention and Visitor Bureau, in promoting Dillon as a tourist destination.  | ongoing                     |
| <b>Infrastructure</b> |   |                             |
| <b>6.4.1</b>          | Adopt facility plans for all publicly maintained facilities that addresses current and future needs.  | 2 years                     |
| <b>6.4.2</b>          | Update the Capital Improvements Plan, and maintain yearly updates of the document. Provide a rolling list of 1-5 year projects and address funding through budgeting process.                               | 2 years                     |
| <b>6.4.3</b>          | Prepare a city transportation plan that addresses vehicular, bicycle, and pedestrian transportation needs, including a review of street grid network.   | 2 years                     |
| <b>6.4.4</b>          | Work with the Beaverhead Trails Coalition to develop trails that can support non-vehicular transportation needs.  | ongoing                     |
| <b>6.4.5</b>          | Continue work of the Capital Improvement Plan to identify future needs to right-of-way acquisition.   | 1 year                      |
| <b>6.4.6</b>          | Update street, water and sewer facility service areas to reflect the future land use map.   | 1 year                      |
| <b>6.4.7:</b>         | Identify strategies for on-going funding sources for infrastructure improvement expenditures. Review fee structures, development fees, grants and loan programs.  | ongoing                     |
| <b>Housing</b>        |   |                             |
| <b>6.5.1</b>          | Review zoning regulations to ensure a variety of housing options are permissible within the community.  | 1 year                      |
| <b>6.5.2</b>          | Conduct a housing survey every 2 years to evaluate housing affordability and needs assessment.  | 2 years                     |
| <b>6.5.3</b>          | Adopt building codes, setting forth minimum standards and requirements to ensure minimum safety of new housing.   | 2 years                     |
| <b>6.5.4</b>          | Adopt the International Existing Building Code for existing structures that need remodel, repair, alteration, and additions.  | 2 years                     |

| <b>Action Number</b>                | <b>Action Description</b>   | <b>Completion Timeframe</b> |
|-------------------------------------|---|-----------------------------|
| <b>6.5.5</b>                        | Pursue public and private funding opportunities to support rehabilitation of existing housing in residential neighborhoods and the mixed use downtown                           | ongoing                     |
| <b>6.5.6</b>                        | Coordinate discussions with UMW regarding student rental housing.   | ongoing                     |
| <b>Coordination and Cooperation</b> |   |                             |
| <b>6.6.1</b>                        | Work with University of Montana Western to coordinate the updated campus master plan with future land use planning, housing and transportation issues.                          | ongoing                     |
| <b>6.6.2</b>                        | Continue regularly scheduled meetings with personnel from University of Montana Western to discuss issues of mutual interest.   | ongoing                     |
| <b>6.6.3</b>                        | Coordinate discussions with Beaverhead County, UMW and other public agencies regarding the provision of quality affordable housing.   | 1 year                      |
| <b>6.6.4</b>                        | Coordinate review of subdivisions within 1-mile planning area with Beaverhead County.   | 1 year                      |
| <b>6.6.5</b>                        | Coordinate with the Beaverhead Trails Coalition to develop a comprehensive approach to trail development.   | 1 year                      |
| <b>Parks and Recreation</b>         |   |                             |
| <b>6.7.1</b>                        | Review access to parks for ADA compliance and safe bicycle and walking routes to parks from adjacent neighborhoods.   | 1 year                      |
| <b>6.7.2</b>                        | Develop a reliable funding mechanism for park maintenance and expansion.  | 2 years                     |
| <b>6.7.3</b>                        | Support the work of the Beaverhead Trails Coalition.  | ongoing                     |
| <b>6.7.4</b>                        | Develop maps and signage for trails and trail facilities.   | 2 years                     |
| <b>6.7.5</b>                        | Participate in public/private partnerships to support parks and recreation.   | ongoing                     |
| <b>Natural Resources</b>            |   |                             |
| <b>6.8.1</b>                        | Review and update as necessary development regulations to ensure protection of wetlands and other riparian areas within the City.   | 1 year                      |
| <b>6.8.2</b>                        | Develop maps and other resources to identify sensitive and protected lands.   | 2 years                     |
| <b>6.8.3</b>                        | Review and update as necessary development regulations to ensure protection of floodplain areas from development.   | 1 year                      |
| <b>6.8.4</b>                        | Work with Beaverhead County to promote policies and strategies to mitigate potential impacts of development.  | ongoing                     |
| <b>6.8.5</b>                        | Cooperate with other government organizations to ensure that surrounding land uses support economic development and healthy environments.                                       | ongoing                     |
| <b>Cultural Resources</b>           |   |                             |
| <b>6.9.1</b>                        | Support and expand community arts and cultural organizations and events such as the library summer reading program, Southwest Montana Arts Council, and historic walking tours. | ongoing                     |

| <b>Action Number</b>   | <b>Action Description</b>   | <b>Completion Timeframe</b> |
|------------------------|---|-----------------------------|
| <b>6.9.2</b>           | Establish partnerships with UMW and Beaverhead County Schools to have programs and events celebrating the arts.                         | 1 year                      |
| <b>6.9.3</b>           | Review and revise as needed, zoning and other codes to ensure short term displays and events are permitted in commercially zoned areas. | 1 year                      |
| <b>Public Services</b> |   |                             |
| <b>6.10.1</b>          | Prepare service plans for primary City functions.   | 1 year                      |
| <b>6.10.2</b>          | Update the Capital Improvements Plan on an annual basis.  | 2 years then ongoing        |
| <b>6.10.3</b>          | Through the Capital Improvements Planning process, identified needs for funding and available resources.                                | 2 years                     |
| <b>6.10.4</b>          | Establish yearly meetings with private utility companies to review the needs and expectations of the community.                         | 1 year                      |

## 7.2 PLANNING and COMMUNITY RESOURCES

There are a number of resources available to communities seeking support for planning efforts. Online resources for community planning include the following organizations:

American Planning Association ([www.planning.org](http://www.planning.org))

Montana Association of Planners ([www.montanaplanners.org](http://www.montanaplanners.org))

Planners Web for Citizen Planners ([www.plannersweb.com](http://www.plannersweb.com)) is a services to citizen members who serve on a planning commission. It has articles to learn more about planning, running meetings, ethical issues and more.

Within Montana, there are several sources for information. The Montana Department of Commerce hosts a number of programs to assist communities with planning projects ([www.comdev.mt.gov](http://www.comdev.mt.gov)). They offer grants and technical assistance to communities.

The Montana State Library offers updates during the legislative sessions ([http://mslapps.mt.gov/Legislative\\_Snapshot](http://mslapps.mt.gov/Legislative_Snapshot)). This can be useful when issues that address growth policies, grant funding, and other issues are under discussion during legislative sessions.

Headwaters Resource Conservation and Development ([www.headwatersrcd.org](http://www.headwatersrcd.org)) provides economic development and conservation services within southwest Montana. They offer a variety of services to support communities and individuals.

The Governor's Office of Economic Development ([www.business.mt.gov](http://www.business.mt.gov)) provides business resources, economic data and links to additional State resources. Additionally, the website hosts the Montana Site Selector, a tool to assist businesses and industries locate to Montana.

Montana Economic Developers Association ([www.medamembers.org](http://www.medamembers.org)) is a network of economic development professionals. Resource Team Assessments are available to communities for specific discussions on economic development.



## 7.3 POTENTIAL FUNDING SOURCES

The City has several sources of funding available to implement the goals of the Community Plan. This section identifies common sources of funding for community projects – City funding and grant funding.

### **City of Dillon Financing Mechanisms**

The City of Dillon uses a variety of funding mechanisms for government services. Some of these funding mechanisms could be used for actions identified within this Plan. This list is intended to identify potential sources of funding. However, it should be noted that any mechanism included here does not imply the funding is available and would be supported by the community to be used activities within the plan.

#### General Funds

Every year, the City of Dillon establishes a budget for the expenditure of general funds. The City Council can direct general funds towards actions within this plan.

#### Capital Improvement Fund

The City can establish a capital improvement fund to pay for large projects to improve or build new improvements. A capital improvement fund typically pays for facilities, equipment or acquisition of property. Examples of expenditures from a capital improvement fund include sidewalk replacement and acquisition of property for public purposes.

#### General Obligation Bonds

General obligation bonds are debt taken by local government to pay for projects, with repayment through property taxes. There are limits in the State statutes on the level of bonded indebtedness, so general obligation bonds can be restricted. They require voter approval. Examples of expenditures from general obligation bonds include major infrastructure projects such as a community center.

### **Targeted Assessments**

The City could establish a targeted assessment, which limits the assessment and expenditure to a specific geographic area of the community. While the following tools are not currently used by the City, implementation of one or more of the tools could be used to finance projects within the plan area.

#### Tax Increment Financing

Tax Increment Financing (TIF) is a special district that allows a community to borrow against future tax revenues. Money is collected within the TIF and must be spent within the District. Examples of expenditures using TIF funds include major infrastructure projects that stimulate private development, such as new infrastructure or street improvements.

#### Business Improvement Districts

A business improvement district collects funds from a special assessment on commercial properties within the district area. The funds are used for special projects that benefit the property owners within the district. Examples of business improvement district expenditures include maintenance and beautification of downtown.

### Special Improvement Districts

A special improvement district is established to assess properties for funds that target a specific purpose. Examples include infrastructure improvements and maintenance of infrastructure.

## **Grant and Loan Funding**

There are several state and federal programs designated to assist local communities in their community development efforts.

### Community Development Block Grants

Community Development Block Grant (CDBG) Program is a federally funded grant program to assist communities with needs such as housing, public facilities, economic development and planning. All projects must be designed to principally benefit low and moderate-income families. Grant applications are typically reviewed once a year and funds are awarded on a first come first served basis. Grants are administered through the Montana Department of Commerce.

### Treasure State Endowment Program

The Treasure State Endowment Program is a state-funded program to assist communities address deficiencies in vital infrastructure. Grants are provided to assist in necessary maintenance and help to lower the cost of constructing public infrastructure. The program is administered by the Montana Department of Commerce.

### Transportation Alternatives

The Transportation Alternatives (TA) Program provides funding for transportation projects and programs for pedestrian and bicycle facilities, recreational trail projects, and safe routes to school. Public entities may submit applications and there is a requirement for a cash match to the grant.

### USDA Rural Development

USDA Rural Development has several programs available to local communities. The Community Facilities Direct Loan and Grant Program provides affordable funding to develop essential communities facilities. Funds can be used for public health and safety facilities, such as town halls, fire departments, and street improvements. Funds can also be used for local food systems, educational services, and community support services.

## 7. 4 REVISIONS AND UPDATES

The Community Plan should be implemented according to the objectives and actions listed under each goal. To remain useful, this Community Plan will need to be updated on a periodic basis. The following conditions will trigger a need to revise the Plan:

**1. Five years since the adoption of the Plan**

The Community Plan shall be revised every five years from the most recent adoption. Review may occur more frequently. The Dillon Planning Board shall be responsible for reviewing the Plan and making recommendations for changes or amendments.

**2. Legislative changes which mandate significant additions or corrections to the Plan**

During legislative sessions, issues of growth policies and land development are often discussed when bills affecting the growth policy statutes are introduced. Any changes that are made will need to be reviewed to impacts to the Community Plan.

**3. Changed conditions, including litigation in Dillon or elsewhere in Montana which sets legal precedent contrary to the goals, objectives and actions in the Community Plan.**

Judicial decisions that affect Montana's growth policies have impacts throughout the state. Review of any such decision and affects to the Community Plan will need to be made.

## 7.5 DEVELOPMENT AND SUBDIVISION REGULATIONS

The City of Dillon has adopted zoning and subdivision regulations to review and ensure development meets the intent of the adopted growth policy. House Bill 543, passed by the state legislature and signed into law in 2001, requires that subdivision regulations be revised to be in accordance with the growth policy within one year of adoption.

The Subdivision Regulations are located within Title 16 of the City of Dillon Municipal Code. These regulations identify the purpose of subdivision review (Section 16.50.30), procedures associated with application review (Section 16.55) and how public hearings will be conducted (Section 16.70.25). The regulations also state the criteria to be used for review of an application (Section 16.70).

The Planning Board will need to review of the subdivision regulations for compliance with this Plan and proposed revisions for City Council consideration within one year of adoption of this plan.

# APPENDICES

Appendix A: Community Plan Survey Results

Appendix B: Annexation Policy

Appendix C: Downtown Dillon Master Plan

## APPENDIX A: COMMUNITY SURVEY RESULTS

### Community Plan Survey Results

June - October 2015

#### 1. Where do you live?

|                | Number of Response(s) | Response Ratio |
|----------------|-----------------------|----------------|
| In Dillon      | 25                    | 73.5%          |
| In County      | 9                     | 26.4%          |
| Outside County | 0                     | 0.0%           |
| No Responses   | 0                     | 0.0%           |
| <b>Total</b>   | <b>34</b>             | <b>100%</b>    |

#### 2. If you live within the city, which quadrant?

|              | Number of Response(s) | Response Ratio |
|--------------|-----------------------|----------------|
| NE           | 3                     | 14.2%          |
| NW           | 1                     | 4.7%           |
| SE           | 9                     | 42.8%          |
| SW           | 8                     | 38.0%          |
| <b>Total</b> | <b>21</b>             | <b>100%</b>    |

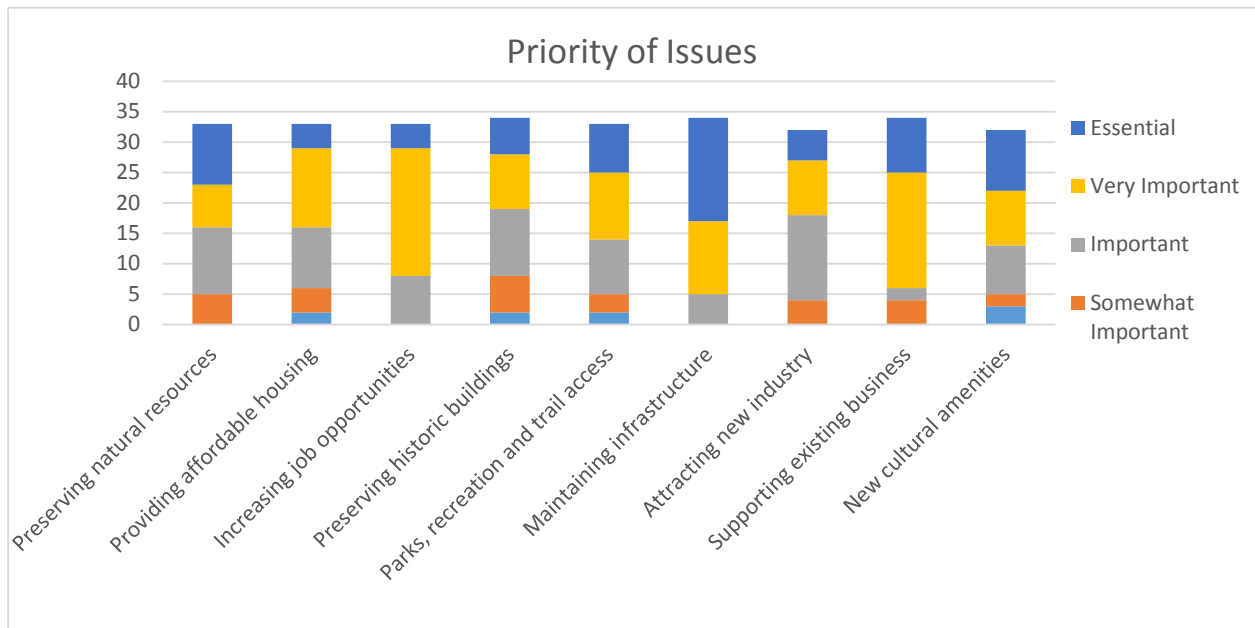
#### 3. What is your age range?

|              | Number of Response(s) | Response Ratio |
|--------------|-----------------------|----------------|
| Under 18     | 0                     | 0.0%           |
| 19-34        | 5                     | 14.7%          |
| 35-44        | 4                     | 11.7%          |
| 45-64        | 14                    | 41.1%          |
| Over 65      | 10                    | 29.4%          |
| No Responses | 1                     | 2.9%           |
| <b>Total</b> | <b>34</b>             | <b>100%</b>    |

**4. When thinking about Dillon, please rate the following:**

Top number is the count of respondents selecting the option.  
Bottom % is percent of the total respondents selecting the option.

|                                    | Not Important | Somewhat Important | Important | Very Important | Essential |
|------------------------------------|---------------|--------------------|-----------|----------------|-----------|
| Preserving natural resources       | 0<br>0%       | 5<br>15%           | 11<br>33% | 7<br>21%       | 10<br>30% |
| Providing affordable housing       | 2<br>6%       | 4<br>12%           | 10<br>30% | 13<br>39%      | 4<br>12%  |
| Increasing job opportunities       | 0<br>0%       | 0<br>0%            | 8<br>24%  | 21<br>64%      | 4<br>12%  |
| Preserving historic buildings      | 2<br>6%       | 6<br>18%           | 11<br>32% | 9<br>26%       | 6<br>18%  |
| Parks, recreation and trail access | 2<br>6%       | 3<br>9%            | 9<br>27%  | 11<br>33%      | 8<br>24%  |
| Maintaining infrastructure         | 0<br>0%       | 0<br>0%            | 5<br>15%  | 12<br>35%      | 17<br>50% |
| Attracting new industry            | 0<br>0%       | 4<br>13%           | 14<br>44% | 9<br>28%       | 5<br>16%  |
| Supporting existing business       | 0<br>0%       | 4<br>12%           | 2<br>6%   | 19<br>56%      | 9<br>26%  |
| New cultural amenities             | 3<br>9%       | 2<br>6%            | 8<br>25%  | 9<br>28%       | 10<br>31% |



## Community Plan Survey Results Continued

### 5. What do you consider the greatest assets in the community?

|   |
|---|
| We are a town in the middle of nowhere. That's good.  |
| Small town.   |
| Location and potential for tourism beyond the fisherman.  |
| Buildings.  |
| Our vibrant businesses, historic buildings.   |
| UMW.  |
| Natural resources.  |
| Public land access.   |
| The friendly and good people. The environment.  |
| Friendly people.  |
| Community pride and spirit.   |
| Montana's great outdoors  |
| Hospital, Patagonia.  |
| College.  |
| U of Montana Western. A quiet little city. Barrett's Minerals.  |
| Its people.   |
| The trails, the college, the friendly people.   |
| Public lands around Dillon.   |
| Beautiful surroundings.   |
| Friendly people, trustworthiness, small town atmosphere.  |
| Museum, U of MW.  |
| Small town.   |
| The natural resources and amenities of the public lands, the sense of community and friendly atmosphere of Dillon, willingness to take on well-thought out change |
| SMALL TOWN ATMOSPHERE   |
| Outdoor recreational opportunities; fishing, hiking and bicycling.  |
| UM Western. Barret's Hospital. Geographic location. Most of the people.   |
| The views in all direction, open space, night sky, Low rate of crime, Downtown is cool,   |
| Untapped potential to build an outstanding community  |

### 6. What are the greatest threats facing the community?

|   |
|---|
| Crazy growth. Dope dens. Not listening to the public.   |
| Outside influence.  |
| Apathy. Why change attitude must go.  |
| Metal over our buildings. Lack of citizen involvement.  |
| Lack of funding, infrastructure.  |
| Taxes and utility costs.  |
| Lack of planning, leadership, and willingness of people to aim higher.                        |
| Large box stores pulling folks out of town, business hours and not enough later hour options. |
| Young people always leave to make a living.   |
| Losing the caring for each other spirit.  |
| Lack of jobs to keep family here.   |
| Complacent, no looking for money to improve, just letting it go.                              |
| Crumbling infrastructure.   |
| Loss of business to other towns.  |
| Lack of employment that provides a living wage.   |

|  |
|--|
| Few jobs.  |
| NIMBY's -- "Not in my backyard" type that hold up progress.  |
| People who resist change.  |
| Businesses leaving, no new jobs.   |
| Lack of change, updating and enhancing ourselves, promoting ourselves. Businesses fold up and close a lot.   |
| No jobs and housing.   |
| No jobs, taxes too high, young families cannot afford to live in Dillon.   |
| Box stores, no growth, no opportunities for youth.   |
| Development of public lands for non-recreational use, sub-division along river corridors, continued low median household income and lack of diversified economic base.               |
| <b>NO DOWNTOWN PARKING FOR VISITORS SO THEY CAN REACH RETAIL LOCATIONS</b>   |
| Widespread/perpetual infrastructure blight.  |
| Entirely too much status quo thinking.   |
| Unregulated development resulting in sprawl without supporting infrastructure, sign pollution (i.e. Dairy Queen sign right in front of the Tendoy's as you drive south on Atlantic). |
| Growth without meaningful planning reflecting current citizen needs and potential future citizens.   |
|  |
| <b>7. What are the top two issues or challenges you think are most important to address?</b>   |
| Keeping Dillon quaint and not listening to us.   |
| Having the businesses that meet the needs of the community. (We don't need more eating places.)  |
| Citizen involvement. Restore and use buildings.  |
| 1. Planning and codes. 2. Fixing streets.  |
| Better paying jobs and supporting local businesses!  |
| Economic viability of local businesses. Parks/recreation for people to enjoy.  |
| Streets and visual effects of entrances.   |
| Business.  |
| More bike trails, more trails.   |
| Update water system (transmission).  |
| Streets are in need of replacement!  |
| Streets are terrible. Some old houses should be condemned and torn down.   |
| Parking and safety.  |
| More walkable hiking opportunities close to town.  |
| Attracting younger people to town.   |
| We have great history here. Promote it. We need to grow and preserve our town.   |
| Historic buildings, increase jobs.   |
| More jobs, taxes.  |
| Regulating growth (zoning), aging of the populace (services, recruiting diverse age pool to live in Dillon and be engaged in local policies and management)                          |
| <b>DOWNTOWN PARKING, WASTE WATER TREATMENT PLANT</b>   |
| Third-world level road/parking conditions, abandonment of downtown area as central retail hub.   |
| Entirely too much status quo thinking.   |
| Sprawl, and rampant rental housing as was discussed at the meeting.  |
| Area recreation without relying on fishing & hunting. What about: community center for community events (other than using elks, moose, Kiwanas BOA, etc. venues)                     |

|  |
|--|
| <b>8. Please provide additional comments.</b>  |
| Street maintenance and water drainage.   |
| Sprucing up the downtown and do more catering to the tourists in the summer. Better business hours. Closing a restaurant @ 9 PM is ridiculous. |



|   |
|---|
| We need more codes, business licenses, things to protect our community.   |
| Let's better our town!  |
| It will be slow but keep trying to bring in more business.  |
| Each block has parked trailers and leisure trailers. Should not be parked long-term on city streets.  |
| Many surveys confirm the value of close hiking and biking trails in a community. They're a draw to people considering moving here.  |
| Dillon should reflect on the growth and change already taking place across Montana, so that we can capitalize on successes and try to avoid failures. Dillon exhibits characteristics of Western Montana natural resources and recreation, the traditional agricultural economic base of eastern Montana, and landscapes akin to the basins to the south. I don't ever expect to see the explosive growth that Bozeman and Missoula have experienced recently but I don't think we should strive for anything even close to that. The strain those communities have experienced on already overburdened city services, the increase in property taxes, the loss of open space, the traffic, the conflicts between new or temporary residents and those that have been around for many years or generations, the damage to water resources and air quality, the loss of access for hunting and fishing, the loss of historical perspective...in our community those costs won't offset limited new cultural and economic activity. |
| It seems that every artery into/out from Dillon serves to showcase how cattle ranching and junk collecting can best degrade a landscape and natural resources. I've visited many agricultural communities around the nation and Dillon's outward appearance seems to stand out as less than desirable. Cows trampling river bottom habitat that's already been littered for years only fosters negatively reflects all that our community tries to overcome on the household and retail level. Our master plan must focus on preserving not only the natural landscape but lasting impressions and viability. Cattle ranchers and resource managers should be brought to task on finding solutions of their own.  |
| This is a great community but it's every real estate agent for his or herself. Really hard for young families to buy houses. The houses we have IN the city limits are really crappy and prices are high. That leads to more sprawl. We're getting infill with massive duplexes ruining the lifestyle for surrounding residents.  |
| I disagree that UMW is a big bonus. The students do not interact with the community and they have no money to spend in stores. They stress housing and create community blight in some cases.   |
| We have crappy sidewalks, no bike lanes or paths in town that lead to downtown or UMW.  |
| Dillon comprises the largest portion of population in the county but does not participate in local efforts to provide recycling, solid waste management, and change to the old west culture that says, "we've always dumped garbage in the gully" Community events have to rely on a few individuals to make recycling happen. There's no community emphasis or facilities for recycling.   |

## APPENDIX B: ANNEXATION POLICY

Development of a just and equitable system for adding to and increasing the City boundary is essential for sound urban development. The following criteria shall govern annexation of land to the City of Dillon:

1. The City of Dillon shall encourage annexations of land contiguous to the City.
2. The City shall seek to annex all areas that are totally surrounded by the City, without regard for parcel size.
3. The City shall seek to annex all property currently contracting with the City for City services such as water and sanitary sewer.
4. The City of Dillon shall require annexation of all land proposed for development lying within the service boundary of the existing sewer system as depicted in the Dillon Growth Policy, and to encourage annexations within the urban growth area identified in the Dillon Growth Policy.
5. All issues pertaining to subdivision planning and zoning shall be addressed in conjunction with all annexation requests, applications and extensions.
6. Annexations shall include dedication of all easements, rights-of-way for collector and arterial streets, water rights and waivers of right to protest against the creation of improvement districts necessary to provide the essential services for future development of the City.
7. Fees for Annexation procedures shall be established by the City. No fee should be charged for any City-initiated annexation.
8. Prior to annexation of property, the City of Dillon to acquire usable water rights, or an appropriate fee in lieu thereof, equal to the average annual diversion requirement necessary to provide the anticipated average annual consumption of water by residents and/or users of the property when fully developed on the basis of the zoning designation(s). The fee may be used to acquire water rights or for improvements to the water system which would create additional water supply capacity.
9. Infrastructure and emergency services for an area proposed for annexation will be reviewed for the health, safety and welfare of the public. If it is found that adequate services cannot be provided to ensure the public health, safety and welfare, it shall be the general policy of the City to require the applicant to provide a written plan for accommodation of these services, or not approve the annexation. Additionally, annexation proposals that would use up infrastructure capacity already reserved for properties lying either with undeveloped portions of the City limits but within identified sewer or water service area boundaries, shall generally not be approved.
10. A letter from the School District assessing the availability of schools and school

transportation for residents of the proposed annexation should be required.

11. It should be the general policy of the City of Dillon to require annexation of any contiguous property for which city services are requested or for which city services are currently being contracted.
12. The annexation shall be accompanied by mapping to meet the requirements of the Director of Operations or the Subdivision Administrator.
13. It should be the policy of the City of Dillon to assess a system development/impact fee in accordance with city ordinances.
14. Public notice requirements must be in compliance with Montana Code Annotated. In addition, posting in at least one conspicuous location on the site in question and mailing to all owners of real property or record within 200 feet of the site in question using the last declared county real estate tax records, not more than 45 days nor less than 15 days prior to the scheduled public hearing, specifying the date, time and place for said hearing should be required.

## APPENDIX C: DOWNTOWN MASTER PLAN

