



CITY OF DILLON, Montana

GROWTH POLICY

Prepared by The City of Dillon Planning Board

Planning Board Public Hearing

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ACHIEVEMENTS FROM 2002 TO THE END OF 2008

Before revisions can be written it was important to look back on the last five (5) years since the last major revision to evaluate some of the progress made. It is a simple list of information and probably not entirely complete.

Annexations: 22

New Zoning Map Effective: November 15, 2008

Subdivisions: 10

New Single Family Structures: 22

Mobile Homes: 18

Habitat for Humanity: 2

Affordable Housing: 4

Apartments: 1

Modular: 3

Condominiums: 2

Multiplexes: 7

Change of Use: 1

Home Additions or Remodels: 35

Commercial Structures: 18

Commercial Additions: 7

New Businesses or Remodeled Buildings: Alco Discount, Safeway Remodel, Stockman's Bank, YMCA, Museum Addition, Camp Fortunate Interpretive Center, Eliel Remodel (KCI), American Bar & Grill, Beaverhead Glass, Best Western Paradise Inn, State Liquor Store, LeCense Meat, National Guard Armory, Beaverhead Motors Quik-Lube, Orme Family Dentistry, Precision Eye Care.

GROWTH

Before we get into the specifics of the City of Dillon's Growth Policy it must be said that in late 2008 and into 2009 we are facing the most difficult economic challenges nationally that have been seen in years. In Montana the affect may be slower and harder to see but with time, it will cause everyone concern. And as the state goes so will the City. It may be slower and harder to define, but all citizens will be affected and concerned and therefore local growth will have additional challenges for at least 2009.

So that we could all start on common ground to achieve universal agreement, we have opened the document with explanations on what is a growth policy, plan or vision. Then we defined the roles of each group involved. The ultimate goal is good planned growth for the City of Dillon.

The Growth Policy is an interactive document which weaves all the elements needed for quality growth. It will take the work of the Administration, City Council, Planning Board, Zoning Commission and citizens to achieve planned growth goals.

The documents required to make it work are the Capitol Improvement Policy (CIP), well written Subdivision Regulations, Zoning Ordinances, Building Codes, with public safety and welfare all being considered. You will find these elements connected throughout the document. Also you will find the roles of the City Council, Administration, Planning Board, and Zoning Commission connected in their roles to the goals.

The most important achievement is following the documents and enforcing the regulations or ordinances as needed. But with diligence and dedication we can make it work. Then in another five years when we have moved on, and it is time for another group to revise the Growth Policy hopefully most of our goals will have been achieved. If not it will be evident that we did the work as best we could for the community and its citizens as a whole and that is what really matters.

Before you read the revisions we must explain how the revised growth policy was developed. When we deconstructed the current plan we found that the document started in the late 70's and 80's and later revisions were layered on top through the 90's and 2000, with the last revision done in 2002. Most of the supporting data was from the 1990's and outdated. The document had become very cumbersome and difficult to follow.

Therefore we took the relevant information that has not changed and moved it forward into the new revision and retired the prior document completely. This is done with respect and thanks to those who worked on the Growth Plan in the past.

All data and information has been updated through 2008. Supporting documentation on population, economic conditions and other material is contained in Volume II which will be kept on the Planning Board's table for easy reference for all. Also included is a list of web sites for this information on the internet.

GROWTH POLICY: 76-1-601 MCA 2007*

Many times the question has been raised, “Is it a vision, a policy, or a plan”.

The dictionary definition of Growth: Act, process, or result of growing. Policy: A course of conduct based on principle or advisability, Plan: A formulated scheme for getting something done, devise ways and means and decide on future acts, Vision: The ability to visualize, foresight.

In 2002 the Attorney General was asked for an opinion and stated: “SB 97 substituted the term growth policy for “plan” throughout the Montana Code Annotated”. 1999 Montana Laws, Chapter 582, Section 34, Pursuant to Montana Code Ann. 76-1-103(4) a growth policy is now defined as meaning and being “synonymous” with a comprehensive development plan that meets the requirements of 76-1-601, MCA. Atty. General Opinion Vol. 49, Opinion No. 23, dated 9-26-2002.

The Growth Statue was revised in 2007 and revisions became necessary as well as other conditions had changed.

ROLES

LOCAL GOVERNMENT: Dillon is a Charter Form of Government with a Mayor, and eight council members with two from each Ward. Title 7, Local Government, Part 1, Chapter 1 through Part 41 MCA. There are eight committees that handle the following areas: Cemetery, City Hall, Finance, Fire & Order, Health & Welfare, Parks, Streets and Water & Sewer

PLANNING BOARD: Title 76, Chapter 1, Part 1

76-1-102. Purpose. (1) It is the object of this chapter to encourage local units of government to improve the present health, safety, convenience and welfare of their citizens and to plan for the future development of the communities, to the end that highway systems be carefully planned; that new community centers grow only with adequate highway, utility, health, educational and recreational facilities; that the needs of the agriculture, industry, and business be recognized in future growth; that residential areas provide healthy surroundings for family life; and that the growth of the community be commensurate with and promotive of the efficient and economical use of public funds.

(2) In accomplishing this objective, it is the intent of this chapter that the planning board shall serve in an advisory capacity to presently established boards and officials 76-1-102, MCA 2007.

*Appendix One

ROLE OF PLANNING BOARD 76-1-106, MCA

- (1) To ensure the promotion of public health, safety, morals, convenience, or order of the general welfare and for the sake of efficiency and economy in the process of the community development, if requested by the governing body, the planning board shall prepare a growth policy and shall serve in an advisory capacity to the local governing bodies establishing the planning board.
- (2) The Planning Board may propose policies for:
 - (a) subdivision plats;
 - (b) the development of public ways, public places, public structures, and public and private utilities;
 - (c) the issuance of improvement location permits on platted and unplatted lands;
or
 - (d) the laying out and development of public ways and services to platted and un-platted lands. 76-11-106, MCA 2007

ROLE OF THE SUBDIVISION ADMINISTRATOR

Cities that do not have a staff planner, the ministerial duties of a subdivision review must be handled by other personal such as the city clerk, sanitarian, a planning board member, a consultant, or the mayor. The Subdivision Administrator is responsible for managing the subdivision review. This person handles the details of the process---examining the preliminary plat application for completeness, distributing copies to appropriate agencies and organizations, publishing the notice and arranging public hearing, making on-site inspections, notifying adjacent landowners, reviewing the plat and information for compliance with laws and regulations, checking the courthouse and other records, drafting a written Finding of Facts, if requested and drafting a recommendation for the Planning Board.

The Subdivision Administrator can be available on a part-time or full-time basis, so the subdivider or his representatives can contact the administrator with questions or comments. The Subdivision Administrator becomes the focal point for most of the questions, comments, and lobbying, but also for any controversy surrounding a particular proposal. The Subdivision Administrator works closely with the Planning Board, keeping them updated on progress of projects, any problems or concerns throughout the project until finalized (Model Regulations).

ROLE OF ZONING COMMISSION Title 76, Chapter 1, Part 3 Municipal Zoning Municipal zoning authorized:

For the purpose of promoting health, safety, morals, or the general welfare of the community, the city or town council or other legislative body of cities and incorporated towns is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use

of buildings, structures and land for trade, industry, residence, or other purposes. 76-2-301, MCA 2007

The Zoning Commission will determine zoning districts, procedures to administer certain annexations and zoning laws, hearing and notice, purpose of zoning be in accordance of Growth Policy. 76-2-302, MCA, 76-2-303, MCA, 76-2-304, MCA, 76-2-305, MCA, 76-2-306, MCA, 76-2-307, MCA, 76-2-308, MCA, 76-2-309, MCA, 76-2-310, MCA, 76-2-311, MCA, 76-2-311, MCA, 76-315, MCA 2007

APPOINTED BOARDS

- (1) A seven (7) member planning board, six (6) appointed by the City and the seventh (7) member appointed by the County. The Planning Board maintains the Growth Policy and the Subdivision Regulations. The Planning Board reviews all new subdivisions and large developments, projects, or structures within the city jurisdiction.
- (2) A seven (7) member Zoning Commission appointed by the City designates zoning districts, reviews zoning change requests, rezoning, and all issues regarding zoning, and maintains the official zoning map.
- (3) A seven (7) member Board of Adjustments is appointed by the City to handle variance requests on zoning and lot dimensions.

CITY CLASSIFICATION

Every city has a classification which is determined by population. Dillon in 2008 is a Third Class City. 7-1-4111, MCA 2007

INFRASTRUCTURE

Public services provided by the City are: streets, alleys, water, sewer, parks, cemetery, fire, police, and domestic animal control.

ONE MILE GROWTH AREA

The One Mile Growth Area is defined as “the area surrounding the City of Dillon”, but it may vary by topography, floodplain and other natural terrain that will allow more growth outward in some areas than others.

DILLON

The City of Dillon is located in the east central portion of Beaverhead County, at an elevation of **5,076** feet. In 1980-81, Kommers, McLaughlin and Leavengood Architects of Livingston, Montana conducted a historic resources survey, with funding from the U.S. Department of Interior, Heritage Conservation and Recreation Service. According to the materials prepared in conjunction with the survey, the shape of the City was determined by the 200-foot railroad right-of-way running more or less parallel to the Beaverhead River Valley. The original town site established in 1881 and laid out at a 45-degree angle by a local draftsman, encompassed approximately one section. The City streets were platted at right angles and placed parallel to the tracks on both sides. In 1884, the Poindexter/Orr addition became the City's first annexation, followed by the Maudlin Addition in 1890; the Rife Supplement in 1898, and in 1902, the second Rife and the Poindexter/Orr Normal Additions. The Stahl, Barnett, P & O South and Westside Additions was added in 1903 and Smith's Addition was added in 1950, increasing the City's total acreage to 753, compared to the original 428.

Dillon is the County Seat of Beaverhead County. The 1800's architecture of the courthouse and Victorian brick and iron Romanesque stone buildings and bric-a-brac of commercial buildings and residences are reminiscent of the turn of the century. Dillon's tree-lined streets feature cottonwoods, ash, quaking aspen and a number of other species.

The Beaverhead River meanders near Dillon and is famous for both fishing and the historic Lewis and Clark Expedition. The community is situated in a wide valley surrounded by ranches, public, state lands, streams and mountains. Average temperatures range from a low of 11 degrees above in January to a high of 83 degrees in July. The Montana Almanac shows the annual precipitation in Dillon in 2008 was 19.6 inches and the length of growing season is 106 days. Dillon's business and the agriculture in surrounding Beaverhead County have brought the City of Dillon's economic foundation together.

An estimated 4,267 persons lived in the City (1998 Census estimates). Annexations of adjacent contiguous property have increased the incorporated area of Dillon but population has decreased since 1998. The City of Dillon has been divided into four Wards or City Council districts. Two council members represent each Ward on the City Council.

The Dillon Growth Policy provides a road map by which the City of Dillon can balance and achieve its desire to create a strong local economy through controlled growth while preserving its agricultural heritage, historic buildings and western culture.

2008 POPULATION

Statistical Reports in Volume II indicate a decline of population in Beaverhead County in the last five years. The future projections by the Department of Commerce indicate the population of Montana as a whole will decrease over the next twenty (20) years. Several surveys were reviewed and had varying results but the consensus indicates a slow down in population growth. Although the population of the City has increased since the last census (2000) to approximately 4,050 overall, we tend to lose families due to poor employment

opportunities. They are replaced by retired people from out of state. Retirees from the west coast seem to prevail.

As a result, decrease in families has created a decline at the high school although the other schools don't have significant changes up or down.

The trend to an older community has both economic impact on the tax base, local business and/or medical facilities required to serve the needs of this population. When evaluating growth both population and economic conditions have to be considered. As population increases or decreases and economic trends change, it is the calculation of how the local government prepares for future needs and how they are funded. Retired individuals tend to not be year round residents and physically are only here 3 or 4 months a year. This leads to a disconnect with the community as a whole and changes the core foundation of the City. Participation in local groups and boards tends to be decreased.

Another source that has impact on the City is the University of Montana Western. In 2008 they reported an increase of students and this is expected to continue. The increased population of approximately 1000 students has an impact on police, fire and other economic conditions of the city. This impact is not reflected in the population figures but has major impact on paid and volunteer services in the city. Dialogue should be opened with the university on finding solutions to these issues as well as the impact on parking, housing and social issues that prevail with a large group of student population.

ENTRY WAYS

Dillon is located along Interstate 15, the major North-South Highway for the State of Montana. The Interstate provides two exits to the Dillon area, one each at the North and South ends of the community. In addition, State Highway 41 brings traffic into Dillon from the South and East via the town of Twin Bridges and State Highway 278 from the West via Jackson, Montana.

The presence of both Interstate 15 and State Highway 41 at the north end of Dillon has provided an incentive for commercial development to occur both within and just outside the city limits. This development is characterized by businesses that cater to the traveling public including motels and restaurants, as well as small strip malls, farm implement dealers, a movie theater and most recently, a new Safeway store built in 1996/1997. Dillon's north end is also home to a number of small industrial enterprises. Development has largely occurred in an unplanned fashion and residents have noted that a junkyard seen from the overpass and other refuse detracts visually from the community. The Montana Department of Transportation did major reconstruction of North Montana Street in 2003 which is the main thoroughfare through the north end of the City. It has improved some of the traffic-related issues. Continued focus on landscaping, maintenance, additional sidewalks and clean up would improve the north entrance and should be encouraged.

An alternative entryway from the north was developed as part of the Blacktail Deer Creek Subdivision. Swenson Way connects the Interstate 15 Interchange to Bannack Street in

downtown Dillon, through an attractive corridor, along Blacktail Creek and the historic area, west of the railroad tracks. The YMCA was built in 2006, a new motel, Blacktail Meadows Fish Pond and with other proposed developments in the near future.

The South entryway into Dillon has experienced less commercial development. The entry from the south is mixed and includes the University of Montana Western campus, Barrett Memorial Hospital, Barrett Hospital Professional Building and the Beaverhead – Deer Lodge National Forest Service Headquarters. The area features more open parkland, sidewalks, curbs, street landscaping and other characteristics that provide a more attractive first view of the City of Dillon. Currently Atlantic Street is zoned “Highway” so small business ventures have opened. Many of the residences have been converted into rentals, or boarding houses for college students. This has increased parking problems and some rentals appear neglected.

RESIDENTIAL AREAS

According to the Department of the Interior, the majority of homes in the City of Dillon can be characterized as reflective of nationally popular styles as well as simpler vernacular structures. The vast majority use local materials: fir/pinewood, brick and limestone. 25-foot set-backs provide generous front yards. The City can generally be described as having four residential areas which loosely follow the four Ward divisions. The majority of single family homes in the City of Dillon were built prior to 1960. The remaining housing is rental units and mobile homes. The following list of neighborhoods is intended to be descriptive only and does not represent any official neighborhood designation.

A housing study was started in 2008 and the final report should be received in early 2009. It will provide new statistics on housing which will allow evaluation of current housing and if there is need for additional housing.

- *South of Downtown* -- This area is characterized by older renovated, 2-story homes, many of which were included in the historic resources survey conducted in 1981. Because of the area's close proximity to the college, there are a number of rentals for students. This area generally corresponds to Ward 4.
- *East Side of Town* -- This neighborhood includes the area from Center Street (by Vigilante Park) and from the High School south to the College and east to the edge of town. Housing in this area is characterized by "post World War II" residences (single story, ranch-style) which are predominant. This area generally corresponds to Ward 1.
- *Kentucky/Barnett/Thompson (Barnett Addition)* -- This area is a mixture of mobile homes and older, smaller homes, some subsidized housing (Beaverhead Villa) and two subdivisions. This area generally corresponds to Ward 2.

- Mountain View Addition (also known as Ibeyville)-- North of the New Safeway and East of Montana Street. Ward 2
- Dew Addition - South of Safeway. Ward 2
- *West of the Railroad Tracks* -- This area is characterized by modest, older homes with a mixture of single story, "post World War II" housing and, some subsidized housing (Brookside Villa and Bicentennial Apartments). This area generally corresponds to Ward 3.

COMMERCIAL AREAS

The Central Business District -- The Central Business District is essentially represented by 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. The commercial district was developed in the blocks southeast of the Union Pacific Railroad. Businesses are still concentrated on Montana and Idaho Streets running parallel to the tracks. As is true for Dillon's residential properties, commercial buildings generally reflect the styles of the time they were built. Only a few structures were designed by an architect. 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.

Great Harvest, a national bakery franchise, is headquartered in Downtown Dillon, in the Gleed Building. Alco Discount occupies the former Safeway building on Helena Street and KCI, a medical billing business is located in the Eliel building.

As indicated in the section on public infrastructure, parking continues to be an issue within the Central Business District. Property owners, shopkeepers and their employees often use available spaces for long term parking, rather than assuring their availability for customers. Further there is not adequate parking for people who make their home in downtown, in buildings that serve both commercial and residential functions. Addressing long term parking needs would help to free up spaces for those wishing to visit and do business in Downtown Dillon.

Downtown Dillon is characterized by early 20th Century architecture, reflective of both the Victorian style and the City's railroad heritage. While not specifically designated as a historic district, the Downtown has many intact older buildings which would benefit from historic preservation and/or retro-fitting for earthquake potential to protect public safety.

Highway Business Districts – In addition to downtown, commercial activity is also concentrated along business route 15, which includes North Montana Street and adjacent areas, Helena Street and Atlantic Street. With the exception of three blocks along Atlantic Street, this entire area is zoned "Highway Business District" and as such includes small retail and service business.

INDUSTRIAL AREAS

Dillon's primary industrial zone is located on either side of Railroad Street, along the Union Pacific Railroad corridor from Helena Street to Kent Street. This area includes grain elevators, a variety of transportation and freight related activities, storage yards and manufacturing enterprises. The Highway areas also permit light manufacturing activities, which require more space than is normally available in the Central Business District.

FLOODPLAIN AREAS

The primary floodplain within the City of Dillon is associated with Blacktail Deer Creek. Flooding in Dillon usually occurs as a result of rain and/or spring run-off waters flooding the Blacktail Deer Creek, and the Dillon Canal. In addition, flooding problems have occurred in conjunction with two culvert crossings on Blacktail Deer Creek, one on Railroad Avenue and one on Reeder Street. While the culverts are able to adequately handle traffic, they are not large enough to accommodate high water flows. Restricted flow results in winter ice build-up, causing the creek to flood adjacent land and structures. Grants have been obtained by the County to resolve these issues and completion is expected in 2009.

FLOODPLAIN MANAGEMENT

As stated, flooding associated with the Dillon Canal and Blacktail Deer Creek can be a critical problem in times of high water and/or sudden, severe storms. The City of Dillon has a floodplain management plan in place which addresses water issues associated with lands adjacent to the waterways. Issues addressed in the plan include maintenance of in-take structures on the Dillon Canal; blockages caused by debris, willows, silt and refuse disposal.

PARK AND RECREATION FACILITIES

The City of Dillon has nine parks as follows:

- The Depot Park (leased from the Union Pacific Railroad) by the Beaverhead Chamber of Commerce is adjacent to the historic depot and the Beaverhead County Museum.
- Vigilante Park on Center Street is the largest City Park with three baseball diamonds and a skate board park.
- Children's park, across from Vigilante Park, has a fenced area with a shelter.
- West Side Park, across from the Bicentennial Apartments is used by residents of the apartment building.
- Dan Ibey Memorial Park in the Mountain View Subdivision.
- Jaycee Park on Idaho Street.
- Kiwanis Park on North Montana Street.
- West Ridge Park in the Westridge Subdivision south of town.
- Ray Lynch Park on Hwy 41 North of town, County contracts with City for maintenance.

SCHOOLS

The City of Dillon has two elementary schools, one middle school and one high school as follows:

- Mary Innes (pre-school through Kindergarten grade)
- Parkview (1st through 5th grade)
- Dillon Middle School (6th through 8th grade).
- District #10 consists of these 3 schools with an enrollment of 697 students with 47 certified staff and 3 certified assistants.
- Beaverhead County High School (9th through 12th grade).
High School enrollment is 328 students with 27 certified staff, 12 classified, 3 Administration.

Statistics are from the 2008/2009 school year.

Community Goals and Concerns

Through the public involvement process, a number of goals and objectives are established to help Dillon address growth and community issues every five (5) years. While specific details regarding strategies and details can be found later in the plan, the community's principal concerns and goals include:

Growth Goal – Promote and encourage planned growth in the City of Dillon with respect to infrastructure capacity and overall quality of life.

The community felt that its most appealing aspects were related to quality of life including climate, recreational opportunities, natural setting, scenery, heritage and historic character.

Land Use and Design Goal – Preserve and promote land uses which are compatible with and respectful of Dillon's community attributes including its rural small town setting and overall quality of life.

Residents have indicated that historic, natural features and characteristics of Dillon that achieve a quality lifestyle are its strongest appeal, but changes in population and land use may impact the community.

There are rising concerns over "urban sprawl" and subdivisions outside of Dillon taking over vital agricultural land resulting in reclassification; thus creating an impact in the future vitality of Dillon's heritage as a largely agricultural community. There is a notable difference between Dillon's City population and growth displacement with each supporting the other.

Housing Goal – To promote the availability of basic, decent, and adequate housing, emphasizing access to services for all persons.

Economic Development Goal – To promote a sustainable and diversified economy that provides jobs and supports services and facilities without compromising the community's

quality of life.

A lack of job opportunities results in the continued generational transition of Dillon's young people. Although business and agriculture has declined in recent years, they continue to play prominently in the area's economy.

Infrastructure and Public Services Goal – The community feels that it is important to consider growth in relation to infrastructure such as water, sewer, and streets. The City must improve existing infrastructure and public services as well as plan for additional capacity as the community grows. Upkeep of the City of Dillon's infrastructure and public services has suffered as a result of the community's limited tax base. This has been compounded by the tendency of new residents and developers to build homes and businesses just outside of the City's incorporated limits. These residents impact City infrastructure and services but do not contribute to the city tax base. Strategies for cooperation between City and County government will help address these issues.

The Capital Improvement Plan completed in 2006 is a resourceful tool to develop infrastructure upgrades and provide short and long range plans for improvement

Subdivisions built adjacent to the City and are in the County have significant impact on infrastructure in Dillon without sharing the burden of costs.

Implementation

The Dillon Growth Policy sets forth a wide array of activities to be undertaken in meeting the goals and concerns of the community. A timeline for implementing community goals and objectives as well as a list of programs and financial resources are included in the policy to assist public and private groups responsible for forging Dillon's future.

The foregoing introduction, overview, and summary provide a brief discussion of the contents of the policy. Following is the complete policy that provides comprehensive details.

REVISIONS

The next two pages outline the 13 goals identified in 1987. These two pages were retained as the 13 goals are ongoing and the page on recommendations gives a measurement of what has been accomplished since then.

THE 1987 PLAN FINDINGS

The Dillon Growth Policy sets the course for the City of Dillon into the 21st Century. The document also updates the Comprehensive Plan for the City of Dillon completed in 1987 by the Mayor's Advisory Comprehensive Committee which in turn updated the 1980 Comprehensive Plan prepared by the Mayor's Advisory Committee on Planning and Zoning.

The principal goal of the 1987 Comprehensive Plan for the City of Dillon was to guide "development toward achieving a functional, integrated and attractive community." The plan was viewed as a guideline for community growth. In addition to the principal goal, the plan identified a series of general goals:

- Encourage development within the city limits, of businesses, industries, and tourism to strengthen the economic base of Dillon and Beaverhead County.
- Provide a thoroughfare system for safe, efficient and congestion free travel.
- Provide an adequate system of parks and playgrounds to serve all citizens.
- Create a Capital Improvement Plan to identify and prioritize needed additions and improvements to existing facilities for Dillon and its jurisdictional area.
- Promote long range planning by assuming the maximum jurisdictional area allowed by law.
- Study zoning regulations which will help to implement this Comprehensive Plan.
- Encourage the protection of the historic heritage of Dillon and its jurisdictional area.
- Encourage making Dillon and its jurisdictional area a more attractive community.
- Develop annexation standards and Subdivision Regulations for the City of Dillon within its jurisdictional area.
- Analyze the potential for future flooding threats in Dillon and its jurisdictional area and develop alternatives for dealing with those threats.
- Encourage a plan for improvement, maintenance and expansion of Mountain View Cemetery.
- Promote the welfare of the educational system, especially University of Montana Western.
- Encourage citizen support and involvement in effecting the recommendations of the Comprehensive Plan.

Since the passage of the 1987 Plan, the City of Dillon has made significant progress toward meeting many of the stated goals. In particular, since 1995, the City of Dillon has reviewed and updated its zoning ordinances and adopted a subdivision review ordinance as called for in the 1987 Plan. Under the auspices of its new subdivision regulations, the City approved the Blacktail Deer Creek Subdivision, which resulted in an improved entryway into the community, and the M&H Commercial Subdivision, which resulted in the City's annexation of land with utilities for future development.

The community has made significant strides in improving traffic circulation and is currently working with the Montana Department of Transportation to make improvements to the North Montana Street entrance to the community.

In the process of preparing the Dillon Growth Policy, the people of Dillon and their local officials have reiterated the importance of creating a Capital Improvements Plan for the community. This goal was set forth in the 1987 Plan and remains a high priority in the Growth Plan. The development of a Capital Improvements Plan is key to addressing infrastructure needs in the community over time.

Other goals set forth in the 1987 plan have also been restated in the new Growth Plan. Among these is the consideration of employing municipal zoning authority in the one-mile radius outside the City of Dillon* and continued efforts to preserve the community's heritage and quality of life. Annexation issues also remain critically important to the community, in light of new growth just outside the city limits. In addition, there remain a few isolated unincorporated areas, surrounded entirely by the city, yet not included in its jurisdiction. The 1987 Plan calls for the development of "annexation standards" and the Growth Plan calls for the development of an "annexation plan" and "annexation policies" which are mutually beneficial to the community and to the annexed areas. 76-2-310, MCA

The information contained in this Growth Plan was obtained from sources deemed reliable but the Planning Board does not guarantee the accuracy of the information.

THE 1987 PLAN STOPS HERE

The importance of a Capital Improvement Plan (CIP) in 1987 was noted as a high priority.

In 2006 a Capital Improvements Plan was accomplished. Since 2006 the Capital Improvement Plan has served as a guide for infrastructure improvements and developing the annual budget. The Capital Improvement Plan will continue to be a guide and updates will be identified at the Council's annual or quarterly retreats.

2008 GROWTH POLICY

Public Involvement

To insure that the Dillon Growth Policy truly reflects community goals and existing conditions, a public meeting was held on November 18, 2008. Thirty plus individuals attended providing a diverse insight as to what the community wants the City to be. Strong input was heard that the historic downtown buildings be preserved and downtown commercial businesses be retained. Attending were contractors, developers, realtors, hospital personnel, business people, and general public citizens that are interested in the future of Dillon. Various business owners were interviewed by phone and all are concerned about the 2009 economy and how it will impact individual business owners.

The citizens are aware the community is aging and good local medical care is essential. Additional assisted living units are needed and long term care facilities need to be increased.

Walking and bicycle paths that encircle the City and community and a small transportation system that allow options to driving may benefit the community.

Expansion of and updating of utilities would enhance business opportunities. Concern was expressed about absentee owners of unoccupied downtown buildings not maintaining buildings and finding occupants.

Public Hearing

The Planning Board held a Public Hearing on January 27, 2009 and the City Council also held a Public Hearing on March 18, 2009 in the City Hall Chambers. Seven people attended. The first comments were in regard to who writes a Growth Policy. It was explained that it is the responsibility of the City of Dillon Planning Board to write growth policy revisions, hold the public hearing, approve and present to the City Council for adoption.

One person was concerned that there was not enough notice of the hearing. It was explained that Certified Public Notice was published in the Dillon Tribune on January 7, 2009 and January 14, 2009, multiple notices in the daily Dillionite, an article in the Butte Standard on January 26, 2009, and Public Service announcements on the local radio for the week prior.

Another asked about the cooperation clause between the City and County and could there be a less formal process and not directly with the County Commissioners. It was explained that many means could be implemented to prepare information but it was also necessary to have direct communication with those in authority for approval.

Concern was expressed that the City was annexing the entire one mile area surrounding Dillon. It was explained that the Growth Policy for the City of Dillon only addresses growth within the jurisdiction of the City. It was stated that the Growth Policy Statue 76-1-601, MCA has many requirements. One that the Growth Policy show trends as to where growth and increase in population may occur so therefore the City can anticipate where future demands on infrastructure can occur and be prepared.

COMMUNITY GOALS AND OBJECTIVES AND CORRESPONDING IMPLEMENTATION STRATEGIES

GROWTH

OVERVIEW/KEY FINDINGS

Throughout the public involvement portion of the 2008 Growth Policy planning effort, participants noted that the single most appealing aspect to people from Dillon is the community's quality of life. The area's climate, recreational opportunities, natural setting, and scenery rank very high on the asset list, as do cultural heritage and historic sites. Dillon's small town atmosphere and slow paced lifestyle are important to its citizens.

However, the area surrounding the City of Dillon is experiencing some displacement growth issues. Most residential growth is occurring adjacent to, but outside of, the city limits where zoning and other regulatory issues can be avoided. This has led to increasing negative impacts on the City of Dillon.

The loss of many businesses in the Central Business District has left the City with vacant buildings in need of upgrading and repair. The downtown has seen a decline in traditional general retail services but has seen an increase in office businesses, which serve specific markets and an increase in office development. Programs such as "Main Street" which show ways in which to revitalize economic development in aging downtown business areas are needed. Technical and financial assistance programs are also needed to assist commercial property owners in restoring and improving historical and other buildings in Dillon.

Downtown buildings, in some cases, also contain residential apartments. Consideration should be given to public safety issues of second story residential use and conversion to professional offices as an alternative mixed use may reduce public safety issues and improve downtown parking.

DILLON'S GROWTH GOAL

Promote and encourage planned growth for the City of Dillon with respect to infrastructure capacity and overall quality of life.

To accomplish goals and achieve adherence to the Growth Policy, the Planning Board and Zoning Commission shall coordinate all projects, developments and structures from concept, feasibility studies, and to completion of the project. The boards will make recommendations based on the current or future impact of projects to the overall development of the city, the affect on infrastructure and the entire community.

To achieve public safety, welfare, good traffic flow, decreased congestion on streets, alleys, and roads and continuity with other developments and growth, the Planning Board and Zoning Commission will provide insight on the overall community's development.

The Planning Board will make recommendations in its advisory capacity to the City Council, appropriate committees, Administration and City Attorney on all developments and infrastructure issues to achieve adherence to the Growth Policy.

GROWTH OBJECTIVE #1 – ANNEXATION

Sound urban development is essential to the continued economic development of this state. Statute 7-2-4703(1) MC, 2007.

Sound urban development includes a just and equitable system of adding to and increasing city boundaries. The City of Dillon will set the following goals and policies to be used by the City to evaluate all annexations.

- Goal #1 – It shall be the goal of the City of Dillon to encourage annexations of land contiguous to the City.
- Goal #2 – The City shall seek to annex all areas that are totally surrounded by the City, without regard for parcel size.
- Goal #3 – The City shall seek to annex all property currently contracting with the City for City services such as water and sanitary sewer.
- Goal #4 – It shall be the goal of the City of Dillon to 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.
- Goal #5 – All issues pertaining to subdivision planning and zoning shall be addressed in conjunction with all annexation requests, applications and extensions.

City of Dillon Annexation Policies:

- Policy #1 – 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.
- Policy #2 – Fees for Annexation procedures shall be established by the City. No fee should be charged for any City-initiated annexation.
- Policy #3 – Prior to annexation of property, it should be the policy of 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.
- Policy #4 – 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.
- Policy #5 – A letter from the School District assessing the availability of schools and school transportation for residents of the proposed annexation should be required.
 - Policy #6 – 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.
 - Policy #7 – The annexation shall be accompanied by mapping to meet the requirements of the Director of Operations or the Subdivision Administrator.
 - Policy #8 – It should be the policy of the City of Dillon to assess a system development/impact fee in accordance with city ordinances.
 - Policy #9 – 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.

STRATEGIES / POLICIES AND GUIDELINES / REGULATORY NEEDS

- The Planning Board should be designated to identify areas adjacent to the City of Dillon where growth would be the most appropriate for annexation. Such areas should be considered based upon the annexation policy and will be identified on the Growth Policy Maps. Such areas, such as those between North Walnut Street and Oliver Lane including portions of Thomsen Avenue, which are already developed and served by City services, should be considered. As potential growth in the areas East, North and South of the present City limits is anticipated, annexation according to the goals and policies as set above should be considered.

GROWTH OBJECTIVE # 2 - REGULATORY TOOLS

Review present enforceable regulatory tools (zoning) to assure that new development within the City of Dillon and the surrounding area is in keeping with community goals and objectives, particularly regarding the ability to provide services and infrastructure cost effectively and efficiently.

- New Subdivision Regulations were completed and implemented and are in effect as of January 8, 2008. A subdivision application packet has been completed and all forms involving subdivision review, annexation, zoning and variances have been improved and implemented in 2008. Subdivision fees have been researched and new fees were approved effective June 4, 2008. Zoning ordinances and respective fees are currently being reviewed and rewritten to provide the safety of predictability for current and future residents. The City is in the process of adopting building codes and permits to sustain quality construction and safety standards.
- Propose and develop a “one mile growth area”. Montana Statute 76-2-310, MCA, 2007, “Extension of municipal zoning and subdivision regulations beyond municipal

boundaries” allows a one mile jurisdiction beyond the limits of a third class city or town.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- Review Dillon’s Zoning Ordinances and make necessary changes to assure that any new development addresses infrastructure concerns including, but not limited to, streets, drainage, water, lighting, landscaping, signage, sewer, sidewalks, curbs, gutters and adequate ingress and egress for emergency vehicles for the general safety and welfare of the citizens of Dillon.

GROWTH OBJECTIVE # 3 - BEAVERHEAD COUNTY COOPERATION

Work closely with the Beaverhead County Commissioners and the citizens of Beaverhead County to address growth issues outside the incorporated limits of the City of Dillon.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- To examine growth issues surrounding the current incorporated limits of Dillon, including the possible creation of a “one-mile growth area” surrounding the City of Dillon.

A task force in 2007 was created and a report was done after 6 months that gave a general impression of what the citizens wanted growth to be in Dillon and in the surrounding area. Presently in 2008, the City and County are working on identifying and solving issues within the one mile growth area surrounding Dillon separately. With open minds, open communication and coordination of infrastructure, the needs of the community can be met without waste of efforts and funds.

- Designate a member of the Planning Board, the Mayor, the Director of Operations and the President of the City Council (or an appointed member) to visit consistently with the County Commissioners to review and coordinate mutual concerns on growth issues.
- Discuss and review with the County Commissioners all growth issues within the one mile growth area surrounding the City.
- Subdivisions outside the City limits within the one mile growth area continue to be developed. Referrals have been few as most all projects within this area wish to be provided water and sewer so they have applied for annexation, zoning, and review under City Subdivision Regulations.
- The authority of the City of Dillon to review subdivisions requires annexation and zoning to be mandatory and the process must start and be near completion before preliminary plat approval and the project must be in compliance with the City Growth Policy.
Develop a growth map that encompasses both City and County growth policies.
- **New Subdivisions in the One-Mile Growth Area:** For those subdivisions located

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

- The challenges for the City and county are significantly different. These challenges may or may not include the following: annexation, zoning, water, sewer, streets, and utilities. Subdivision reviews are designed to address these issues. Covenants and Deed Restrictions cannot control land use issues. When land is annexed it will also be zoned.
- Sharing research, information, and resources between the City and County without charges between the entities will better serve the citizens of the community.

GROWTH OBJECTIVE #4 - COMMUNITY DEVELOPMENT PLAN

Encourage innovative approaches to new development including cluster and mixed-use development strategies.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- Encourage and promote commercial development within downtown Dillon.
- Evaluate downtown streets; Idaho and Montana from Helena to Reeder and develop a plan to retain and expand existing businesses. Address existing safety issues regarding current buildings and determine best use and how to improve downtown parking.
- Develop a plan to promote compatible business, projects and events encouraging area residents and tourists to visit downtown.
- Identify core business building owners who will work with plans to revitalize downtown.
- Identify historical buildings over 50 years old. Review Main Street Program and work with Montana Historical Society in efforts to save and restore historic buildings.
- Coordinate with the Chamber of Commerce and Beaverhead Development Corporation and the City to address development issues.
- Continue negotiations with Union Pacific on the Carpita Bar Supply building area to demolish the decaying building and convert to parking lot from Bannack Street to Helena which would provide specific parking areas for long-term use by downtown employees and business owners.

- Develop a plan for the North and South ends of the City for commercial growth to be well designed with good traffic flow, parking and landscaped to present attractive entrances into Dillon.

LAND USE AND DESIGN

OVERVIEW/KEY FINDINGS

Dillon's scenic beauty and historic character are important features to the area residents. Land use conflicts exist in some cases where commercial/industrial development is adjacent to residential development.

DILLON'S LAND USE DESIGN GOAL

Preserve and promote land uses which are compatible with and respectful of Dillon's community character including its rural small town setting and overall quality of life.

LAND USE AND DESIGN OBJECTIVE #1 – NEW DEVELOPMENT

New development should be in compliance with the City of Dillon's Growth Policy including landscaping, signage, lighting, curbing, sidewalks, street design and other related improvements.

- STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS
- To maximize use of current infrastructure emphasizing zoning to direct residential, limited high density housing, professional use and approved small business to where infrastructure is available.
- Subdivision Regulations effective 1/8/08 will assure that new developments meet quality standards and contribute positive growth in the community as a whole.
- In 2008-2009, the Planning Board will review and recommend to the City Council the major changes in the Zoning Ordinances to continue the best use of land within the City and provide public protection and predictability for the residents.
- Proper setbacks, landscaping, walking and biking paths, lighting, street design, sidewalks, median, boulevards and buffer zones that create appropriate transitions from one zone to another shall be considered in the Planning Board's review process.
- For orderly development of the community, land within the jurisdiction and adjacent to the City it should be evaluated based on infrastructure ability to serve large developments. By identifying land that is suitable for development of commercial projects, the City can prepare ahead for the infrastructure needs and direct developers to sites that fit their needs and are compatible with the overall growth pattern of the community. Pre-planning would benefit the City in savings on infrastructure costs and

would make Dillon appealing and encourage projects that may provide economic improvement.

- Expansion of needed services (such as medical, fire, and police) need to be coordinated with commercial and residential growth. With the assistance of the City Planning Board, Zoning Commission, the Mayor, Director of Operations, City Council and the County and using the growth policy for pre-planning and having an overall vision would achieve orderly development that will continue to have the community be the place that meets the needs of the community and maintains a quality lifestyle for all.
- Multi-family residential units such as apartments, multiplexes, condominiums, and townhouses should be considered to provide affordable housing for students and families. The number of units in one place should be determined so high density areas do not create additional issues of parking and quality living standards. Housing such as condominiums and townhouses provide new families an opportunity to build equity in ownership and retired adult ownership without the burdens of major upkeep issues.
- Well written Zoning Ordinances will support growth in areas that are compatible with appropriate land uses and the adjacent areas.
- One Mile Growth Area Pre-Planning: On the Westside there are floodplains and areas with unstable soil conditions. There are areas that could be used for light industrial, manufacturing or Mobile Home Parks may also be an option. Infrastructure is prepared on the Eastside for annexation and development. Single family residences and small concentrations of apartments, condominiums, and townhouses with professional offices and limited compatible service businesses would be appropriate growth. The Northside with extension of sewer and water continue to have larger business development and service business for rural needs and for travelers. The South end with the University, a new residential area, a business park, and the probability of expansion of the hospital will find a natural migration of medical support business, professional business and service business develop.

LAND USE AND DESIGN OBJECTIVE #2 – INFRASTRUCTURE DESIGN

Promote planning and infrastructure design that reflects and supports neighborliness, pedestrian oriented commercial and residential districts, and accessible public facilities. Information and maps from the Capital Improvement Plan (CIP) 2006 were used extensively for this section. There are maps of existing infrastructure and potential future infrastructure in the CIP. The Council and Planning Board members have copies of the CIP and it is also on the City Web Page. (www.dillonmt.org/directory.html/devel). The CIP is an active document with ongoing participation of the Planning Board, City Council and appropriate committees.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Develop neighborhood-planning initiatives that address infrastructure issues for residential and commercial areas zone by zone.
- Encourage the review and update of the existing neighborhood district nominations to the National Register of Historic Places and consider seeking designation through the State Historic Preservation Office.
- Encourage off-street parking requirements to provide convenient and safe access to properties. Reduce the need for on-street parking and alleviate hazards associated with access to traffic generating business and industrial uses. Provide adequate and safe parking for residents and business customers, protect residential uses from the undesirable effects of abutting traffic, and maintain the traffic carrying capacity of the road system serving the jurisdiction.
- Develop an ordinance to limit the amount of time vehicles, trailers, boats, and all types of recreational motorized vehicles are stored on City streets without being moved on a regular basis.

LAND USE AND DESIGN OBJECTIVE #3 – ENTRYWAY IMPROVEMENTS

Continue to improve entryways into the City of Dillon to provide a more attractive “first impression” of the community, and to provide easily understood access to community services and local businesses.

New business developments at the South entrance of town, if properly developed, should be a positive addition to the City. The need still exists for encouraging well-planned developments on the North entrance of town.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Continue working with the State of Montana Department of Transportation in developing design plans which address landscaping and green space, signage, sidewalks and lighting for the North Montana Street reconstruction project.

LAND USE AND DESIGN OBJECTIVE #4 – MOBILE HOME PARKS

Identify areas, which are appropriate for mobile home and trailer parks, while setting performance standards for new mobile homes and trailers.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Work with realtors, property owners, City public works staff and mobile home owners to identify and develop appropriate, attractive sites for mobile home parks.

- Review and amend zoning and other land use ordinances to encourage consistent standards of design and quality for mobile homes locating in existing neighborhoods.
- Well designed mobile home parks up to design codes targeted at providing housing for retirees or families can provide alternatives for moderate income housing needs.

LAND USE AND DESIGN OBJECTIVE #5 – TRASH AND RECYCLING

Provide incentives for unsightly trash removal which emphasize recycling and other programs such as “Adopt a Neighborhood Block” program.

- Develop a program to educate the community on the benefits of recycling and the existing recycling programs. Encourage groups to adopt areas of town as special projects to keep clean and assist Senior Citizens with yard upkeep. Develop a community “Dillon Pride” attitude.
- Educate the community on noxious weeds and the need to keep weeds on property under control for both aesthetics, and fire safety purposes.
- Address removal of trash and debris in order to prevent an unhealthy environment, improve the aesthetics of properties, and for the safety and well being of the citizens.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Coordinate with Beaverhead County to develop a trash removal and recycling program for the City of Dillon.
- Assist the County regarding State funds they hold to enforce existing junk vehicle statutes for removal or shielding of vehicles or any motorized vehicle or components as described in the statute (Title 7, Chapter 15, Part 2, Junk Vehicle Statute 2007).

HOUSING

OVERVIEW/KEY FINDINGS

The number of vacant residential lots in Dillon is limited. There are a number of homes available that may require rehabilitation. Many existing homes are structurally unsound due to the lack of building code standards. As there is potential for earthquakes, new building construction should meet earthquake standards. Existing structures should be evaluated and retro-fit and public safety issues corrected. Many new homes are being built just outside of the City limits; consequently, these residents have a negative impact on the City’s infrastructure.

There has been progress on “in-fill” development that has provided more housing options and improved some areas to be an asset to the overall community.

Community support and cooperation for resources and programs such as “National Affordable Housing” may provide solutions to address the increased denial of affordable housing and mortgage programs.

Review of income and housing cost data in the Montana Economic & Demographics Vol.I, Economic Profile (Dec 2007) for the plan year 2008. Vol. II, Demographic Analysis (Dec. 2007) for the plan year beginning in April 2008 (Dept. of Commerce) was done.

Also Housing in Montana, The White Paper (9-08), Housing Coordination Team Division of Housing, Montana, Dept. of Commerce indicates a current and an ongoing need for affordable housing as the cost of land and construction is increasing at a much faster rate than income. Paper copies of these documents are in Vol. II kept at City Hall. In the resource section web sites are provided for this information.

In 2008 the City of Dillon received a 50% matching grant to conduct a housing study for the City of Dillon which will give specifics on local housing conditions. This report will be received at the end of February 2009 and the Planning Board or appropriate committee assigned can evaluate all the information available and determine the actual needs of the community. In addition, the age of the housing stock, coupled with the age of the population, indicates that programs that provide housing repair and maintenance assistance is needed.

All construction should meet Fair Housing, American Disabilities Act, Building Code Standards, with proper permits obtained and occupancy certificates so public safety will be protected.

Mobile homes constitute a recognized portion of the housing in the City and are distributed throughout various neighborhoods. Older mobile homes and parks need updating and improvements in order to create a more pleasant living environment and improve urgent safety issues. Mobile homes built prior to 1976 pose an ever increasing safety hazard as fire protection building codes for mobile home construction were not statutory until after 1976. Such mobile homes that are unsafe for occupancy should be phased out when the opportunity arises. There are programs that can assist with this process (see Vol. II).

Mobile homes can provide affordable housing alternatives for many Dillon residents. However, currently the community lacks attractive mobile home parks. Many residents commented that well-designed mobile home parks would help address this need.

Subsidized housing units at Beaverhead Villa (42 units), Brookside Village (24 units) Bi-Centennial (50 units) and Snowcrest Apartments (24 units) have a unique relationship with the U.S. Department of Housing and Urban Development. Housing preservation efforts are needed to assure that Dillon does not lose these subsidized units.

DILLON'S HOUSING GOAL

Promote the availability of basic, decent, and adequate housing, emphasizing access to services for all persons.

HOUSING OBJECTIVE #1 – IDENTIFICATION OF BUILDING SITES

Identify and promote available building sites within the City of Dillon and immediately adjacent which have access to services and utilities and which can be annexed to the City.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Work with property owners, development corporations, non-profit organizations, contractors, realtors, appraisers, assessor's office and the local Department of Revenue to develop and market residential lots.
- Encourage the development of new single, multiple housing complexes and retirement communities.
- Infrastructure on the East side of Walnut Street behind Safeway and East of Chestnut Street is ready for residential and low impact mixed use.

HOUSING OBJECTIVE #2 – IDENTIFICATION OF NEIGHBORHOODS

Identify neighborhoods that have both single and multi-family units in need of rehabilitation.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Undertake a thorough housing needs analysis with assistance from the Montana Department of Commerce, Human Resources District XII, University of Montana Western, the banking and real estate community and others interested in housing.

HOUSING OBJECTIVE #3 – IDENTIFICATION OF RESOURCES

Identify resources that can be used to assist property owners in rehabilitation and housing preservation while keeping the cost of housing reasonable.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Work with state and federal housing programs such as HOME, the Community Development Block Grant Program, the Federal Home Loan Bank, the Montana Board of Housing, to provide funding for property owners and developers.
- Work with local financial institutions to identify programs and resources.

- For those housing units which are nearing the end of their subsidy, the community should encourage housing preservation programs.
- Promote the use of the FHA 203K program which provides rehabilitation assistance in order to make homes eligible for FHA mortgages.
- Work with home inspectors to help improve public's general knowledge.

HOUSING OBJECTIVE #4 – MOBILE HOMES

Encourage the design and development of attractive mobile home sites.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Work to identify a location for a well designed mobile home park.
Develop a plan to improve existing mobile home parks.
- Work with the Fire Department to identify and reduce fire hazards as needed for public safety. Consider establishing mobile home standards that restrict pre-1976 mobile homes.

HOUSING OBJECTIVE #5 – ALTERNATE HOUSING DEVELOPMENT

Create housing through the use of alternative housing development strategies.

STRATEGIES/POLICIES & GUIDELINES/REGULATORY NEEDS

- Review and draft a City Zoning Ordinance allowing for the construction of town houses within the City of Dillon.
- Promote the use of a development design, PUD's, and Cluster Development which could lower the cost of housing.

ECONOMIC DEVELOPMENT

OVERVIEW/KEY FINDINGS

The decline of Dillon's economic health has been slow over the past several years but has been very obvious. The closing of what were once very vital "Main Street" stores and the numerous empty storefronts are the easily recognized signs of that decline. There, of course, are some positive signs which tend to show that the present economic situation can be reversed with some community effort and cooperation. These signs include the fact that some major employers and businesses have either elected to stay in the area such as Great Harvest Bread Company or build a new headquarters building in the downtown Central Business District as did Pioneer Federal Savings and Loan Association.

The major employment and economic opportunities for the residents of Dillon remain much the same as they have for many years including agriculture, mining and government agencies although these opportunities have declined over the past several years. To confirm this in 2008, the Montana Department of Commerce reported that the agricultural foundation of our County is cattle while conditions for mining has decreased. The study also concludes that government agencies in Beaverhead County continue to be on the list of major employers.

Barrett Hospital and HealthCare, the community's only critical access hospital, and the entire healthcare community have continued to expand their services and improve facilities which substantially contribute to the community's economic base and help the local business climate. The construction of a medical office building and the recruitment for additional physicians is proof that this area of the economy has expanded and will continue to expand in the future. Population studies have indicated the community is aging and Dillon has become a popular place for retirement which increases the need for medical care facilities. This growth provides positive economic growth to the community, as well as quality healthcare. A recent feasibility study conducted by The Neenan Company in 2008 for Barrett Hospital concluded that the community could benefit in many ways from an upgraded hospital facility and recommended a new hospital campus over renovation of the existing hospital.

The University of Montana Western, another large contributor to the community's economic base, has also expanded its physical facilities and has built a Rural Education Technology Center. The University of Montana Western continues to recruit in and out of state students each year. This recruitment must be supported by the community through incentives to new students and other methods of support to implement a graduate retention program within the community. Parking and housing for students and public safety issues on Atlantic Street have become critical issues. A City and University "task force" is suggested to provide proper and timely solutions on these issues. The study may determine that a university overlay be developed and implemented as a solution.

The change of the University's educational format to "Experience One," a block program where students take one class at a time has had an effect on the community. The opportunity for students to obtain part-time jobs has created scheduling issues. Participation of staff at the University in community projects, government volunteer boards, and throughout the business community would provide a positive economic partnership between the University and the business community.

The Montana National Guard Youth Challenge Program on the campus of University of Montana Western is another sign of positive economic growth in the community which must have the total support of the residents of the community as well as both the elected City and County officials. To lose this program in the future would be a severe blow to the community's economic future.

The Challenge Program has been a positive asset to the community. It has provided economic benefits in creating local jobs and providing countless hours of volunteer support to the community such as cleaning up the parks, etc. This program provides an excellent

model for guiding future generations by creating positive support systems, accountability and giving them a sense of community.

The churches in the community continue to show support to the economic health of the community. The Church of Jesus Christ of Latter Day Saints and the Grace Baptist Church have constructed and moved into new buildings. Other churches such as the First Lutheran Church and the Vineyard are also in new locations.

Tourism is becoming increasingly more important to the community's economic future. The recreational opportunities abound in Beaverhead County and make Dillon more of a destination City than just a pass through city as some now view the community. Such recreational opportunities include hunting, fishing, golfing, snowmobiling, skiing, hiking, arts and entertainment, shopping, dining, ghost town investigations and just plain relaxation in a laid back relaxed community atmosphere which must be pursued, advertised and expanded. Promotion by the Beaverhead Chamber of Commerce is vital to connect travelers throughout the world to inform them of the recreational, arts and entertainment, shopping, dining and accommodations available in and around Dillon.

The community seems to be very interested in revitalizing Dillon's business districts through the use of existing vacant space and through the use of possible development incentives for potential users. The Beaverhead Development Corporation, a vital link to the economic future of the community, has been re-established and is working on projects such as a professional relocation guide and interactive informational website for our community in addition to supporting the Chamber of Commerce by providing subsidized rent at the Camp Fortunate Interpretive Center located at 10 West Reeder Street.

The possible change in the wilderness program to "roadless" could have a serious impact on the tourism industry in Dillon and surrounding areas. Current tourist numbers are reported as steady, but the time and money spent by these visitors in the City of Dillon appears to have declined in 2008 as has the national economy.

RESOURCE USE COMMITTEE OF BEAVERHEAD COUNTY

The County Commissioners appointed five community members to update the Resource Use Plan of the County written in 2001. The Committee will need consultant and legal assistance to address this very complicated matter. The County set a \$2000.00 budget for the committee. Bill Allen, Chairman attended a Council meeting on January 21, 2009 for a resolution of support and funds. The Council voted to support the goals of the committee but there were no funds available in a very tight budget.

The County's coordination status allows the Resource Use Plan to be a regulatory document. Local oversight of the natural resources in Beaverhead County is critical. The loss of access will affect responsible use of natural resources such as timber, mining, and oil. Additionally the loss of access will affect the tourist industry and have severe impact on the local business economy which depends on tourists. A well written Resource Use Plan will protect the local rights of a very important resource to this community and Montana as a whole. The City Planning Board met and discussed the

serious impact on Dillon's economic health. It was decided that this project is of such importance that the Planning Board would use \$2000.00 of their limited budget to assist the committee. The vote was unanimous.

DILLON'S ECONOMIC GOAL

Promote and encourage those agencies, businesses, and entities within our City and community that have been and who are presently encouraging economic improvement in the community. Work toward the reversal of the past several years of economic decline (through the promotion of economic and social well-being within the community) and at the same time, assure the promotion of the public health, safety and welfare of its citizens.

ECONOMIC OBJECTIVE #1 – PUBLIC AWARENESS

Increase public awareness toward the economic needs of our community and encourage participation in all planning processes to improve those needs.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- Open avenues for all citizens to express their concerns and desires for economic growth. Utilize these citizens' ideas and comments in an economic development plan. Increase awareness of the Beaverhead Development Corporation as a resource center for all businesses in Dillon.
- Development of a process of communication within the community to update the community on the progress of projects and issues. Provide a method of communication for the public to voice their ideas and concerns on an on-going basis.
- Develop a bi-yearly informational newsletter to update the community and give an overview of progress accomplished.
- Determine incentives that will encourage local shopping.

ECONOMIC OBJECTIVE #2 – ECONOMIC DEVELOPMENT

Encourage and support all efforts to bring economic development to the community.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- Encourage and support the Beaverhead Development Corporation and any other entity, which has the purpose of furthering the economy of our community.
- Encourage and work with communications companies to provide fiber optic and broadband service to the City and community.
- Encourage and work with large corporate donors to invest in our community through

development project sponsorships, donations and grants.

- Create a City Business Registration Ordinance that for a modest processing fee would register all business within incorporated Dillon, or doing business in Dillon including home based businesses and independent contractors. This would enable the City to assist and direct businesses to resources and information that will assist in their economic success.

ECONOMIC OBJECTIVE #3 – DEVELOPMENT OF NEW BUSINESS

Encourage the City of Dillon, the Beaverhead Development Corporation, the Chamber of Commerce and any other entity interested in doing so to pursue the ideas expressed under the following strategy section.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- The establishment of a business development and retention program, to include the potential of a business incubator.
- The attraction of new businesses to the community that offer full time year around employment.
- The creation of a financial and incentive program to accomplish the goals of recruiting new businesses to Dillon.
- Assist businesses with problems they may have with local government and/or local government regulations in attempting to attract business to our community.
- Create a marketing strategy for the City of Dillon to attract regional, national and global businesses that will both benefit from our employment base and adapt to the values of our “small-town” lifestyle.

ECONOMIC OBJECTIVE #4 – HOME BASED BUSINESS

Encourage the establishment of home based businesses within the guidelines of the City of Dillon Zoning Ordinances.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- Review the City of Dillon’s Zoning Ordinance and develop changes that would clearly define what home businesses are allowed in each zoning district and suggest a methodology for the review of home based businesses.
- Review the ordinances of the City of Dillon in regards to dimensional non-compliance and revise to encourage home improvements and discourage urban sprawl.

- Establish a data-base of home based businesses, independent contractors and seasonal businesses in Dillon and the community for the purposes of creating a public list to promote entities and assist them to be more accessible to the public.
- Develop criteria for review of home based businesses, within the Dillon Zoning Ordinance, which may include performance standards, prohibited activities and other parameters.
- The use of dwellings for home based businesses must be incidental and subordinate to its use for residential purposes. Home-based businesses should not produce additional vehicles, equipment, signage, noise, dust, distraction, public safety, traffic or need for parking as a result of the home based business.

ECONOMIC OBJECTIVE #5 – TOURISM DESTINATION

Promote and encourage the “selling” of the community and the county as a tourism destination area rather than a pass through community.

STRATEGIES / POLICIES & GUIDELINES / REGULATORY NEEDS

- Cooperate fully with the Beaverhead Chamber of Commerce and other organizations such as Travel Montana and Gold West to support tourism on all matters relating to the encouragement of tourism in our County, especially those projects that attempt to develop and market tourism.
- Create a tourism marketing strategy for the City and coordinate all organizations, clubs, chamber, fraternal services organizations, public and private entities to create a central calendar of events, projects and advertising campaigns to inform, attract and grow our economy through tourism.

INFRASTRUCTURE AND PUBLIC SERVICES

The Capital Improvement Plan (CIP) was written with assistance of a grant at a cost of approximately \$30,000. At least once a year at budget time the plan should be reviewed to determine the next projects to be addressed. Every five (5) years the plan should be updated.

OVERVIEW / KEY FINDINGS

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. The Rattlesnake Creek, west of the City, remains as a backup source of water to the City and the City will retain the water

rights to this source.

In 2007 the process for permitting was started for a new well. The storage capacity of the City's water consists of a 750,000 gallon tank built in 1995 and located southeast of the City and a 1 million gallon tank is located southwest of the City. In 2008 the well in the Mt View addition was found to be unproductive and a new well located near the southwest well is being considered. Yearly, a leak detection company is contracted to inspect the systems so maintenance issues can be achieved as needed. The water infrastructure is more than adequate to serve the City's needs for the next five (5) to ten (10) years. The current ongoing program of leak detection and repair in the water transmission system should be continued.

At the end of 2008 of the 187 existing fire hydrants all been replaced except eleven (11) and these will be replaced in 2009. Completion of this project improves the water flow for fire control.

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 just outside of the City limits, northeast of the City and should be annexed in 2009. This plant was redesigned and constructed in 1998 and is adequate to serve the City with a reasonable population growth well into the future. The collection system, including both collector and transmission lines, needs continued testing and maintenance and replacement as the need arises. The CIP of 2006 confirmed that the wastewater system for the City is adequate for several years. Changing environmental conditions regarding water in Montana are increasing the City's expenses in maintaining the lagoon and existing operating costs impact the City's ability to project future expansion and improvement of the system. Areas just outside the City may request annexing if well contamination occurs and public sewer services are needed. The City may find it necessary to provide solutions to these issues and the demand for City services could increase. Contracting a Natural Engineering firm to evaluate the wastewater facility in 2009 should be considered.

The CIP evaluation of the sewer lines to the lagoon confirmed the overall age of a large percentage of the lines in the City to be over 100 years old. This and other projects are in immediate need of establishing a source of funding to replace. A used color video camera purchased in 2008 for approximately \$35,000.00 will allow the sewer department to evaluate maintenance and repair needs efficiently and save on maintenance costs.

The North end of town just outside the City limits has seen increased growth with many homes on septic and private wells. Environmental contamination issues are developing so that in the future, there may be a need for the North area to be annexed so it can be placed on public sewer systems.

STREETS

The development of new streets and maintenance of existing streets is one of the biggest

challenges. In the past some streets were installed in the least expensive method without good storm drainage systems for proper drainage, and the result is maintenance cannot be achieved with any degree of long term success. The City streets are used by residents, non-residents and public living outside the immediate area. Progress has been made, but there are many streets within the City that remain gravel per the CIP. The CIP listed 17 streets in this condition. Many eastside streets are at the end of their lifespan. Continual complaints are received from citizens regarding street conditions. A SID for Glendale Street was proposed in late 2008 and rejected due to costs to residents. Unfortunately, the cost of street repair increases rapidly and will not become less costly as time goes by. The City must explore all avenues of funding (SID's, Bonds, Grants). Impact fees need to be evaluated in order for costs to be spread evenly throughout the community.

Planning for the future of traffic movement, annexation was completed on Oliver Street in 2004 and Noble Street in 2008. This will provide a secondary traffic flow from North of Dillon to the South. Under consideration is annexing Fairway Drive to connect to Christensen Street to allow East/West access to Noble Street. Also being considered is purchasing land at the South end of Walnut Street to open up access to the other end of Walnut Street for another arterial North and South. A small section of Vine Street was purchased in 2008 to widen the street. Opportunities to purchase other easements will be considered when the opportunity arises. The City should remain vigilant in obtaining easements and property when the opportunity arises to improve traffic flow throughout the City.

Long term street parking and congestion on streets continues to be a public safety issue and creates maintenance issues for the City. With the increase of the incorporated area of the City, the ability of the City to maintain streets, use of a grader for snow removal and having enough staff to handle the workload is becoming more difficult. The increase in number of streets may require the need to purchase a snow plow and an increase in staff to provide the needed services.

There are not enough straight through streets going North and South and East and West to handle a large movement of people if a disaster made it necessary and plans to resolve are needed. All of these issues affect the public safety and welfare of the community and solutions must be developed.

The City must explore all avenues of funding: SID's, Bonds, Grants, local option taxes. The Planning Board will be evaluating Impact Fees and applications in 2009 that may assist in these funding issues.

BIKE & PEDESTRIAN TRAILS

For many years several entities have been working on a bike trail that circles the City of Dillon. Some funds are being held to assist with costs. Bike and walking trails can provide alternate methods of movement around the community and reduce traffic congestion. Also studies show that the health of citizens is improved by access to and use of bike and pedestrian trails. In 2009, an increased effort should be organized to achieve this goal before growth development prevents, or it becomes cost prohibitive. The County has stated

that in 2009 a bike path on Laknar Lane may be started. The City should assist and work closely with all entities to achieve their goals.

BRIDGES

The maintenance of bridges within the City limits is the responsibility of the County. Two bridges/culverts crossing Blacktail Deer Creek within the City limits need replacement. These bridges/culverts are located on Reeder Street and Railroad Avenue. Grants have been obtained by the County to replace these bridges.

The bridge at Reeder Street and Railroad was scheduled for improvement in 2008 but has been moved into 2009 for completion. The City should work closely with the County to ensure this critical project is completed in a timely manner.

AIRPORT

The Beaverhead Airport which serves Dillon is approximately 3 miles from town and is an Airport District under the County's management. A 5 member Airport County Board handles the airport and is managed under contract by the Dillon Flying Service. An Airport Zoning Ordinance was written and approved in 2008. The airport serves general aviation traffic as well as private and charter jet traffic. Services provided are fuel, aircraft management, flight instruction, aircraft rental and charter flights. There is a 50x60 hanger, lobby, kitchen, office area, restrooms, class training area and storage room. The road to the airport was paved within the last three (3) years. As the airport also handles medical emergencies for Dillon and the surrounding area good access to the airport is critical especially during the winter. Contact www.dillonfbo.com or dillonbo@bmt.net or the County directly for information.

www.beaverheadcounty.com.

CEMETERY

Mountain View Cemetery has a projected life of twenty plus years based on the average of 60 new burials each year. A water system has been completed in an upper area of the cemetery in 2008. There is a need for a new irrigation system and a weed abatement program for the entire cemetery.

The Cemetery is in the County and annexation should be considered in 2009. The cemetery is funded in part, by a County wide mill levy. It is suggested that the amount of the mill levy is evaluated every five (5) years at budget time to determine if use and maintenance issues have increased and the mill levy is adequate for the use by county residents.

The silver poplar trees in the cemetery need replacing with low maintenance trees. The City Tree Board should be able to assist on that project with advice on the type of trees that would grow successfully in the Montana climate, are low maintenance, and do not create any root problems.

In 2009 a memorial wall will be built for plaques to be placed in memory of those cremated.

Also being considered is providing niches for placement of cremation urns. Markers for streets within the cemetery are needed but limited budget prevents at this time.

The cemetery experienced flooding in 2007 and 2008 over the entrance road, and a collapsed culvert was discovered on Sweetwater Road, which was repaired by the County. The irrigation system is in need of updating with some areas requiring pipe to be moved. Weed abatement is an ongoing project and necessity. As the cemetery ages, so will its need for maintenance. Poindexter Cemetery was added under the care of the City and is not expected to require great expense to maintain.

Volunteer organizations and groups could provide support and assistance in adopting service projects at the cemetery to assist in its maintenance while providing their members a valuable learning and team experience.

PARKS

The City's established parks will be maintained for the well being of the citizens of the City of Dillon with consideration of new parks with pedestrian and bike trails. All parks should be ADA compatible. Improvements to existing parks need to take priority over establishing new parks. Assistance by volunteer groups and others that use the parks for removing trash, general clean up and maintenance would benefit the City and the community as a whole.

New Subdivision Regulations request that developers include open space, parkland or cash in lieu, in their plans as they are submitted to the City Planning Board. The need for park improvements continues although budget constraints do not allow for major improvements at this time. Bike and pedestrian paths are needed to alleviate congestion on streets and provide safety and well being to the citizens.

CAMP FORTUNATE NATIVE PLANT PARK

In 2006 a grant was awarded to Beaverhead County through the National Park Service to create a Native Plant Park. The park is located behind the Camp Fortunate Interpretive Center at 10 W. Reeder Street, Dillon, Montana.

The park will be a showplace for native plants of the Lewis & Clark Trail in the upper Missouri Headwaters and Continental Divide area of Southwest Montana. Interpretive and educational displays, workshops and outdoor classrooms, will reveal ecology of local native plants, demonstrate methods of propagating these species, and show their value in residential and commercial landscaping and land restoration.

www.fs.fed.us/wildflowers/nativeplantmaterials/documents/npmreports/

LIBRARY

Comments submitted by Marie Habener, Library Director, and approved by the Library Board of Trustees, 10/17/08.

The Dillon City Library is located in a historic building constructed in 1901-02. Its current collections include 19,526 books, 616 audio books, 916 videos, 38 DVDs, 9,111 online electronic books, 1,447 online downloadable audio books, and 32 magazine and newspaper subscriptions. The Library's collection primarily contains fiction and nonfiction for recreational readers of any age, research materials for elementary and high school students, and a comprehensive collection of local history materials. Patrons requesting research materials beyond the high school level are directed to resources at the Lucy Carson Library on the University of Montana Western campus. Conversely, students at the University of Montana Western who are studying education use the Dillon City Library for our children's literature collection.

The Library is open to the public 44 hours per week. There are 6 public computers available during all hours of operation. All of the library's public computers have been obtained through the Bill and Melinda Gates Foundation Grants administered by the Montana State Library. Programming is primarily focused on early literacy with a 9-week summer reading program, a weekly pre-literacy program for infants and toddlers during the school year, and a bi-weekly story time for pre-school children. There are occasional adult and teen programs.

In 1999, the library building underwent a \$240,000 renovation funded by grants authorized under the Federal Library Service Act and the Federal Library Services Technology Act, and local matching funds. The renovation included interior restoration and the addition of a technology center and community meeting room on the lower level. At the same time, two public restrooms were added and a very small office space which is currently being used as a Technical Services office for processing all new library materials. The renovation also brought the Library into compliance with national ADA standards by installing a lift (elevator) to the basement and an exterior ramp into the main floor of the Library. The downstairs community room has the capacity for 18 Internet stations with voice data and video conferencing technology. However, installation will require additional communications infrastructure (specialized phone lines, etc.). Additionally, one restoration project remains: all of the original library windows need to be refurbished. Upkeep on an historic building is constant, and currently the City provides a \$3,000.00 annual reserve fund to be saved and utilized for repair and restoration.

The Library's operational funding is provided by the City of Dillon's general fund budget for approximately 8 percent of the total budget (\$90,900). In 2002, a county wide 2-mill levy in support of the Library was passed. This allowed county residents free access to the Library when they had previously had to pay an annual fee to borrow materials. Today the City's general fund provides approximately 73 percent of the Library's total budget and the county mill levy provides the remaining 27 percent.

The staff of the library includes one full time salaried library director, one half time library assistant, and three additional part-time library assistants. The building is maintained by a part time janitor (12 hours per week) and a half time volunteer who maintains the library grounds in the summer months. The Library benefits from another volunteer who processes library materials approximately ten hours per week. In addition, two half time Experience Works employees support the Library. Experience Works is a federally funded

training employment program for retirees.

A library card is obtainable free of charge by any county resident who presents personal identification and proof of a residential address or land ownership within the county. There are currently 3,160 cardholders. City residents represent 57 percent of the users, county residents 41 per cent. Temporary or out of area users represent 2 percent of the registrations. Those users pay a \$25 deposit to borrow from the Library. \$20 is refunded when their borrowed materials are returned and they turn in their library card. Black and white copying services are available on a pay per page basis.

Circulation grows with sporadic progress. In 1999 annual circulation was 26,385 and has increased to 32,095 for FY 2007/2008. This represents a modest 8 per cent increase in annual circulation. The Library increases the number of titles in the collection annually by approximately 2,000 per year for both purchased and donated materials with an average annual worth of \$33,200. Average annual increase in registration for 2002 through 2007 is 451 per year.

Dillon City Library's ILS (Integrated Library System) is Unicorn WorkFlows, provided and administered by the Montana State Library. Over 90 libraries participate in the use of the Montana Shared Catalog. This enables our small library to share resources statewide and provides us access to a highly sophisticated system for cataloging and processing materials in addition to providing invaluable technical support from the Montana State Library for all of our technology needs. In addition, belonging to the shared catalog affords us the opportunity to participate in-group purchases for shared electronic resources. Info Trac, which is an electronic database with comprehensive access to periodicals and newspapers as well as other educational, health and business resources, is one such group purchase. Electronic books and downloadable audio books are other examples of these group purchases. As an individual library, Dillon would not be able to afford any of these resources.

Dillon City Library has utilized the On-Line College Library Catalog (OCLC) for inter-library loans since 2000. This service is purchased at a discount through the Montana State Library and provides access to materials in libraries world-wide. Patrons may independently initiate borrowing of identified materials via the Internet for pick-up at the Dillon City Library. Over the last three years the Library has become a net lender (we loan more), rather than a net borrower. There is a \$2.00 mailing fee charged for all interlibrary loan requests.

By November 1, Dillon Public Library will belong to an area-wide library consortium, consisting of 9 libraries, called the 4 Rivers Partner Group of the Montana Shared Catalog. (Dillon, Twin Bridges, Sheridan, Ennis, Virginia City, Three Forks, Whitehall, Boulder and Clancy.) Cardholders from any of these libraries may use their home library card to borrow materials at any of the other libraries. Materials loaned and borrowed amongst this group of libraries are not considered interlibrary loans, and therefore, no charges apply. A volunteer courier system is used to move materials amongst the libraries.

The continued growth of Library collections and the increase in patrons place physical

strains on our historical building. Summer reading programs especially push the occupational capacity of our programming room. A future dilemma will be solving the problem of physically accommodating patrons, services, materials and programming within our limited physical facility.

Contact the Dillon Library at www.mtdi.me.lib.org.

LANDFILL

The Beaverhead County landfill serves the City's needs and has a projected life of approximately 60 years.

In 2008, the County approved an increase to each resident for landfill services. The location also serves as the storage place for junk and abandoned vehicles until removed by salvage companies. Funding is currently provided by the State to the County to cover the costs associated with such removal for both the City and County.

www.beaverheadcounty.org

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 must work very closely with the County in the improvement of this facility. In 2008 there are ten (10) full-time officers and response time is approximately three minutes.

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 2008 budget for this department is \$76,000 and there is \$157,000 in outstanding judgments. 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. www.dillonmt.org

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 building was built in 1989. In 2008 there are twenty-nine (29) volunteers, one compensated Fire Marshall and a Fire Chief with minimal compensation. A used ladder truck was purchased in 2006 and cost approximately \$100,000 and with more multi-level buildings being built this was essential. Presently the Number 2 pumper truck is a 1978 Mack fire engine and is 30 years old. Training is ongoing and upgrading equipment is a constant expense.

With the annexation of Overland Road and Nissen Lane and the new developments south of Barrett Hospital, the Fire Hall is slightly more than one mile from these locations. As the City limits expand and move further from the existing fire hall, satellite fire halls will be

mandated. Insurance Services Office (ISO) rates Dillon as a 5 (1 being the highest rating & 10 the lowest) and dictates that to maintain our present Class 5 rating for homeowner's insurance, fire services cannot be more than one mile from the fire hall thus the need for satellite fire halls. If this rating is not retained, residents could have increases in their insurance or in the worst case scenario be very expensive. If the City population goes over 5000, it becomes a second class city and then other requirements will be mandated by this status.

It is apparent that as Dillon and the surrounding area develops, a volunteer fire department will not be able to meet all the demands and at least a partially paid department with volunteers may be needed. Also maintaining a volunteer base is becoming more difficult. In 2006 a County Fiscal Impact Analysis of Future Growth Scenarios in the County was done for the County. A Capital Improvement Plan for replacing fire engines and equipment and preparing for satellite sites needs to be done to project costs and prepare for the future. All sources of funding to achieve the needs must be explored. As the growth continues, the Planning Department and the City must review new projects of multiple story buildings, higher density developments and larger commercial buildings for the impact they have on public safety issues.

An ongoing inspection program should be developed to assist the community with fire public safety issues. There is a need to have education on having smoke alarms, carbon monoxide detectors, keeping property free of accumulation of weeds, brush, miscellaneous junk and trash. Inspection of structures for fire safety issues and participating in a program to assist in replacing 1976 Mobile Homes would be helpful. Empty structures or unfinished construction projects that become a nuisance and public safety hazard are an ongoing issue and current ordinances need stronger language.

HEALTHCARE AND PUBLIC SERVICES

As the data indicates that the community is aging the need for these services will increase. Beaverhead Public Health is handled by the County and details can be obtained at www.beaverheadcounty.org or shansen@barretthospital.org.

Barrett Hospital & HealthCare (a critical access hospital) and the medical staff of the community serve the residents of the City of Dillon and surrounding areas. The increasing need for more physicians continues. www.barretthospital.org

Long term care is provided at Parkview Acres (Kindred Health Care) which in 2008 has 108 certified beds, and provides multiple activities. Further information can be obtained at www.hospitaldata.com.

Assisted living is provided by Renaissance Assisted Living and further information can be obtained at www.renaissanceseniorcare.com.

There is a Senior Citizen Center at 126 S. Montana Street, phone 406-683-6406.

A Senior Citizens Bus service is provided by State, Federal money, grants, and donations.

A new bus was purchased in 2004, cost \$40,000 and was achieved by an 80% Federal grant. This service is available to 55 and older and special needs individuals. A schedule can be obtained at City Hall, Barrett Hospital or Community Health Center or call 660-4247 for service or information.

Emergency medical services are provided by the Beaverhead Ambulance Medical Services, a volunteer organization. Beaverhead Ambulance Medical Services is experiencing similar problems as the Fire Department as volunteers are decreasing while the demand is increasing. Exploration of either the Fire Department serving as the EMTS or the hospital providing emergency service in their operations may be a solution. Also a joint City/County Ambulance Service District with impact fees may be a solution and should be researched and considered.

ANIMAL CONTROL

The City requires all dogs to be licensed once a year. All dogs must be leashed and under control at all times within the city. Citizens must police their animal's waste. There are no restrictions for cats. Stray animals are picked up by the City's Animal Control Officer and taken to the City hall. www.dillonmt.org

BEAVERHEAD HUMANE SOCIETY

A non-profit organization that rescues domestic animals and provides shelter until good homes can be found. The Humane Society has a no-kill policy. www.montanapets.org

DISASTER AND EMERGENCY PLANNING

Disaster planning for the community is handled by the County. Winter storm conditions are such that large numbers of travelers can be stranded in Dillon. Also there is potential for fire, earthquakes, flooding and other natural conditions that require action. The DES coordinator, Larry Laknar, can be reached at the County. www.beaverheadcounty.org. or llakner@co.beaverhead.mt.us.

BEAVERHEAD SEARCH & RESCUE

A non-profit organization dedicated to rescuing lost persons in Beaverhead County. It also provides assistance to the surrounding counties when needed.

BEAVERHEAD CHAMBER OF COMMERCE

The Chamber is a vital key to sustaining our local business viability. They also play a major role in assisting new business development. Their mission is committed to promotion of business within Dillon and in the County. They accomplish this by activities that increase awareness of business and resources available locally.

There are 15 Directors and an Executive Committee which serves as the management team. Although there can be several types of committees, in 2008 there are three (3):

Fundraising, Government Relations, and Tourism. There is one paid Director and paid assistants. They are located in the Camp Fortunate Interpretive Center, 10 W. Reeder St. The Chamber and committees meet twice a month and more information can be found on the web site. www.beaverheadchamber.org/about.html

BEAVERHEAD DEVELOPMENT CORPORATION

The Beaverhead Development Corporation was reorganized in the 1990's a (501(c) 3 non-profit organization with voluntary membership). The focus of this group is to improve and sustain the economic foundation of Beaverhead County. They actively seek out new business and promote Dillon and the surrounding area as a place that can provide a quality loyal, and motivated workforce. The rural lifestyle in Dillon provides a quality of life for their employee's that is rarely available elsewhere. They assist existing businesses with issues that may be difficult to resolve without outside assistance so local business is sustained.

It is funded in part by the City of Dillon and Beaverhead County. There is representation from the City, the County, the Hospital, the University of Montana-Western, local lending institutions and business owners and others who assist upon need or request. They have two monthly meetings at the Camp Fortunate Interpretive Center, 10 West Reeder Street. www.beaverheaddevelopment.org

DILLON GARDEN CLUB

The Dillon Garden Club has existed in Dillon for since 1982. As a part of their mission they contribute to the City of Dillon and community by planting and maintaining the median on Helena Street every summer. Every year their efforts and hard work provide beauty and enjoyment to the local citizens and those who visit or pass through Dillon.

DILLON'S INFRASTRUCTURE AND PUBLIC SERVICE GOAL

Improve the existing infrastructure and plan for additional infrastructure capacity as the community grows.

INFRASTRUCTURE/PUBLIC SERVICE OBJECTIVE #1 – CAPITAL IMPROVEMENT PLAN

Implement the Capital Improvement Plan (CIP) 2006 for the City of Dillon that addresses all existing and projected infrastructure needs, identify funding sources for the implementation of the CIP and establish a time line for its completion. Items which should be included in the CIP are:

- Streets, sidewalks, storm drains
- Bridges
- Street lighting
- Water and sewer systems
- Parking
- Parks and all other recreational facilities

- Law enforcement complex
- Cemetery
- Fire department
- Library
- City Buildings and Structures
- Identify funding sources available to enable the City to improve infrastructure needs listed in the CIP.

NATURAL RESOURCES

The natural resources within the City that require protection are land, open space, air, water, mineral, flora, fauna, noise and objects of historic, prehistoric, cultural or aesthetic significance and soil. Less than 100 acres within Dillon are in productive agricultural use.

Floodplains are identified and could be considered a resource for limited development under strict guidelines.

Maintaining open space, improving and maintaining City parks, requiring trees and landscaping in new developments will provide for a healthy and more pleasant atmosphere in the City. A recent tree ordinance developed in 2008 to maintain existing trees and assist citizens with trees on their property will help trees survive in this difficult climate.

Riparian areas run along the major water drainage in Dillon including the Beaverhead River and Blacktail Deer Creek. These areas are home to a variety of grasses and willow species as well as cottonwood trees. These areas should be kept clean from trash and weeds controlled.

There are still many wells within the city and just adjacent. Some are used just for yard use but some are used for domestic consumption.

There are also some septic systems within the City and just adjacent.

In some cases, wells and septic systems are within close proximity of each other. Well contamination is a potential and also groundwater can also be affected.

The City should encourage connecting to public systems within the City especially sewer. Residents should be educated and encouraged to test their wells on a regular basis if used for domestic consumption.

New annexations should have a timeframe within which the property owner must connect to public systems, especially sewer. New subdivisions are required to connect to public systems and if a variance is requested approval should be for only extreme special circumstances.

As the population increases in and adjacent to the City, the potential for wells to be contaminated by septic systems and other sources is high. Public safety issues may develop and the City and County should work together to develop a long range plan to

address this potential.

In Beaverhead County there is a great deal of variation in soil forming factors and thus, many distinct types of soil. Soil can be contaminated by various activities.

All businesses especially manufacturing and industrial, should be evaluated for any potential hazard to the environment (soil, water, air, noise).

Open space within the City should be planned and new subdivisions will either have a park or if a nearby park will suffice cash in lieu may be considered.

Open spaces (public or private) should be kept clear of trash, debris and weeds.

Noxious weeds must be controlled and keeping weeds of all types under eight (8) inches (city ordinance) will prevent unsightly areas and also provide fire protection to structures.

Inclusion of boulevards and open spaces in 2008 Subdivision Regulations and inclusion of landscaping in business and commercial in zoning will improve the appearance of the City and provide a safe, pleasant living atmosphere.

A tree ordinance passed in 2008 will provide education, maintenance or removal of diseased or dead trees protecting the community as a whole.

An effect on air quality has not been recognized at this time but with time and development, this may change. The City should monitor potential as the city develops. Research indicates other communities are developing air quality issues and are creating programs to reduce older wood heating systems that cause pollution issues. (Libby area)

Noise within the City is beginning to raise questions and concerns and should be evaluated.

Abandoned buildings can provide harborage for wild animals, transits and vermin and should be secured so they do not cause environmentally unsafe condition.

FIRE PROTECTION

Although the City does not face the wildfire potential as does the County there are measures that should be required to protect the community.

All combustible materials within the City including grass, duff, loose surface litter, tree or shrub roots, rotting wood, leaves, peat or sawdust that typically support combustion, should be controlled.

Fire resistant landscaping and a defensible space between structures will reduce the potential for the spread of fire.

Fire lanes should have adequate ingress and egress to structures. Controlling fires is

important and improves public safety. Lanes, alleys or access areas should not be blocked by vehicles, fences, debris or anything that prevents adequate ingress and egress. Fire resistant construction to reduce the spread of fire should be encouraged and details can be found in applicable State Fire, and Building Codes.

Setbacks between structures should be adequate to prevent easy spread of fire. Residential zones and business zones, that may have combustible materials, or flammable fuels, should be restricted.

For structures on larger ground a defensible space should be created to prevent the chance of spreading fire from one area to another.

IMPLEMENTATION STRATEGY - TIMETABLE

The Implementation Plan is presented on the following pages. The timeline includes review of the Growth Policy and conditions, which would trigger updates to the Policy outside of the normal review cycle.

CITY OF DILLON GROWTH POLICY IMPLEMENTATION PLAN

Administration, City Council, Planning Board and Zoning Commission are in agreement and committed to the following goals. Timeline are set at start of budget period. At budget time objectives should be reviewed for progress and resetting timelines.

GROWTH OBJECTIVES

Objective One: Annexation

Timeline: 7/1/2009 to 7/1/2010

- a. City Council will implement an annexation policy resolution.
- b. Planning Board will identify areas on map that meet annexation policy and map them.
- c. Council will proceed with annexations identified.
- d. Annexation of Mountain View Cemetery and City Lagoon.

Objective Two: Regulatory Tools

Timeline: 7/1/2009 to 7/1/2010

- a. Planning Board will Update Zoning Ordinances.
- b. Zoning Commission will update and zone all area within jurisdiction.

- c. Planning Board and Zoning Commission will monitor legislative changes biannually and update regulatory documents as needed.

Objective Three: Cooperation with County

Timeline: 7/1/2009 to 7/1/2015

- a. Meetings with County Commissioners on growth will occur quarterly.
- b. All Subdivisions or large projects within one mile area will be referred to City for review.
- c. Cooperation and sharing of research and resources.

Objective Four: Community Development

Timeline: 7/1/2009 to 7/1/2015

City, Planning Board and Zoning Commission

- a. Encourage and assist groups that promote community projects.
- b. Evaluate building safety issues in Central Business District and assist with achieving improvements.
- c. Identify historical structures within jurisdiction.
- d. Coordinate and assist efforts to preserve historical structures in Zoning Historical Overlay.
- e. City will continue efforts to improve parking issues Central Business District.
- f. City & Planning Board will assist in developing pedestrian and bike paths circling the City.

LAND USE AND DESIGN

Objective One: New Development

Timeline: 7/1/2009 to 7/1/2013

- a. City prepare for potential city classification change.
- b. Subdivision review by Planning Board will determine if project meets Growth Policy criteria.
- c. Planning Board will review the impact of all significant projects and make recommendations based on development patterns in Growth Policy criteria.
- d. Planning Board develop density criteria throughout jurisdiction.
- e. Planning Board will identify development areas in surrounding one mile area.

- f. Monitor ability to provide services (fire, police, medical) as population and development in jurisdiction expands.
- g. Begin researching and reviewing data for 2014 Growth Policy.

Objective Two: Infrastructure Design

Timeline: 7/1/2009 to 7/1/2013

Planning Board

- a. Using CIP evaluate existing neighborhoods for infrastructure needs.
- b. Using CIP evaluate existing infrastructure needs in commercial areas.
- c. Develop a plan for improving infrastructure and seek financial resources to achieve.
- d. Plan for potential future development and infrastructure requirements.

Objective Three: Entryway Improvements

Timeline: 7/1/2009 to 7/1/2011

- a. Develop a design review process to maintain and improve all entryways into the City.

Objective Four: Mobile Home Parks

Timeline: 7/1/2009 to 7/1/2010

- a. Planning Board develop design standards for new mobile home parks.
- b. Zoning Commission identify sites for new mobile home parks.

Objective Five: Trash and Recycling:

Timeline: 7/1/2009 to 7/1/2010

- a. Continue to cooperate with County on recycling projects.
- b. Develop and enforce an ordinance to maintain property standards for public health and safety.
- c. Develop a process to work with County on removing junk and abandoned vehicles within jurisdiction.

HOUSING

Objective One: Identify Building Sites

Timeline: 7/1/2009 to 7/1/2011

Planning Board and Zoning Commission

- a. Inventory sites in jurisdiction for single family residential, or for mixed use

density.

- b. Inventory sites in jurisdiction for housing availability to all economic levels.
- c. Identify financial resources that will assist community with housing.
- d. Work with all funding resources for housing projects to be accomplished.

Objective Two: Housing Rehabilitation

Timeline: 7/1/2009 to 7/1/2012

Planning Board

- a. Identify neighborhoods that would benefit from rehabilitation.
- b. Work with entities available to assist with rehabilitation projects

Objective Three: Resources

Timeline: 7/1/2009 to 7/1/2012

- a. City and Planning Board will work with all resources that can fund rehabilitation projects.
- b. City and Planning Board will work with local financial resources on rehabilitation projects.

Objective Four: Mobile Homes

Timeline: 7/1/2009 to 7/1/2010

Planning Board

- a. Develop a plan and resources to assist upgrades of current mobile homes.
- b. Assist current mobile home parks with design upgrades.
- c. Work with Fire Department to educate owners on safety and health issues and assist community residents to find financial resources to improve existing mobile homes.

Objective Five: Alternate Housing Development

Timeline: 7/1/2009 to 7/1/2010

Planning Board and Zoning Commission

- a. Identify sites for potential PUD's and Cluster Developments
- b. Identify sites for multi-family residential (townhouses, condo's apartments).

ECONOMIC GOAL

Objective One: Public Awareness

Timeline: 7/1/2009 to 7/1/2016

City, Planning Board and Zoning Commission

- a. Develop methods of communications between government and the public.
- b. Actively seek members from community for input and participation on boards and committees.

Objective Two: Economic Development

Timeline: 7/1/2009 to 7/15/2011

City, Planning Board and Zoning Commission

- a. Encourage and assist all entities to achieve economic goals.
- b. Improve technical support infrastructure.
- c. Actively seek methods to sustain local business.

Objective Three: Development of New Business

City, Planning Board and Zoning Commission

- a. Actively seek business developments that will provide quality year round employment.
- b. Create a marketing strategy identifying assets available to new business.

Objective Four: Home Based Business

Timeline: 7/1/2009 to 7/1/2015

City, Planning Board and Zoning Commission

- a. Encourage and assist home based businesses to not have a negative impact on residential neighborhoods.
- b. Achieve a data base of all home based businesses.
- c. Achieve a data base of all seasonal businesses.

Objective Five: Tourism Destination

Timeline: 7/1/2009 to 7/1/2015

City, Planning Board and Zoning Commission

- a. Assist and cooperate with all entities that support and promote tourism.
- b. Assist in a marketing program that promotes local assets for tourism.

PUBLIC SERVICE OBJECTIVES

Timeline: 7/1/2009 to 7/1/2011

- a. Have law enforcement, library, fire department, health care entities, inventory assets, and prepare an impact plan based on growth, increase or decrease of population, and local economic development for the ability to provide services in the future.
- b. When complete review, with County to determine how both entities can coordinate to achieve needs of the community.

The Administration, City Council, Planning Board and Zoning Commission have reviewed and agreed upon goals and implementation timelines.

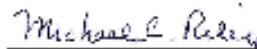
Date: 3/18/2009



Martin Malesich, Mayor



Tom Straugh, Council President



Mike Riley, President Planning Board



Lynn Westad, Chair Zoning Commission

CONDITIONS WHICH WOULD LEAD TO A REVISION OF THE GROWTH POLICY

1. An increase/decline in population or changes in demographics.
2. Shifting or increase/decline in economic conditions.
3. If the city classification changes the Growth Policy would require immediate revisions.
4. Major impacts to the natural environment.
5. Major impacts to city infrastructure.
6. Major changes in government form or services.
7. It is suggested that once a year in April that the Planning Board does a brief review Of the Growth Policy for conditions that may require updating of Policy.
8. If no significant conditions exist, the Growth Policy can be revised every five (5) years.
9. Capitol Improvement Plan should be revised every five (5) years.

THE FUTURE TO 2029

The goal of the Growth Policy is to have managed growth through the years that is progressive and yet retains the clean scenic rural lifestyle we enjoy now and want for future generations. With close attention by the City Council, Administration, Planning Board, and Zoning Commission in making decisions that benefit the community now but with thought to the future in the year 2029, the City of Dillon may achieve the following 20 year goals.

Community members are proud, active, and caring people working together. Retaining the heritage and history they celebrate many unique assets and amenities of Southwest Montana that must be preserved.

The City of Dillon area is a showcase for all rural communities in western Montana. The lifestyle has been time tested and is rich in character and goodwill towards fellow citizens.

Population growth occurs slowly allowing for growth to fit comfortably within the community needs. There is a well-defined urban/rural interface. Thoughtful development of land use has achieved positive use.

Residential areas are clean, attractive, and comfortable. Neighborhoods near rural ranching activities are a respectful mix of residents who embrace diverse lifestyles. The quality of life in all residential areas is preserved through attractive open spaces. Landscaping, buffering and screening separates distinctly different land-use types.

The recreational areas and parks are all located within reasonable distances of residences with small retail, service and professional businesses close by. There is a network of sidewalks, pedestrian paths, and bicycle paths that residents can take advantage of without the use of vehicles.

An abundant supply of good quality, housing is available to all current and prospective residents, regardless of their age, race, creed, ethnicity, sexual orientation, physical abilities, or social-economic status. As well as single family dwellings, multiplex units, apartments, condominiums and townhouses are available. Mobile homes parks are well designed and placed in appropriate locations. Also well designed retirement facilities are available at reasonable costs. Property owners take an active role in the community and maintain their property so that it is attractive and safe.

The City of Dillon is self-sufficient with regards to commercial services. The historic central business district is busy, vibrant, attractive, fun, and safe. Mixed use of retail and professional office use in the central business area is encouraged.

The diverse economy of Southwest Montana is made up of agriculture, small businesses, environmental safe industries, medical, government facilities, and the University provides good employment opportunities. Home occupations flourish and the combination of all sustains a healthy local economy.

The Southwest Montana historic heritage is well preserved and pride is evident in the preservation of the historic areas and buildings.

Natural resources are highly valued and rigorously protected. Easy access to wilderness areas is available for use to all residents and visitors. Development of land and use activities focuses on maintaining the rural agriculture quality and clean air and lines of sight are preserved. Well designed and maintained developments with open spaces that retain natural attributes within developments will preserve the quality of life.

Entryways to Dillon are convenient, attractive, and encourage visitors to stop in the city. Bypass roadways north and south divert through traffic around the city and internal streets accommodate local traffic only. Arterials provide good traffic flow East and West. Off street parking is provided by a number of solutions in residential and business areas. The central business district has ample parking off the streets for employees; so the parking is open for customers and those conducting business there.

All public facilities are accessible to all citizens and meet American Disabilities criteria. Infrastructure is located underground, sized to handle current needs and is cost effective and efficient. Future planning is pro-active to provide for future infrastructure needs as the community continues to grow.

Day and night, people feel safe and with the help of the police, the residents are pro-active within the community to maintain public safety within the city. The fire department works diligently to provide public safety by inspection programs and maintenance programs that prevent fire hazards. Property is kept clear of weeds and debris to reduce vermin and harborage for wild animals and create nuisance or fire hazards. Domestic animals are controlled and are not a nuisance in neighborhoods.

The public educational tributaries are the focal point for learning and education. It balances traditional print collections with the latest technology to provide access to information of all types from around the world. The City and County work closely with public schools to maintain and locate school facilities in the most appropriate locations.

High quality health care is available to all at affordable rates in the local hospital. The community members are healthy and active. Quality assisted care facilities and long term care facilities are available.

The area's telecommunication infrastructure and expansion of services keeps pace with progress and is compatible with current use needs. All infrastructures are underground and if not possible, towers and dishes are clustered out of sight or buffered and screened by landscaping to sustain the open space feeling of the community.

Public education and efficient packaging minimize the potential amount of solid waste. Very little refuse is generated because there is an active intent at home, school, and work to reuse, recycle, or compost.

Dillon's natural environment is a draw for visitors from all over the world. They enjoy

fishing, hunting, hiking, biking, exploring, winter sports, museums, Lewis & Clark trail, western attributes, and just relaxing. The City provides accommodations from bed and breakfasts, motels, hotels, and cabins in rural settings, Restaurants provide a variety of quality cuisine. Price ranges for accommodations and restaurants are available for every budget. The open, friendly community adds to Dillon as a destination of choice.

Local citizens, businesses, property owners, and government officials are committed to the long term stability of the area, its citizens and the environment that sustains them. No decision is made today without full consideration of its effect on the community tomorrow.

IMPLEMENTATION RESOURCES

The Dillon Growth Policy sets forth a wide array of activities to be undertaken in meeting the goals and objectives of the community. This section provides a list of financial, statutory and program resources which are available to local governments and community organizations as they strive to undertake activities in support of realizing their vision for the future.

You can have a vision or a plan and policy for the development of the community and the infrastructure needs but funding is always the challenge. Even with growth the tax base will never be adequate for the needs. Listed in the policy are various means of funding available and we are sure there may be others. It is our suggestion that one member of the Council, one member of the Planning Board, a member of the Grant Committee, the City Treasurer and a member from the financial community be created to work together to assist the City to find funding and grants that may be available to public entities to pay for the projects that need to be done.

CAPITAL IMPROVEMENTS FINANCING

DEBT FINANCING

Municipalities can make use of various kinds of debt financing to meet their infrastructure needs. These include general obligation bonds, special improvement district bonds and revenue bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue. The City incurs various administrative costs in conjunction with issuing bonds. These costs include the retention of legal counsel and financial consultants, the establishment of reserve funds and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law. The citations in the Montana Code are listed below, for each type of bond described.

GENERAL OBLIGATION BONDS:

One method of funding for municipalities is General Obligation Bonds (GO BONDS) GO Bonds are backed by the full faith and credit of the City and must be approved by the voters in an election and typically payable from ad valorem taxes (taxes based on the value of property and expressed in mils. Title 7 Local Government, Chapter 7, Part 41, Part 42, Part 43, of Montana State Code Annotated 2007 addresses the requirements and procedures.

REVENUE BONDS:

The City may issue revenue bonds to finance any project or activity authorized under Title 7 Local Government, Part 44, Part, 45 and Part 46.

IMPROVEMENT DISTRICT FINANCING (SID)

Cities may use the creation of Special Districts to pay for costs to protect the safety of the public and to fund Business Improvement, Special Lighting, Special Provisions for Sanitary and Storm Sewers, Park Maintenance, Street Maintenance, Parking Districts, Fire Hydrant Districts, etc.

Title 7 Local Government, Chapter 12 (Part 1 thru 10 reserved) Part 11 Business Improvement Districts, (Part 12 to 20 reserved), (Part 21, 22, & 23 County Rural Improvement Districts), (Part 24 thru 39 reserved) Part 40 Park Maintenance Districts, Part 41 Special Improvement Districts Definitions and Process, Part 42 Continued Process, Part 43 Special Provisions for Lighting Districts, Part 44 Special Provisions for Street Maintenance Districts, Part 45 Special Provisions for Street Parking Districts, Part 46 Fire Hydrant Maintenance Districts Montana State Code Annotated 2007

Subdivision Regulations effective January 1, 2008 require a written commitment against protest of Special Improvement Districts. There are special provisions for adjacent property outside the City boundaries with protest provisions and must be reviewed when circumstances warrant.

CAPITAL IMPROVEMENT FUND:

7-6-4134, MCA was repealed in 2001. It was rewritten in 2001. Montana Code Annotated 2007, Title 7 Local Government, Chapter 6 Part 16, Impact Fees to Fund Capital Improvements. Dillon's Capital Improvement Plan was written in 2006 and included impact fees.

The Planning Board in 2009 will work on determining appropriate Impact Fees to recommend to the City Council.

UTILITY SERVICES:

Montana Code Annotated 2007 Title 7 Local Government, Chapter 13 Part 30 Consolidated Local Government Water Supply and Sewer Districts, (Part 31 thru 40 reserved) Part 41 General Provisions Related to Municipal Utility Services, Part 42 Public Sewer Systems, Part 43, Municipal Sewage and/or Water Systems, Part 44 Water Supply and Regulation, Part 45 Local Water Quality Districts

In 1997 The Montana Code Annotated renumbered the Resort Tax statues. Montana Code Annotated 2007, Title 7 Local Government Chapter 6, Part 15 outlines the qualifications for a city to implement a Resort Tax. Initial requirements for a municipality is a population of less than 5500 that derives the primary portion of its economic well-being from catering to the recreational and personal needs of persons traveling to or through the municipality. There is a limit of 3% and it must be voted on by an election. Although resort tax is to capture revenue from persons outside the community, it will apply to residents as well for the services that qualify.

As the City develops and economic conditions change, the City should review this section and with assistance of the Department of Commerce, determine if the City would qualify and benefit from implementing this tax.

TAX INCREMENT FINANCING DISTRICTS:

Under Montana Code Annotated 2007, Title 7 Local Government, Chapter 15 Housing and Construction, Part 41 General Provisions Related to Municipal Housing and Construction, Part 42 Urban Renewal, Part 43 Urban Renewal Continued, Part 45 Municipal Housing Authorities.

If an area is declared a serious and growing menace, injurious to the public health, safety, morals, and welfare of the citizens and fits other requirements under 7-15-4202, MCA, 2007, the City may consider developing a plan under the Montana Urban Renewal under Part 41, and Part 42.

Review of a proposed urban renewal plan by the Planning Board prior to approval by the local governing body is required for review and recommendations as to its conformity with the Growth Policy or parts of the Growth Policy for the development of the municipality as a whole if a Growth Policy has been adopted per Title 76 Chapter 1. 7-15-4213, MCA, 2007

The Planning Board and Zoning Commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within 60 days after receipt of the plan (7-15-4213, MCA 2007).

STATE AND FEDERAL MECHANISMS

Following is a list of all the State Federal Funding Mechanisms. Since information changes faster than can be kept up with, specifics are not included but we have stated what the program may fund. For more detailed information the, Web Site for each is included which state who is eligible, amount of funding available, how funding can be used, contact information for applications and how to apply.

Also there will be one paper copy at City Hall noted as Volume II of the Growth Policy. Funding of projects is always the challenge and these programs should be an ongoing possibility to apply for funds. Also included in Volume II will be all the research information used to draft the Growth Policy.

It is suggested that everyone review the information at least once and then know it is available in the Growth Policy as it is a pro-active document.

1. The Treasure State Endowment Program (TSEP) - Montana Department of Commerce. 90-6-701, MCA through 90-6-715, MCA 2007, it should be noted that 90-6-715, MCA terminates 6-30-2016, provides funding for capital improvements to public facilities. http://comdev.mt.gov/CDD_TSEP.asp or jedqcomb@mt.gov.

2. Montana State Revolving Loan Fund (SRF): provides loans for water pollution, control systems, wastewater systems and non-point source control projects. <http://www.deq.mt.gov/about/DEQlocations.asp>
3. Renewable Resources Grant and Loan Program: provides loans and grants for water and wastewater projects including feasibility, construction, rehabilitation and other renewable resource related projects. http://dnrc.mt.gov/cardd/ResDevBureau/renewable_grant_program.asp
4. Montana Intercap Program- Montana Board of Investments: provides loans to local governments for a variety of public projects. Louise Welsh, Bond Program Officer 406 444-0891 Lwelsh@mt.gov
5. Public Works Programs- Economic Development Administration-Department of Commerce: is to assist communities with funding of public works and development facilities that contribute to the creation or retention of private sector jobs and to the alleviation of unemployment and underemployment. Such assistance is designed to help communities achieve lasting improvement by stabilizing and diversifying local economies, and improving local living conditions and the economic environment of the area. <http://www.eda.gov/AboutEDA/AbtEDA.xml>
6. Community Development Block Grants (CDBG) Montana Dept. of Commerce: Montana Community Development Block Grant is a federally-funded competitive grant program designed to help communities of less than 50,000, and is aimed at benefiting low and moderate income persons. Grants are administered by the Montana Dept. of Commerce (MODC) and awarded for economic development, housing, community revitalization and public facilities. Eligible activities may include:
 - Rehabilitation of substandard housing
 - Supporting the construction of new permanent long term affordable housing for low and moderate-income families, if a local non-profit organization sponsors such
 - Acquiring, clearing, or rehabilitating sites or structures for use or for resale for new housing
 - Converting existing non-residential structures for residential use
 - Home buyer assistance for low and moderate-income persons
 - Demolition of vacant, deteriorating housing units with the intent of making the site available for new housing construction
 - Providing site improvements or public facilities to publicly-owned land or land owned by a non-profit organization to be used or sold for new housing
 - Complementary community revitalization activities such as clean up, removal of dilapidated vacant buildings, improving or constructing sidewalks, streets, lighting, or neighborhood parks or playgrounds.

7. Federal Emergency Management Agency Funds (FEMA): in the event of emergencies that affect infrastructure, unanticipated needs that result from disasters and emergencies. <http://www.fema.gov/about/contact/regionviii.shtm>
8. Montana Board of Housing (MBOH): administers a number of programs such as Low Income Housing Tax Credit Program, Multifamily Risk Sharing Program, Multifamily General Obligation Program, Single Family Set-A-Side Program. http://housing.state.mt.us/Hous_BOH.asp, homeprogram@mt.gov or http://housing.mt.gov/Hous_HM
9. Montana Home Investment Partnerships Program (HOME): this program was created by the National Affordable Housing Act of 1990 to expand the supply of decent and affordable housing for low and very-low income Montanans.
10. US Department of Agriculture-Rural Development Programs:
 - Telecommunications Program: <http://www.usda.gov/rus/telecom/index.htm>
 - Housing Preservation Grants: <http://www.rurdev.usda.gov/mt/rhs/533.htm>
 - Rural Rental Housing 515 Program: <http://www.rurdev.usda.gov/mt/rhs/515.htm>
 - Farm Labor Housing 514 & 516 Program: <http://www.rurdev.usda.gov/MT/rhs/514-516.htm>
 - Section 538 Guaranteed Rural Rental Housing Program: <http://www.rurdev.usda.gov/mt/rhs/538.htm>
 - Community Facilities Loan & Grant Program: <http://www.rurdev.usda.gov/mt/cf/cfgr.htm>
 - Water & Environmental Programs: <http://www.usda.gov/rus/water/index.htm>
11. Federal Home Loan Bank of Seattle-Community Lending Service: provides planning grants for affordable housing, economic development, and neighborhood revitalization <http://www.fhlnbanks.com/html/programs.html>
HERITAGE, RECREATION & TOURISM DEVELOPMENT FINANCING
12. Property Tax Abatement Program: In 1989 Montana established a tax abatement program for the restoration, rehabilitation and expansion of certified residential and commercial properties listed on the National Register of Historic Places or located in National Register District.
13. Tourism Infrastructure Investment Program-Travel Montana provides grants to tourism-related non-profit groups. <http://travelmontana.mt.gov/forms/> or vbjornberg@mt.gov
14. Community Transportation Enhancement Program (CTEP): makes funds available for projects under the National Intermodal Surface Transportation and Efficiency Act to be used for enhancement projects, including historic preservation to local government on a per capita basis. <http://www.mdt.mt.gov/business/ctep/>
15. Resource Indemnity Trust: Dept. of National Resources makes grants from mining severance taxes to historic preservation projects that emphasize renewable resource management and development. http://www.dnrc.mt.gov/About_Us/Contact_US.asp

CDBG ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE GRANTS:

The State makes funds available to local governments or local non-profit community development corporations, provides technical assistance, rural outreach, and training in

association with business counseling and lending activity. Information on eligibility, planning considerations, allocations, matching requirements, and applications can be obtained from the Montana Dept. of Commerce.

HISTORIC PRESERVATION PROGRAMS

1. Federal Tax Credits for Historic Preservation: permits a building owner or long term lessee to elect a tax credit on qualified rehabilitation expenditures. A tax credit provides the property owner with a reduction on his or her federal income tax. http://www.nps.gov/hps/hps_contact.htm or <http://www.nps.gov/hps/tps/tax/index.htm>
2. Certified Local Government Program: is a partnership program between state and local governments whereby the State Historic Preservation Office provides preservation and planning assistance. <http://www.nps.gov/history/hps/clg/> or http://www.nps.gov/history/hps/clg/become_CLG.html
3. National Trust For Historic Preservation: provides funding for historic preservation projects through a variety of loan and grant programs. <http://www.preservationnation.org/about.us>
4. Montana Cultural Trust: A portion of the interest earned in the investment of the coal tax revenue is available for projects in the arts and historic preservation for operations, capital, special projects and endowment development.
5. Montana Arts Council: administers grant funds in conjunction with the National Endowment for the Arts (NEA) planning and to sponsor activities and events. Also projects in the field of architecture and local art agencies. http://art.mt.gov/about/about_mission.asp or http://art.mt.gov/about_contact.asp
6. Montana Committee for the Humanities: provides funding for historic and prehistoric surveys, public forums on a variety of issues, research and oral history, special speakers and conferences and fosters partnerships between communities and local universities. <http://www.humanitiesmontana.org/index.shtml>
7. Private Foundation Grants: private foundation grants are available to non-profit organizations and local governments (in some cases) for projects which advance community cultural, historic and heritage resources. A variety of publications and on-line resources provide information on individual foundation programs.
8. Preserve America Communities: is a White House initiative grant program that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage. Several Montana towns have received funds to support efforts through heritage, tourism, educational historical planning. www.preserveamerica.gov/overview.html

Montana Historical Society manages many of the historical preservation programs or have information on programs; so we have included contact information for them: P. O. Box

201201, 225 North Roberts, Helena. Mt. 59620-1201, 406 444-2694 email: mhslibrary@mt.gov or <http://montanahistoricalsociety.org/>

Many of the programs are managed by the Department of Commerce; included is their contact sites. <http://commerce.mt.gov/org>, www.mt.gov/govt/statedir/agency/commerce
The Main Street Program is a historic preservation based economic development program that has been used by thousands of rural communities to revitalize traditional downtown commercial districts. In 2008 an affiliate program was opened for rural communities that are exploring downtown revitalization that cannot achieve full Main Street designation. Full designation requires hiring at least a part-time director. The new affiliate program is available to communities with 2000 to 5000 population. It requires the commitment of the community to the goal. Communities may apply for a temporary status which gives three years to raise money to hire a part-time director. During that time extensive training is given to prepare for a paid director who will lead volunteers to achieve the revitalization goal. Contact Montana Department of Commerce, Montana Main Street Program, Small Business Development Center, 301 S. Park Ave., P.O. Box 200505, Helena, MT, 59620-0505 or Julie Burk, 406-841-2756 or jb Burk@mt.gov.

More information on this program is contained in Vol. II.

SUBDIVISION REVIEW CRITERIA PER 76-3-608 MCA 2007

State and local subdivision statutes regulate the process of dividing land and providing public facilities and services to the newly created lots. The platting and creation of lots is only the first phase of development. The action establishes long term patterns of land use for the community. Therefore, proper public review of proposed land division is vital. In Montana, local government subdivision regulations must evaluate a proposed subdivision's impact on the natural environment, wildlife, public health and safety, local services and other factors.

To satisfy the requirements of 76-3-608, MCA, 2007, it must be read completely so a copy is included. *

The Subdivision Regulations were effective January 8, 2008. Reviewing a subdivision for preliminary plat approval, the Planning Board must issue a written Findings of Fact.

It is required that a statement be included on how the jurisdiction will handle the criteria defined in 76-3-608, MCA 2007.

Before you can issue a statement on how it will be handled an understanding of definitions of agriculture and the eligibility of land for valuation as agriculture. These Statues are also long and detailed and copies of 41-2-103, MCA, 81-8-701, MCA, 15-1-101, MCA, 15-7-202, MCA 2007 are included.*

*Appendix 1

Using the above criteria, each subdivision development review will require written documentation of environmental issues. If there are none, it should be stated.

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

NATURAL ENVIRONMENT

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

Wildlife: Living things, which are neither human nor domesticated.

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

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

EVALUATION METHODOLOGY

The Planning Board will evaluate and make recommendations in the Findings of Fact to the governing body on each subdivision with respect to the criteria set forth in 76-3-608 MCA, and as defined in this Growth Policy. The evaluation will be based upon the extent of any and all expected impacts to each of the elements defined, and to the degree to which the applicant proposes to mitigate any adverse impacts.

The Findings of Fact will also include a statement on the public hearings. The governing body will then render a written decision to approve, approve with conditions, or deny the proposed subdivision based on the Growth Policy, Subdivision Regulations, Capitol Improvements Plan and Public Hearings.

PUBLIC HEARINGS ON PROPOSED SUBDIVISIONS

The President of the Planning Board will open the hearing by orally summarizing the subdivision application, its relationship to the Growth Policy and the Subdivision Regulations. The President may set a time on the length of the hearing, and the time allotted for each speaker. After all persons have spoken, the President may (if time allows) call on those persons wanting to address the issue a second time.

1. All written data may be presented after the opening of the hearing.
2. Proponents will be allowed to speak and the information must be factual; relevant without duplications of previous information presented. The speaker should open with stating his/her name and address for the record and their interest in the matter.
3. Opponents will be given the same criteria as proponents.
4. If time allows a brief rebuttal of two (2) minutes may be allowed.

5. Board members may be allowed to ask relevant questions.
6. The hearing is then closed.

There may be occasions when a second hearing by the governing body is necessary. The process is outlined in the Subdivision Regulations.

ZONING OVERLAYS

To protect the public safety, welfare and morals of the citizens of the community, the new zoning regulations should address the following subjects:

- Casino Overlay: Currently all gambling is confined to the downtown district with three (3) exceptions.
 1. The Metlen
 2. Lucky Lil's
 3. Dotty's

The overlay should prohibit gambling developing in other areas of the community.

Sexually Oriented Business: The zoning overlay should develop a criteria and restrictions to confine this type of business.

- Historic Overlay: Some historic areas have been identified but the information needs to be updated and an overlay created to protect this valuable resource.

The following is various details about our community and the surrounding area. It is important to remember the history of the community, the Union Pacific Railroad history, special areas, and resources that has sustained the community. Cultural, scenic and recreational resources that are enjoyed by the community and those who visit are vital for the community to be vibrant and should never be forgotten when moving forward.

HISTORIC AREAS

The 1980-81 survey of Dillon's historic resources resulted in a recommendation that two areas be nominated for listing in the National Register of Historic Places as historic districts. These are the South Side Residential District and the Central Business District. While these two areas are noted in the survey as having the majority of the historic resources, other areas of Dillon contain buildings, which are significant in understanding Dillon's history. For example, the Metlen Hotel, located west of the tracks is not included in either of the proposed historic districts. Descriptions of the two suggested districts are as follows:

Historic South Side Residential District – This District encompasses an area of approximately 28 blocks, adjacent to the commercial core. In this portion of the Dillon original townsite, resided both the city's wealthiest and most prominent citizens and those of more modest means. Major streets in the District are Washington, Idaho and Pacific, connecting the University of Montana Western campus with downtown Dillon. To the Northeast, the District boundary abuts the alley behind Idaho Street properties, the

northeast edge of the commercial district. On the Northwest, the District extends toward Blacktail Deer Creek. The District contains homes, one elementary school, churches and the Beaverhead County Courthouse. The majority of the structures are residential and date from after 1900. If implemented a historic overlay in zoning would preserve these assets.

Historic Downtown Commercial District – Dillon’s commercial core developed in the blocks to the southeast of the Union Pacific tracks. Like most Montana towns, the development is linear. Businesses are still concentrated on Montana and Idaho Streets running parallel to the tracks. The District contains many substantial brick masonry buildings from 1890 to 1920. The majority of the buildings are two-story structures built without set backs from the property line. The District includes the three-story City Hall constructed in 1914.

To date, neither District has been nominated to the National Register, although individual properties have been listed. These include the original Barrett Hospital (Chapman and South Atlantic -- *demolished*), Martin Barrett House (733 South Pacific), Dillon City Library (121 South Idaho), Hotel Metlen (5 South Railroad), Montana State Normal School (710 South Atlantic Street), Oregon Shortline Passenger Depot (South Montana Street), U.S. Post Office, (117 South Idaho Street). (Information provided by the Montana State Historic Preservation Office.) The records of the Montana Historical Society, which has done an inventory of Dillon historical buildings, should be obtained and updated to start protecting these assets of the community.

THE UNION PACIFIC RAILROAD CORRIDOR

The City of Dillon owes its existence to the development of the railroad. The Oregon Short Line of the Union Pacific Railroad was constructed to serve the Butte, Montana copper mines, entering Montana at Monida in southern Beaverhead County on March 9, 1880. Dillon’s namesake, adopted in 1881, was Sidney Dillon, President of the Union Pacific Railroad. Today the Union Pacific Railroad provides rail service with a line running from Pocatello, Idaho to Butte where it connects with Montana Rail Link. This line runs the full length of Beaverhead County, providing a valuable shipping link for many Beaverhead County businesses. Malt barley, feed barley, wheat and talc are the primary commodities that are shipped by rail. Geologic conditions and seismic activity in the area near Clark Canyon Dam have caused movement in the Union Pacific rail line, intermittently closing the line and interrupting rail traffic. In the absence of a solution, the Union Pacific may have to permanently close this line severely effecting local economic activity.

The Union Pacific Railroad corridor is, in many ways, Dillon’s “Main Street”. In addition to activities associated with rail freight service, the corridor also provides public parking spaces and public park areas. Grain elevators within the corridor point to Dillon’s role as a railroad and agricultural center and helps define the community’s unique character and sense of place. The Beaverhead County Museum, Beaverhead Museum Association and Headhunters Genealogy use both the museum buildings and Historic Depot.

SPECIAL AREAS

University of Montana Western – The campus is situated at the south end of Dillon. The University has an enrollment of over 1,000 students. The campus also houses the

Montana Youth Challenge Program. The campus includes classroom, administrative, offices and library buildings, gymnasium, physical plant, and five dormitories (one of which is being used by the Montana Youth Challenge Program). www.umwestern.edu.

The Beaverhead County Fairgrounds – The Fairgrounds occupy 22.5 acres on the Southwest side of Dillon. They are owned and managed by Beaverhead County and include exhibit space, an arena and grand stand equipped with a sound system, various barns, a 4-H Building, the Jaycee (Junior Chamber of Commerce) Building, and parking areas. The exhibit facilities and arena can accommodate up to approximately 5,000 people. Yearly activities include a demolition derby sponsored by the Jaycees, who also sponsor the Labor Day parade and concert, the Rancher Roundup, Senior PRCA and the Beaverhead County Fair. The College and High School also hold rodeos. The Fairgrounds has the potential to be a multi-purpose use facility. www.beaverheadcounty.org.

Forest Service -- The Beaverhead/Deer Lodge National Forest Service Facility is located adjacent to the Hospital. www.fs.fed.us/r1/b-d.

Water Resources

The Beaverhead River flows near the West Side of Dillon, originating at the Clark Canyon Reservoir and joining the Jefferson River at Twin Bridges, ultimately forming the headwaters of the Missouri River. In Dillon, the Blacktail Deer Creek joins the Beaverhead River in the broad agricultural mountain valley of the Beaverhead Basin, at an elevation of 5,097 feet above sea level. The waters of the Upper Missouri River Basin (Beaverhead and Big Hole River drainages) are a significant feature. They have historic significance because of the journey of Lewis and Clark through Beaverhead County. These waters support abundant fish and wildlife, domestic and municipal water, irrigation, stock watering and recreational uses.

The Dillon Canal is a constructed irrigation ditch managed by a Canal Company with the City of Dillon as one of its principle shareholders. The Canal flows out of Blacktail Deer Creek from its head gates at Poindexter Street in the general vicinity of University of Montana Western and cuts across the East Side of town. Water from the Canal is used to water the cemetery and Vigilante Park in Dillon as well as for irrigation purposes.

Water is key to the area's economy which is largely dependent on agriculture and is needed during each month of the growing season to obtain optimum crop production. The main source of irrigation water comes from snow accumulations in the mountains. Clark Canyon Reservoir completed in 1965 as part of the East Bench Irrigation project, provides water storage to 22,000 acres of irrigated farmland known as the East Bench. Another major irrigation project is the West Bench Irrigation Project. Completed in 1980, this system provides for the irrigation of about 4000 acres of land, all under a gravity flow system. Soils and climate in these areas are ideal for small grain, potato and alfalfa production. These crops require about 2-acre feet of water per season. Over the last 30 years most of the irrigated land in the Beaverhead River has been converted from flood irrigation to sprinklers, in the last few years. Because of labor shortages, more and more center pivots are used which require less labor.

Groundwater

Well yields in Dillon and Beaverhead County are unpredictable due to the complexity of the subsurface deposits. Higher volume wells are generally found in the unconsolidated sands and travel in the valley bottoms. These wells are generally of high volume and the water quality is high.

Bedrock aquifers are the only other source of water in the mountains or areas without these alluvial deposits. The quantity of water yielded from these bedrock aquifers is variable, depending on the fracturing. Water quality and quantity is generally lower in these bedrock aquifer wells. There are areas in Beaverhead County where wells may be “dry holes” due to subsurface fracturing and faulting.

Aquifer recharge comes from numerous sources including precipitation infiltration, runoff from surrounding mountains, and return flows from irrigation.

Mineral Resources

The mineral resources of Beaverhead County are diverse. Among the metals are gold, silver, lead, zinc, manganese, thorium, tungsten, iron, molybdenum, and nickel. The nonmetallic resources of the county include talc, graphite, gypsum, silica phosphate, rock sand and gravel, oil shale, sillimanite, corundum, and pegmatite minerals.

In the County, at least four mining regions can be defined:

- Pioneer Mountain mining region in the north-central part of the county,
- Beaverhead Mountains mining region, which forms the western and southwestern boundary of the county,
- Tendoy Mountains mining region, which is in the south-central part of the County, and;
- Ruby Mountains mining region, which occupies the east-central part of the County.

Most of the precious and base metal have been produced from deposits localized in sedimentary rocks in the Pioneer Mountains mining region. In the Ruby Mountains mining region, talc has been the principal mineral commodity produced. Minor base metal production has come from deposits in the Beaverhead and Tendoy Mountains mining regions.

Mining in Beaverhead County began on July 10, 1862 when placer gold was discovered in the gravels of a small tributary of the Big Hole River west of the town of Wisdom. Three weeks later the richer gold placers on Grasshopper Creek were discovered and by the end of the year, the camp there, called Bannack, had a population of about 400. Placer mining at Bannack continued until 1916. In 1864 the silver-bearing veins in the Argenta district, about 15 miles northwest of Bannack, were discovered. Some of the richest ores were

shipped as far as Wales for treatment, but because of transportation difficulties and excessive shipment charges it became necessary to treat the ores locally. Accordingly, four smelters were constructed along the banks of Rattlesnake Creek near the town of Argenta. In 1893 the last smelter was shut down. In 1873, the Treasure of Beaverhead County was discovered. This was a rich silver-lead ore that cropped out on Lion Mountain at the head of Trapper Creek in the heart of the Pioneer Mountains. The decline of the district dates to 1901, owing to dwindling ore reserves and the low price of silver.

In 1913, Beaverhead County's greatest venture in mining began with the start of mining operations in the Elkhorn mining district near the South end of the Pioneer Mountains. By 1925, about 200 men were employed to support the underground mine. However by 1930, due to financial difficulties, work at the mine was suspended. Gold mining was again revived in 1933 when the price of gold was officially raised to \$35.00 per ounce. Major placer operations were conducted along Grasshopper Creek, and some of the gold lode mines at Bannack were reactivated. The Ermont Mine, about 2-½ miles Southwest of Argenta, became the chief producer in the county. Gold production again declined in the 1940's and while deposits have been discovered and developed recently in the region, none have been located in Beaverhead County.

In recent years, nonmetallic minerals have played an increasingly important part in Beaverhead County's mining economy. The County contains proven reserves of phosphate rock, talc, oil shale, silica, limestone, graphite, sand and gravel, and gypsum. Talc and phosphate have been the principal nonmetallic commodities produced. Talc production began about 1941 from deposits situated along the West End of the Ruby Mountains about 11 miles Southeast of Dillon. Large-scale phosphate rock production from mines in Beaverhead County began in 1952, and while large resources remain, they are considered to uneconomical at the present time.

With the exception of local sand and gravel operations, there are currently no operating metal mines in Beaverhead County. There is a talc mine, processing mill and plant facility south of Dillon. This facility is a major employer in the county

Beaverhead County is part of a mineral-rich region where mining has been continuous since 1862. A wide variety of mineral commodities are present. However, mining has always been sporadic, waxing and waning with fluctuations in prices of commodities and costs of production.

SOILS

Soil consists of mineral matter mixed with varying amounts of organic matter derived mostly from vegetation. The mineral matter is parent material that has been weathered and broken down by the combined effects of climate, living organisms, and relief action over long periods of time. These effects can vary within short distances. Consequently, the soils that form can have different levels of fertility, productivity, physical and chemical characteristics.

In Beaverhead County there is a great deal of variation in soil forming factors and thus, many distinct types of soils. Variations in elevation, parent material and climate are the primary contributing factors to differences in soils. The surface of Beaverhead County displays a variety of landforms ranging from flat pediments to jagged peaks, from broad river valleys to narrow gorges. There is even a small area of sand dunes near Red Rock Lake. High elevation in the Pioneers, Blacktail and the Continental Divide Ranges are barren rock with little or no soil. Freezing temperatures may occur any time of the year at higher elevations and 70 percent of the precipitation falls as snow. The mountains are responsible for the “rain shadow” effects in the valleys on the leeward (east) sides of the ranges. Mainly alluvial deposits on fans, terraces and floodplains with formed valley soils some glacial till in the West Side of the Big Hole Valley. Most of the precipitation that falls in the valley areas is absorbed into the soil and utilized by plants with very little entering the major drainage systems. In the valleys the average frost-free period ranges from less than 30 days in the Big Hole Valley to around 105 days in the Dillon Valley. The alluvial and glacial materials consist of silt, clay, and sand but also have gravel, cobbles and stones in various amounts.

Blowing soil is a potential problem to the cropland in Beaverhead County due to the sandy texture and the calcareous surfaces. Loss of topsoil through erosion is damaging because productivity is lost and can result in pollution. Conservation practices such as maintaining plant cover, or minimum tillage, are necessary to protect these soils.

VEGETATION

MAJOR CLASSIFICATIONS

Beaverhead County has a diverse vegetative cover due to the variety of soils, landforms, precipitation, and elevation. The highest elevations, located along the Continental Divide and in the Pioneer Mountains, are rock-covered and essentially devoid of any vegetation.

The mid- and lower-mountain elevations are covered primarily with evergreen forests, lodgepole pine, and Douglas Fir. Mountain grasslands and shrub lands are present at these elevations. Fescue, wheatgrass, needle grass, and forbs are also present.

Inter-mountain grasslands characterize the foothills of these mountain ranges. Depending on soil types and moisture, vegetation in these zones range from big sage and rabbit brush to Idaho fescue, lupine, and blue bunch wheatgrass. The general plant communities in these foothills are dominated by grass species, forbs and shrubs.

Areas of plains grasslands are located between the foothills and river bottoms or riparian zones. There bench lands are dominated by a variety of wheat grasses. Other grasses and sedges, as well as sagebrush, make up the general plant community in this zone.

Riparian areas run along the major water drainages in the County; including the Red Rock River, Horse Prairie Creek, Beaverhead River, Grasshopper Creek, Blacktail Deer Creek and the Big Hole River. These areas are home to a variety of sedges and willow species

as well as cottonwood trees. Aspen and alder trees can also be found in the higher riparian areas near the mountains.

Critical Plant Communities

The Montana Natural Heritage Program maintains an inventory of plant species of special concern in the state. The term “special concern” includes plants that are rare, endemic, threatened or endangered throughout their range, or need further research. Beaverhead County currently has 72 vascular plant species that are listed as species of special concern.

Many of these plants are known to exist in only one or two locations in the County. For 23 of these plants, Beaverhead County is the only known location in the State of Montana. Distribution information for these species can be found at the national Heritage Program’s web site (Montana Natural Heritage Program, Natural Resources Information System – NRIS Data Base, 12/1999).

FISH AND WILDLIFE

The diversity of wildlife in Beaverhead County is represented in hundreds of species including big game animals, waterfowl, and fish. Elk and antelope graze along with cattle in the river valleys during the winter and spring months. In the summer, elk and mule deer can be found in the higher country while antelope and white tail deer stay closer to the valley floors. Less likely to be seen are the predators – mountain lions, bear, coyotes, and wolves, who make the area their home. A diversity of bird species occurs from the lowlands to the high mountain peaks and includes songbirds, raptors and waterfowl. Beaverhead County is also home to a variety of species, which are protected under the provisions of the Federal Endangered Species Act. These protected species include the larger mammals such as the grizzly bear, wolverine and gray wolf as well as certain fish species, e.g., the Arctic Fluvial Grayling and the West Slope Cutthroat Trout. The Montana Department of Fish, Wildlife and Parks generally manage fish and wildlife on all lands.

HISTORIC, CULTURAL, SCENIC AND RECREATIONAL RESOURCES

Bannack State Park – On July 28th, 1862, a Colorado miner, John White, found rich deposits of placer gold in the sands of Grasshopper Creek, a tributary of the Beaverhead River, approximately 25 miles west of present-day Dillon. It was the first gold discovery in Montana on any source stream of the Missouri River. As a result of the ensuing boom, Bannack City was established to serve the growing camp. By 1863, the population reached over 3,000 and in 1864, Bannack hosted the first Legislative Assembly of the new Montana Territory. Its short tenure as the first territorial capital (Virginia City became Territorial Capital in 1865) and its significance as a mining camp, led to its designation as a National Historic Landmark in 1962. Previously, in 1954, the remaining portion of Bannack was made part of the Montana State Park System assuring its preservation. Today, Bannack State Park is one of the treasures of the Montana State Park System, providing a unique opportunity to interpret Montana’s history, from the beginning of the gold rush, through the formation of the Montana Territory and Statehood. The site consists of 40 buildings of major significance and many small structures.

Clark's Lookout – On August 13, 1805, the main party of the Lewis and Clark Expedition, under the leadership of William Clark, was on the Beaverhead River, just north of present-day Dillon. The group reached an island behind which a small creek entered the river, which they called McNeal's Creek. Just above this stream, Clark noted a point of limestone rock on the right, about 70 feet high, forming a cliff over the river. Because Clark climbed the cliff and took several compass readings, the outcropping is still known as Clark's Lookout.

Road Agent's Trail – During Montana's territorial period, miners, merchants, couriers, and outlaws traveled between the towns of Bannack and Virginia City, Montana's first and second territorial capitals. The Road Agents Trail follows the original 1860's stagecoach route between the two capitals, which also served the notorious outlaw Henry Plummer and his gang of bandits. The trail is an important historic resource, significant to the understanding of Montana history. Local historians, state and federal agency representatives, and others interested in tourism, have proposed that the Trail be developed for use by modern day visitors to Montana.

Historic Sites – Within the City of Dillon, a number of properties have been individually listed on the National Register of Historic Places. A Walking Tour of the City, which features sites of historical significance, was developed by the Beaverhead County Museum with funding from the City of Dillon, the Montana Committee for the Humanities and the Montana Historical Society.

The Walking Tour done many years ago needs updating in 2009. The City, Museum and Montana Historical Society should join together to develop a new Tour Guide as it is an asset that generates tourist revenue.

CULTURAL AND EDUCATIONAL RESOURCES

Beaverhead County Museum – Created in 1947 the Beaverhead County Museum is located along the Oregon Short Line railroad tracks, adjacent to Montana Street in Dillon. The Museum's artifacts and collections are focused in pre-history, Montana Territorial history, community builders, mining heritage, agricultural history and transportation. The artifacts, including the Argenta Schoolhouse and other outside artifacts, are owned by the County. The Depot building is owned by the County. The Museum Association is the owner of the rustic buildings which has the primary museum displays and museum office which is next to the 1909 Union Pacific Train Depot. The ground is leased from the Union Pacific Railroad by the Beaverhead Museum Association, a non-profit support group. The Depot is now used for additional museum displays, association office, and a display of Montana Birds done by Dennis Jones in 2005. The entire complex is managed by a County appointed Board of Trustees who oversees the budget and manages staff and volunteers. The Headhunters, a genealogy group, also keep their records and hold meetings there. The museum receives 2 mil levies from the County which is approximately \$60,000 to operate the museum. This money is to be kept in a special holding fund. The Executive Director is a County employee with benefits. 7-16-2005, MCA 2007.

www.beaverheadcounty.org

The Depot Theater – The Depot Theater was created in conjunction with the renovation of the historic Union Pacific Train Depot. It seats 110 persons and features local and touring productions. The Depot Theater is leased to the Museum Association by the County and is used by the Association to raise funds for support of the museum. It is also rented by groups, organizations and individuals for various activities.

Birch Creek Outdoor Education Center – The Birch Creek Outdoor Education Center is a cooperative effort between University of Montana Western and the Dillon Ranger District of the Beaverhead National Forest. The Center, located 20 miles north of Dillon, hosts workshops, environmental education programs, conferences, and courses for lifelong learners. Originally known as “Camp Birch Creek”, the Center was built in 1935 by the Civilian Conservation Corps. The simple buildings they constructed are now on the National Register of Historic Places and are used as dormitories and classrooms.

RECREATIONAL AND SCENIC RESOURCES

Beaverhead County is characterized by a powerful landscape that has drawn people for many years. Recreation in Beaverhead County is at the heart of the quality of life in the region. For the first Native American visitors thousands of years ago to Lewis and Clark to the miners clamoring for gold to the people of the region today, the place has offered enjoyment and a sense of well being. Opportunities to observe natural history, to fish, rock hound, hunt, hike, ski and ride along mountain ridges are enormous. More recently, the growing interest in history and prehistory has drawn visitors to abandoned mining towns, and archaeological expeditions. Beaverhead County has a number of sites which are managed for recreational purposes. These include:

The Pioneer Mountains Scenic Byway – Designated in 1989, the Pioneer Scenic Byway runs for 27 miles along the Wise River, bisecting the East and West Pioneer Mountains and connecting State Highways 43 and 278. It offers spectacular scenery and wild life viewing in conjunction with year-round recreation opportunities. The Byway also provides access to Crystal Park (see below), the Polaris School and Elkhorn - Coolidge Mining Camp.

Downhill Skiing is available at Maverick Mountain Ski Resort, east of Dillon, adjacent to the Pioneer Scenic Byway, and Lost Trail Pass, near the Idaho/Montana border.

Crystal Park is located in the Pioneer Mountains, along the Pioneer Scenic Byway. The site provides opportunities to the public to dig for quartz crystals between May 15 and October 15 each year. In addition to the digging areas, the Park has picnic sites, restroom facilities and trails. The Butte Mineral and Gem Club in partnership with the U.S. Forest Service, maintains the site.

Clark Canyon Reservoir – Located 20 miles south of Dillon, the Clark Canyon Reservoir was created in 1964 and is under the control of the East Bench Irrigation District, supplying most of the irrigation water to the area. The Reservoir provides opportunities for fishing, water skiing and jet skiing. The town of Armstead and the starting point of the Gilmore-

Pacific Railroad, which operated between 1910 and 1964, formerly occupied the site of the Reservoir.

Beaverhead – Deer Lodge National Forest offers unlimited opportunities for a wide variety of recreations all year. There are 160 high-mountain lakes, 2 wilderness areas; 1,050 miles of fishable streams; and over 1,700 miles of trails providing access to the extensive roadless portions of the Beaverhead. Some trails are open to motorcycles or other off highway vehicles, while others provide for non-motorized use only.

GROWTH POLICY RESOURCES

One of the goals of the committee was to reduce the volume of supporting material from the actual policy. Most of the information can be reviewed on the internet or hard copies are available in Volume II maintained at the City by the Planning Board.

This is a list of the documents reviewed and that support decisions made in the goals for the Growth Policy. One of the primary resources used was the Department of Commerce. It is their role to provide information and guidance to government entities. I will mention Jerry Grebenc as he has always responded promptly to questions and provided the information needed or guided us to the right source. <http://comdev.mt.gov/>

1. The Montana Growth Policy Resources Book (Jan. 2008) Dept. of Commerce. <http://comdev.mt.gov/>
2. The Montana Economic & Demographic Analysis Vol. I, Economic Profile (Dec, 2007) for the plan year beginning April 2008. Vol. II, Demographic Analysis (Dec. 2007) for the plan year beginning April 2008 (Dept of Commerce).
3. Housing in Montana, The White Paper (9-08), Housing Coordination Team, Division of Housing, Montana Dept. of Commerce. www.housing.mt.gov
4. Mobile Home Decommissioning & Replacement & Mobile Home Park Acquisition Strategies for Montana (6-06) Preliminary Analysis Report Commissioned by: District XI & District VII Human Resource Council.
5. Directory of Planning, Grant Writing, & Grant Administration Consultants (5-08 Dept. of Commerce).
6. Senate District 76, 2007 Highlights & Statistics of Beaverhead County Prepared by Montana State Library, 1515 E. 6th Ave., Helena. Mt., 406-444-3115. www.msl.mt.gov
7. US News Barrett Hospital key service. www.health.usnews.com/listings/hospital-directory/montana
8. Brim Healthcare, Inc. Administrator of Hospital. www.brim.us/barrett_modern_healthcare.php
9. Driving & Density Perc (Property & Environmental Research Center in Bozeman. www.perc.org/articles/article374.php
10. Montana Ground Water Information Center (GWIC) Beaverhead County Statistics (5-2008). www.mbmggwic.mtech.edu/sq1server/v11reports/CountyStatistics.asp
11. Non-Profits in Beaverhead County. www.channels.isp.netscape.com/pf/sotry.jsp

12. Census Snapshot Montana (Williams Institute 4-08)
13. Summary of Data from Scoping survey done by Iowa State University Dept. of Economics. (6-08).
14. Real Estate Details, Dillon Montana. www.city-data.com/zip/59725.html
15. Fiscal Impact Analysis of Future Growth Scenarios, Beaverhead County (1-07) Sonoran Institute funded by Partner Lincoln Institute of Land Policy & RPI Consulting. gabe@rpiconsulting.org
16. North Dillon Planning Area Beaverhead County Comprehensive Plan Addendum (1997)
17. The Right to Farm & Ranch Ordinance County Ordinance No. 2004-7
18. Beaverhead County Growth Plan (8-06)
19. The County Planning Dept. & Planning Board 2007 Activity Report done by Rick Hartz County Planner.

Required maps for the Growth Policy were provided by Scott Marsh, County GIS Coordinator, and the Dept. of Commerce. The One Mile Growth Area is defined in the Growth Policy and outlined on the map. Due to the size, they will be maintained at City Hall by the Planning Board.

Maps on specifics of infrastructure conditions and needs for Dillon is contained in the Capital Improvements Plan 2006. This information was used extensively in the Growth Policy. All Council members and Planning Board members have copies of the CIP. It is also available on the City of Dillon Web Site.

All supporting documents, charts and maps are contained in Volume II, retained at City Hall. They predict possible population, housing, and economic conditions for Beaverhead County for the next twenty (20) years.

The last documents are pages listing various Montana Government Information Sites. The list is extensive and provides State and Federal Sources on almost any subject that a government entity may be evaluating. We hope it the information provided will be a resource used frequently.

Montana Code Annotated - 2007

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15-7-202. Eligibility of land for valuation as agricultural. (1) (a) Contiguous parcels of land totaling 160 acres or more under one ownership are eligible for valuation, assessment, and taxation as agricultural land each year that none of the parcels is devoted to a residential, commercial, or industrial use.

(b) (i) Contiguous parcels of land of 20 acres or more but less than 160 acres under one ownership that are actively devoted to agricultural use are eligible for valuation, assessment, and taxation as agricultural land if:

(A) the land is used primarily for raising and marketing, as defined in subsection (1)(c), products that meet the definition of agricultural in [15-1-101](#) and if, except as provided in subsection (3), the owner or the owner's immediate family members, agent, employee, or lessee markets not less than \$1,500 in annual gross income from the raising of agricultural products produced by the land; or

(B) the parcels would have met the qualification set out in subsection (1)(b)(i)(A) were it not for independent, intervening causes of production failure beyond the control of the producer or a marketing delay for economic advantage, in which case proof of qualification in a prior year will suffice.

(ii) Noncontiguous parcels of land that meet the income requirement of subsection (1)(b)(i) are eligible for valuation, assessment, and taxation as agricultural land under subsection (1)(b)(i) if:

(A) the land is an integral part of a bona fide agricultural operation undertaken by the persons set forth in subsection (1)(b)(i) as defined in this section; and

(B) the land is not devoted to a residential, commercial, or industrial use.

(iii) Parcels of land of 20 acres or more but less than 160 acres that do not meet the income requirement of subsection (1)(b)(i) may also be valued, assessed, and taxed as agricultural land if the owner:

(A) applies to the department requesting classification of the parcel as agricultural;

(B) verifies that the parcel of land is greater than 20 acres but less than 160 acres and that the parcel is located within 15 air miles of the family-operated farming entity referred to in subsection (1)(b)(iii)(C); and

(C) verifies that:

(I) the owner of the parcel is involved in agricultural production by submitting proof that 51% or more of the owner's Montana annual gross income is derived from agricultural production; and

(II) property taxes on the property are paid by a family corporation, family partnership, sole proprietorship, or family trust that is involved in Montana agricultural production and 51% of the entity's Montana annual gross income is derived from agricultural production; or

(III) the owner is a shareholder, partner, owner, or member of the family corporation, family partnership, sole proprietorship, or family trust that is involved in Montana agricultural production and 51% of the person's or entity's Montana annual gross income is derived from agricultural production.

(c) For the purposes of this subsection (1):

(i) "marketing" means the selling of agricultural products produced by the land and includes but is not limited to:

(A) rental or lease of the land as long as the land is actively used for grazing livestock or for other agricultural purposes; and

(B) rental payments made under the federal conservation reserve program or a successor to that program;

(ii) land that is devoted to residential use or that is used for agricultural buildings and is included in or is contiguous to land under the same ownership that is classified as agricultural land, other than nonqualified agricultural land described in [15-6-133\(1\)\(c\)](#), must be classified as agricultural land, and the land must be valued as provided in [15-7-206](#).

(2) Contiguous or noncontiguous parcels of land totaling less than 20 acres under one ownership that are actively devoted to agricultural use are eligible for valuation, assessment, and taxation as agricultural each year that the parcels meet any of the following qualifications:

(a) except as provided in subsection (3), the parcels produce and the owner or the owner's agent, employee, or lessee markets not less than \$1,500 in annual gross income from the raising of agricultural products as defined in [15-1-101](#);

(b) the parcels would have met the qualification set out in subsection (2)(a) were it not for independent, intervening causes of production failure beyond the control of the producer or marketing delay for economic advantage, in which case proof of qualification in a prior year will suffice; or

(c) in a prior year, the parcels totaled 20 acres or more and qualified as agricultural land under this section, but the number of acres was reduced to less than 20 acres for a public use described in [70-30-102](#) by the federal government, the state, a county, or a municipality, and since that reduction in acres, the parcels have not been further divided.

(3) For grazing land to be eligible for classification as agricultural land under subsections (1)(b) and (2), the land must be capable of sustaining a minimum number of animal unit months of carrying capacity. The minimum number of animal unit months of carrying capacity must equate to \$1,500 in annual gross income as determined by the Montana state university-Bozeman department of agricultural economics and economics.

(4) Parcels that do not meet the qualifications set out in subsections (1) and (2) may not be classified or valued as agricultural if they are part of a platted subdivision that is filed with the county clerk and recorder in compliance with the Montana Subdivision and Platting Act.

(5) Land may not be classified or valued as agricultural land or nonqualified agricultural land if it has stated covenants or other restrictions that effectively prohibit its use for agricultural purposes.

(6) The grazing on land by a horse or other animals kept as a hobby and not as a part of a bona fide agricultural enterprise is not considered a bona fide agricultural operation.

(7) The department may not classify land less than 160 acres as agricultural unless the owner has applied to have land classified as agricultural land. Land of 20 acres or more but less than 160 acres for which no application for agricultural classification has been made is valued as provided in [15-6-133\(1\)\(c\)](#) and is taxed as provided in [15-6-133\(3\)](#). If land has been valued, assessed, and taxed as agricultural land in any year, it must continue to be valued, assessed, and taxed as agricultural until the department reclassifies the property. A reclassification does not mean revaluation pursuant to [15-7-111](#).

(8) For the purposes of this part, growing timber is not an agricultural use.

History: En. Sec. 4, Ch. 512, L. 1973; amd. Sec. 2, Ch. 56, L. 1974; amd. Sec. 1, Ch. 457, L. 1975; R.C.M. 1947, 84-437.2; amd. Sec. 1, Ch. 608, L. 1979; amd. Sec. 16, Ch. 693, L. 1979; amd. Sec. 4, Ch. 681, L. 1985; amd. Sec. 1, Ch. 699, L. 1985; amd. Sec. 1, Ch. 35, Sp. L. June 1986; amd. Sec. 1, Ch. 590, L. 1991; amd. Sec. 2, Ch. 705, L. 1991; amd. Sec. 16, Ch. 773, L. 1991; amd. Sec. 3, Ch. 627, L. 1993; amd. Sec. 1, Ch. 474, L. 1995; amd. Sec. 2, Ch. 485, L. 1995; amd. Sec. 2, Ch. 376, L. 2005; amd. Sec. 1, Ch. 543, L. 2005; amd. Sec. 1, Ch. 478, L. 2007; amd. Sec. 1, Ch. 510, L. 2007.

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76-1-601. Growth policy -- contents. (1) A growth policy may cover all or part of the jurisdictional area.

(2) The extent to which a growth policy addresses the elements listed in subsection (3) is at the full discretion of the governing body.

(3) A growth policy must include:

(a) community goals and objectives;

(b) maps and text describing an inventory of the existing characteristics and features of the jurisdictional area, including:

(i) land uses;

(ii) population;

(iii) housing needs;

(iv) economic conditions;

(v) local services;

(vi) public facilities;

(vii) natural resources; and

(viii) other characteristics and features proposed by the planning board and adopted by the governing bodies;

(c) projected trends for the life of the growth policy for each of the following elements:

(i) land use;

(ii) population;

(iii) housing needs;

(iv) economic conditions;

(v) local services;

(vi) natural resources; and

(vii) other elements proposed by the planning board and adopted by the governing bodies;

(d) a description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established pursuant to subsection (3)(a);

(e) a strategy for development, maintenance, and replacement of public infrastructure, including drinking water systems, wastewater treatment facilities, sewer systems, solid waste facilities, fire protection facilities, roads, and bridges;

(f) an implementation strategy that includes:

(i) a timetable for implementing the growth policy;

(ii) a list of conditions that will lead to a revision of the growth policy; and

(iii) a timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary;

(g) a statement of how the governing bodies will coordinate and cooperate with other jurisdictions that explains:

(i) if a governing body is a city or town, how the governing body will coordinate and cooperate with the county in which the city or town is located on matters related to the growth policy;

(ii) if a governing body is a county, how the governing body will coordinate and cooperate

with cities and towns located within the county's boundaries on matters related to the growth policy;

(h) a statement explaining how the governing bodies will:

(i) define the criteria in [76-3-608\(3\)\(a\)](#); and

(ii) evaluate and make decisions regarding proposed subdivisions with respect to the criteria in [76-3-608\(3\)\(a\)](#);

(i) a statement explaining how public hearings regarding proposed subdivisions will be conducted; and

(j) an evaluation of the potential for fire and wildland fire in the jurisdictional area, including whether or not there is a need to:

(i) delineate the wildland-urban interface; and

(ii) adopt regulations requiring:

(A) defensible space around structures;

(B) adequate ingress and egress to and from structures and developments to facilitate fire suppression activities; and

(C) adequate water supply for fire protection.

(4) A growth policy may:

(a) include one or more neighborhood plans. A neighborhood plan must be consistent with the growth policy.

(b) establish minimum criteria defining the jurisdictional area for a neighborhood plan;

(c) establish an infrastructure plan that, at a minimum, includes:

(i) projections, in maps and text, of the jurisdiction's growth in population and number of residential, commercial, and industrial units over the next 20 years;

(ii) for a city, a determination regarding if and how much of the city's growth is likely to take place outside of the city's existing jurisdictional area over the next 20 years and a plan of how the city will coordinate infrastructure planning with the county or counties where growth is likely to take place;

(iii) for a county, a plan of how the county will coordinate infrastructure planning with each of the cities that project growth outside of city boundaries and into the county's jurisdictional area over the next 20 years;

(iv) for cities, a land use map showing where projected growth will be guided and at what densities within city boundaries;

(v) for cities and counties, a land use map that designates infrastructure planning areas adjacent to cities showing where projected growth will be guided and at what densities;

(vi) using maps and text, a description of existing and future public facilities necessary to efficiently serve projected development and densities within infrastructure planning areas, including, whenever feasible, extending interconnected municipal street networks, sidewalks, trail systems, public transit facilities, and other municipal public facilities throughout the infrastructure planning area. For the purposes of this subsection (4)(c)(vi), public facilities include but are not limited to drinking water treatment and distribution facilities, sewer systems, wastewater treatment facilities, solid waste disposal facilities, parks and open space, schools, public access areas, roads, highways, bridges, and facilities for fire protection, law enforcement, and emergency services;

(vii) a description of proposed land use management techniques and incentives that will be adopted to promote development within cities and in an infrastructure planning area, including land use management techniques and incentives that address issues of housing affordability;

(viii) a description of how and where projected development inside municipal boundaries for cities and inside designated joint infrastructure planning areas for cities and counties could adversely impact:

(A) threatened or endangered wildlife and critical wildlife habitat and corridors;

(B) water available to agricultural water users and facilities;

(C) the ability of public facilities, including schools, to safely and efficiently service current residents and future growth;

(D) a local government's ability to provide adequate local services, including but not limited to emergency, fire, and police protection;

(E) the safety of people and property due to threats to public health and safety, including but not limited to wildfire, flooding, erosion, water pollution, hazardous wildlife interactions, and traffic hazards;

(F) natural resources, including but not limited to forest lands, mineral resources, streams, rivers, lakes, wetlands, and ground water; and

(G) agricultural lands and agricultural production; and

(ix) a description of measures, including land use management techniques and incentives, that will be adopted to avoid, significantly reduce, or mitigate the adverse impacts identified under subsection (4)(c)(viii).

(5) The planning board may propose and the governing bodies may adopt additional elements of a growth policy in order to fulfill the purpose of this chapter.

History: Ap. p. Sec. 31, Ch. 246, L. 1957; amd. Sec. 12, Ch. 247, L. 1963; amd. Sec. 1, Ch. 156, L. 1973; Sec. 11-3831, R.C.M. 1947; Ap. p. Sec. 3, Ch. 246, L. 1957; amd. Sec. 2, Ch. 247, L. 1963; amd. Sec. 1, Ch. 349, L. 1973; Sec. 11-3803, R.C.M. 1947; R.C.M. 1947, 11-3803(part), 11-3831; amd. Sec. 8, Ch. 582, L. 1999; amd. Sec. 4, Ch. 599, L. 2003; amd. Sec. 1, Ch. 443, L. 2007; amd. Sec. 2, Ch. 455, L. 2007.

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76-1-605. Use of adopted growth policy. (1) Subject to subsection (2), after adoption of a growth policy, the governing body within the area covered by the growth policy pursuant to [76-1-601](#) must be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the:

(a) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;

(b) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and

(c) adoption of zoning ordinances or resolutions.

(2) (a) A growth policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law.

(b) A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with a growth policy adopted pursuant to this chapter.

History: En. Sec. 40, Ch. 246, L. 1957; amd. Sec. 15, Ch. 247, L. 1963; R.C.M. 1947, 11-3840(part); amd. Sec. 12, Ch. 582, L. 1999; amd. Sec. 1, Ch. 527, L. 2001; amd. Sec. 7, Ch. 599, L. 2003.

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41-2-103. Definitions. As used in this part, the following definitions apply:

- (1) "Agriculture" means:
 - (a) all aspects of farming, including the cultivation and tillage of the soil;
 - (b) (i) dairying; and
(ii) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural Marketing Act (12 U.S.C. 1141j(g));
 - (c) the raising of livestock, bees, fur-bearing animals, or poultry; and
 - (d) any practices, including forestry or lumbering operations, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.
- (2) "Department" means the department of labor and industry provided for in [2-15-1701](#).
- (3) "Domestic service" means an occasional, irregular, or incidental nonhazardous occupational activity related to and conducted in or around a private residence, including but not limited to babysitting, pet sitting or similar household chore, and manual yard work. Domestic service specifically excludes industrial homework.
- (4) (a) "Employed" or "employment" means an occupation engaged in, permitted, or suffered, with or without compensation in money or other valuable consideration, whether paid to the minor or to some other person, including but not limited to occupations as servant, agent, subagent, or independent contractor.
 - (b) The term does not include casual, community service, nonrevenue raising, uncompensated activities.
- (5) "Employer" includes an individual, partnership, association, corporation, business trust, person, or group of persons acting directly or indirectly in the interest of an employer in relation to an employee.
- (6) "Minor" means an individual under 18 years of age, except for an individual who:
 - (a) has received a high school diploma or has received a passing score on the general education development examination; or
 - (b) is 16 years of age or older and is enrolled in a registered state or federal apprenticeship program.
- (7) "Occupation" means:
 - (a) an occupation, service, trade, business, or industry in which employees are employed;
 - (b) any branch or group of industries in which employees are employed; or
 - (c) any employment or class of employment in which employees are employed.

History: En. Sec. 2, Ch. 391, L. 1993.

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81-8-701. Definitions. Unless the context requires otherwise, in this part the following definitions apply:

(1) "Agricultural and food product" includes a horticultural, viticultural, dairy, livestock, poultry, bee, other farm or garden product, fish or fishery product, and other foods.

(2) "Continuous official inspection" means that an employee or a licensed representative of the department of agriculture or the department of livestock or the United States department of agriculture regularly and continuously examines the commodity as it is being packed so as to have knowledge of the quality that goes into each package.

(3) "Person" includes an individual, partnership, association, union, or corporation.

History: En. Sec. 5, Ch. 290, L. 1947; amd. Sec. 43, Ch. 310, L. 1974; R.C.M. 1947, 3-2505.

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76-2-903. Local ordinances. A city, county, taxing district, or other political subdivision of this state may not adopt an ordinance or resolution that prohibits any existing agricultural activities or forces the termination of any existing agricultural activities outside the boundaries of an incorporated city or town. Zoning and nuisance ordinances may not prohibit agricultural activities that were established outside the corporate limits of a municipality and then incorporated into that municipality by annexation.

History: En. Sec. 3, Ch. 309, L. 1995.

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