

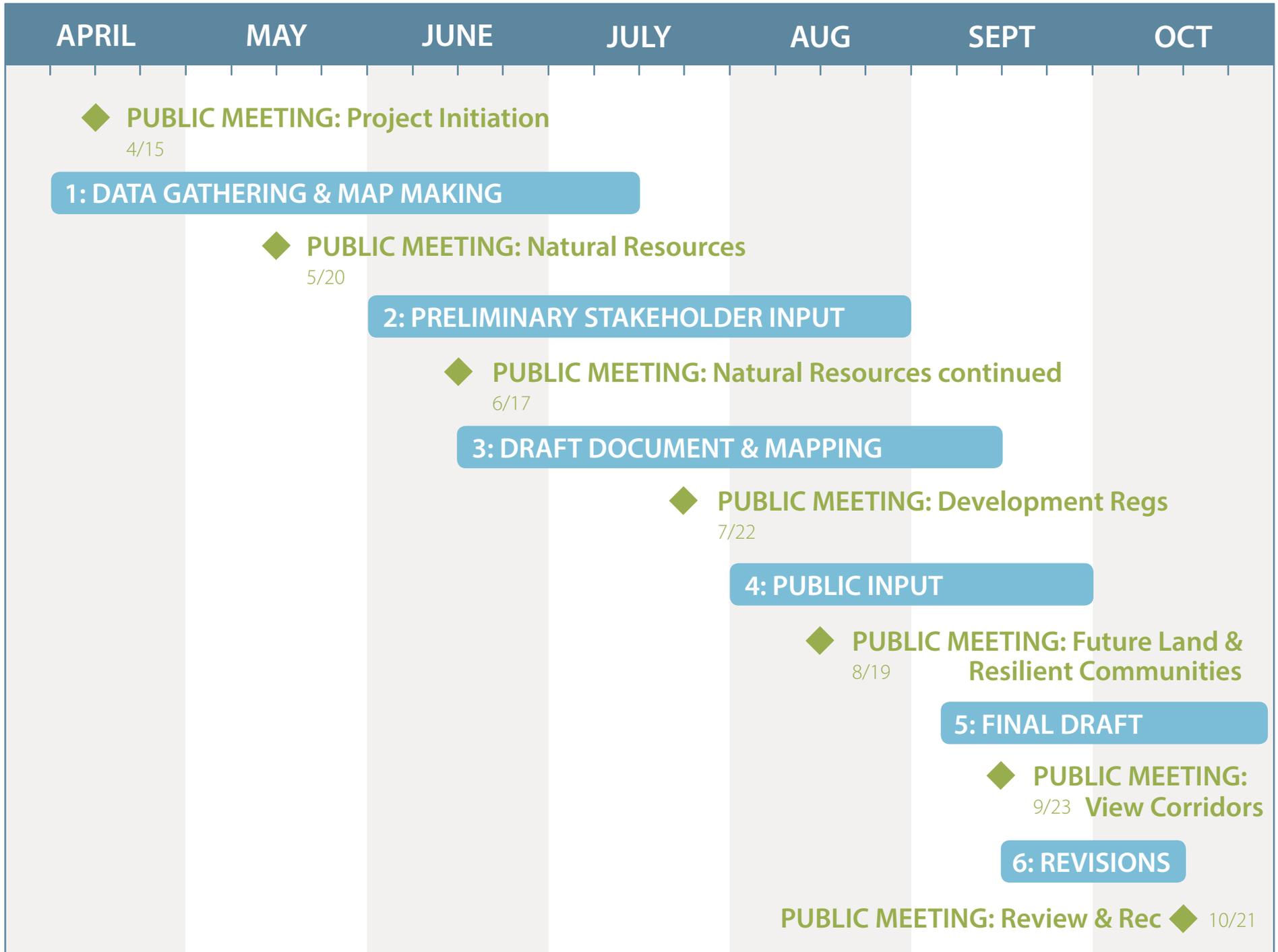
Carbon County Growth Policy Update

Tuesday, July 22, 2014

Development Regulations



CARBON COUNTY GROWTH POLICY UPDATE



Development Regulations

- First adopted in 1981, Revised 1989
- Adopted under MCA 76-2 Part 2 "County Zoning"



What do the Development Regulations “regulate”?

- Any change in land use from the present use of **AGRICULTURAL, RESIDENTIAL or RECREATIONAL** to **COMMERCIAL or INDUSTRIAL**
- Present use is defined in the regulations:

“The present use of each parcel of land based on its status in the Carbon County Appraisal Office will constitute the present use of that parcel of land.”

AR - Agricultural Rural

AU - Agricultural Urban

CN - Centrally Assessed Non-Valued Property

CR - Commercial Rural

CU - Commercial Urban

EP - Exempt Property

FR - Farmstead Rural

FU - Farmstead Urban

IR - Industrial Rural

IU - Industrial Urban

KU - Condominium Urban

MC - Mining Claim

NV - Non-Valued Property

RR - Residential Rural

RR - Residential Rural

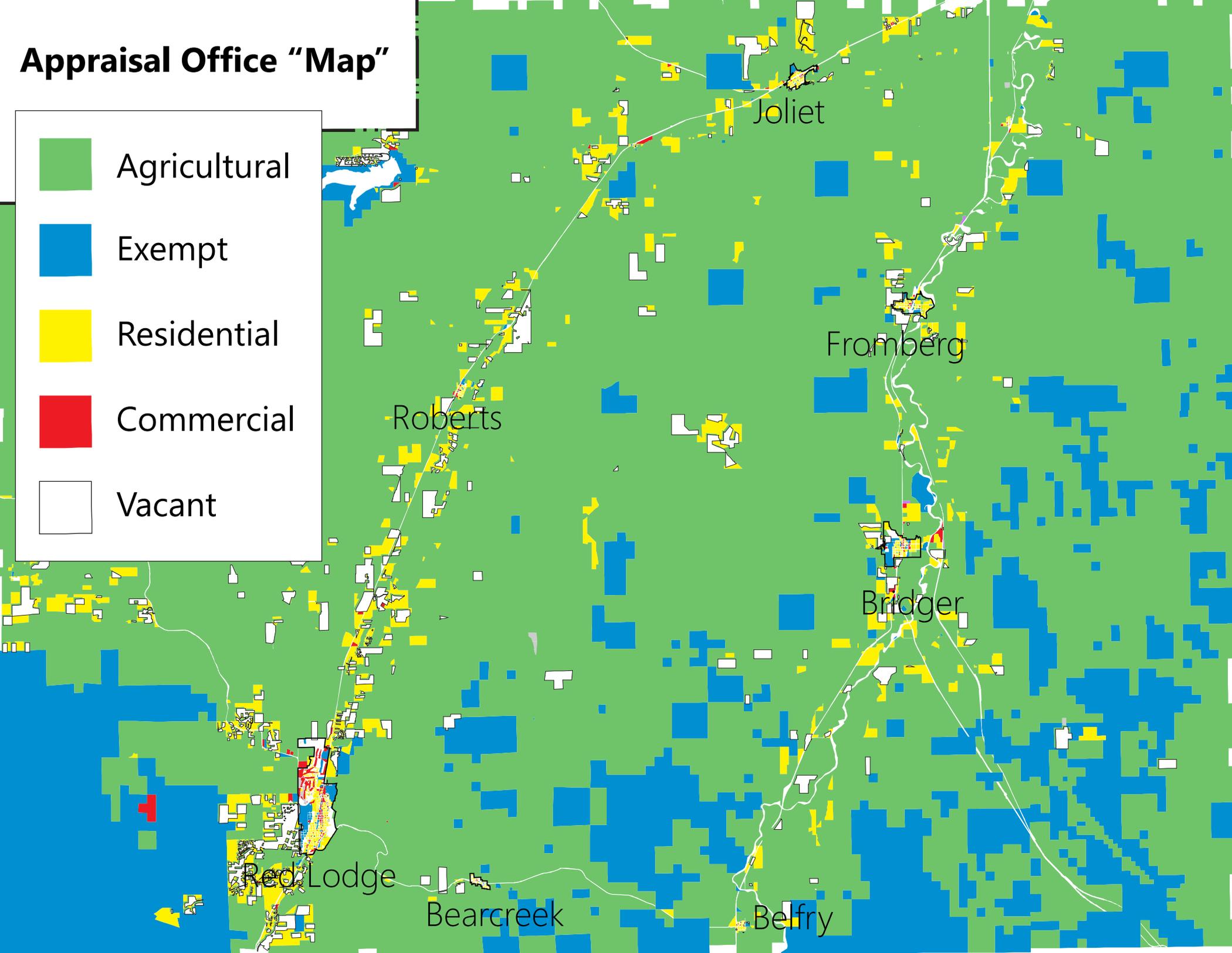
VR - Vacant Land Rural

VU - Vacant Land Urban



Appraisal Office "Map"

-  Agricultural
-  Exempt
-  Residential
-  Commercial
-  Vacant



Development Regs: Current Process

1. Determine if the land use change requires a permit
2. Applicant submits permit application form, including:
 - » \$75 fee
 - » List of adjacent landowners for noticing
 - » Any other permits required by state or feds
3. Notice mailed to adjacent owners
4. Ten working day comment period
5. Application is approved or denied by Planning Director
6. Ten working day appeal period
 - » If no appeal, decision stands. If appealed, goes to Commissioners

What types of projects are regulated?

- Cell towers
- Gravel pits
- Self-storage facilities
- Private utility structures
- Wind farms



What are not?

- Houses
- Feedlots, barns, stables, any Ag building
- Signs
- Expansion of existing uses



Examples: Wedding Structure

Good morning.

We discussed the additional use of your property for a Tea House with the property assessor, and according to the assessor, the addition of the Tea House will not change your land use classification, which is currently rural residential. Because of this, it is my opinion you will not be required to obtain a Development Permit.

As we also discussed, I do believe it is likely you will need to obtain a permit through the Health and Sanitation office for the type of use you are contemplating. As I mentioned, you will need to discuss this issue with Riverstone Health.

Have a good weekend!

Brent Moore, AICP

Auto Dealer

Hello,

I spoke with you the other day about a auto dealership that we are opening in Belfry. I have forwarded the email with the plot map and legal description of the proposed sight that we are applying to the state for licensing. I need a written verification signed by an authorized representative of the zoning board for Carbon County that our dealership would comply with local land-use planning, zoning and business permitting requirements. All of my research shows that we are. If you have any questions or are in need of anything else from me, please give me a call or email me at this address.

Thank you, Brent.



Search



SEARCH



DATA



TOOLS



LEGEND

Property Record Card

Tax Year

[Print](#)

Summary

Primary Information

Property Category: RP	Subcategory: Real Property
Geocode: 10-0274-15-1-09-02-0000	Assessment Code: 0003310500
Primary Owner: WEBB EDWARD J & DIANA L PO BOX 45 BELFRY, MT 59008-0045	PropertyAddress: 205 MONTANA ST BELFRY, MT 59008
COS Parcel:	

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: BELFRY ORIGINAL TOWNSITE
Legal Description:
 BELFRY ORIGINAL TOWNSITE, S15, T08 S, R22 E, BELFRY OP LTS 1-5 BLK 13
Last Modified: 9/11/2013 8:10:33 PM

General Property Information

Neighborhood: 010	Property Type: CU - Commercial Urban
Living Units: 0	Levy District: 10-0075-34
Zoning:	Ownership %: 100
Linked Property: No linked properties exist for this property	

Exemptions:

No exemptions exist for this property

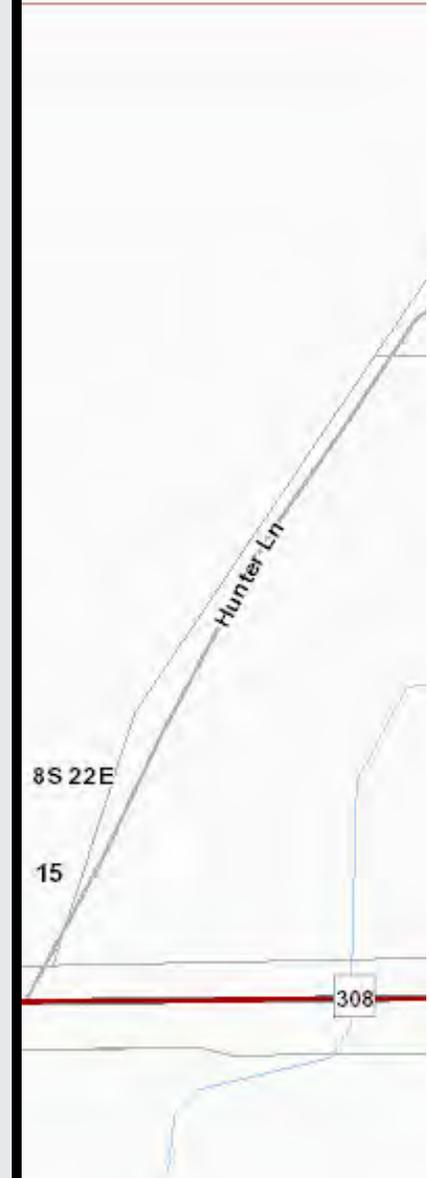
Condo Ownership:

General: 0	Limited: 0
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Property Factors

Topography: 1	Fronting: 1 - Major Strip or Central Business District
Utilities: 5, 4	Parking Type:
Access: 3	Parking Quantity:
Location: 4 - Commercial Area	Parking Proximity:

Land Summary



Junk Vehicle Complaint

Hi, Brent.....

Please review the increased activity at the Krug property, 5007 Hwy 310, where more than 40 junked vehicles are stored near the residence.

I am concerned about the eyesore and health hazard created by these abandoned vehicles: http://billingsgazette.com/news/local/dan-krug-and-his-mother-lydia-have-feral-cats/image_de4f1166-d21a-5228-9294-6e5f777af312.html

A fence shields a few vehicles near the back of their property, but recently many more junked vehicles have been parked in front of the home along the highway.

Thanks for your attention to this matter. Please let me know what happens next. Pat

Wind Farm

- We have prepared and will submit to you one large comprehensive Plan of Development for the entire project. The Plan of Development will cover WTG locations, new roads, modifications to County and State roads, noise, biology (sage grouse) weed control, dust control, safety etc. The Plan of Development will be an attachment to the Four (4) Development Permit Applications. Four applicants, four fees, one comprehensive Plan which

Development Regs: Issues

- Tax assessment of property does not always match land use
 - Lack of a good historical record
 - Legal challenges
 - Public uses?
 - Adjacent owner notice: only for “touching” properties
 - Enforcement
-
- **Development Regulations and the Growth Policy...**

Growth Policy Document Update

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Goals

5. How Do We Get There: Plan Topics

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Scenic Resources

Cultural Resources

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Infrastructure

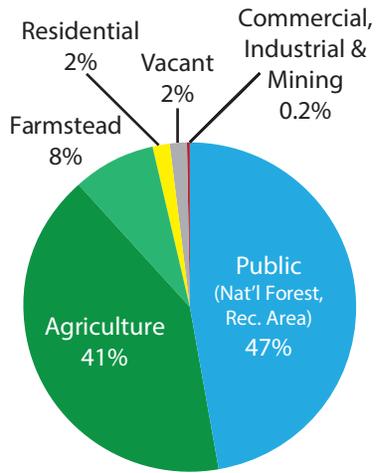
6. Development Framework: Implementation

Key Principles for New Growth

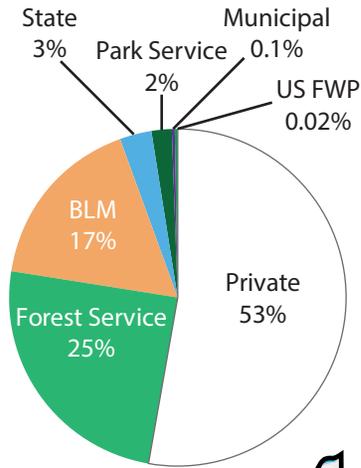
Future Land Use

Development Regulations

Land Use

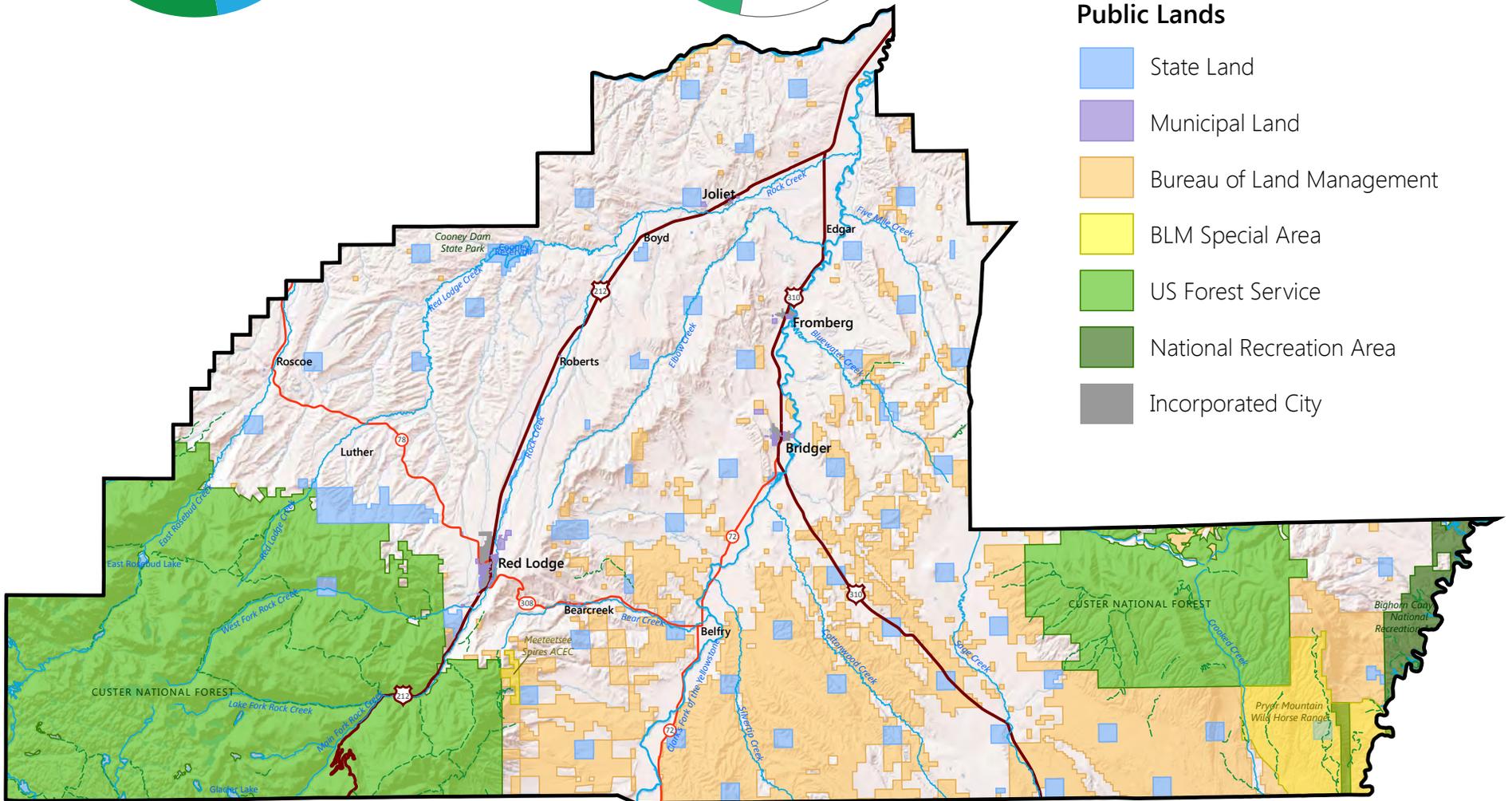


Ownership

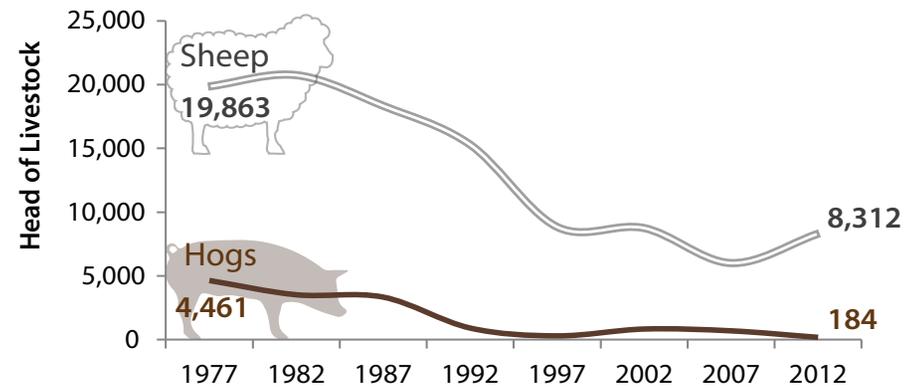
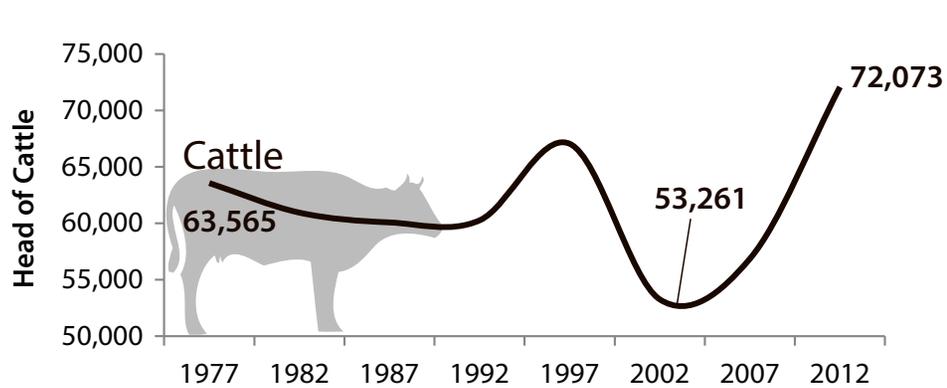
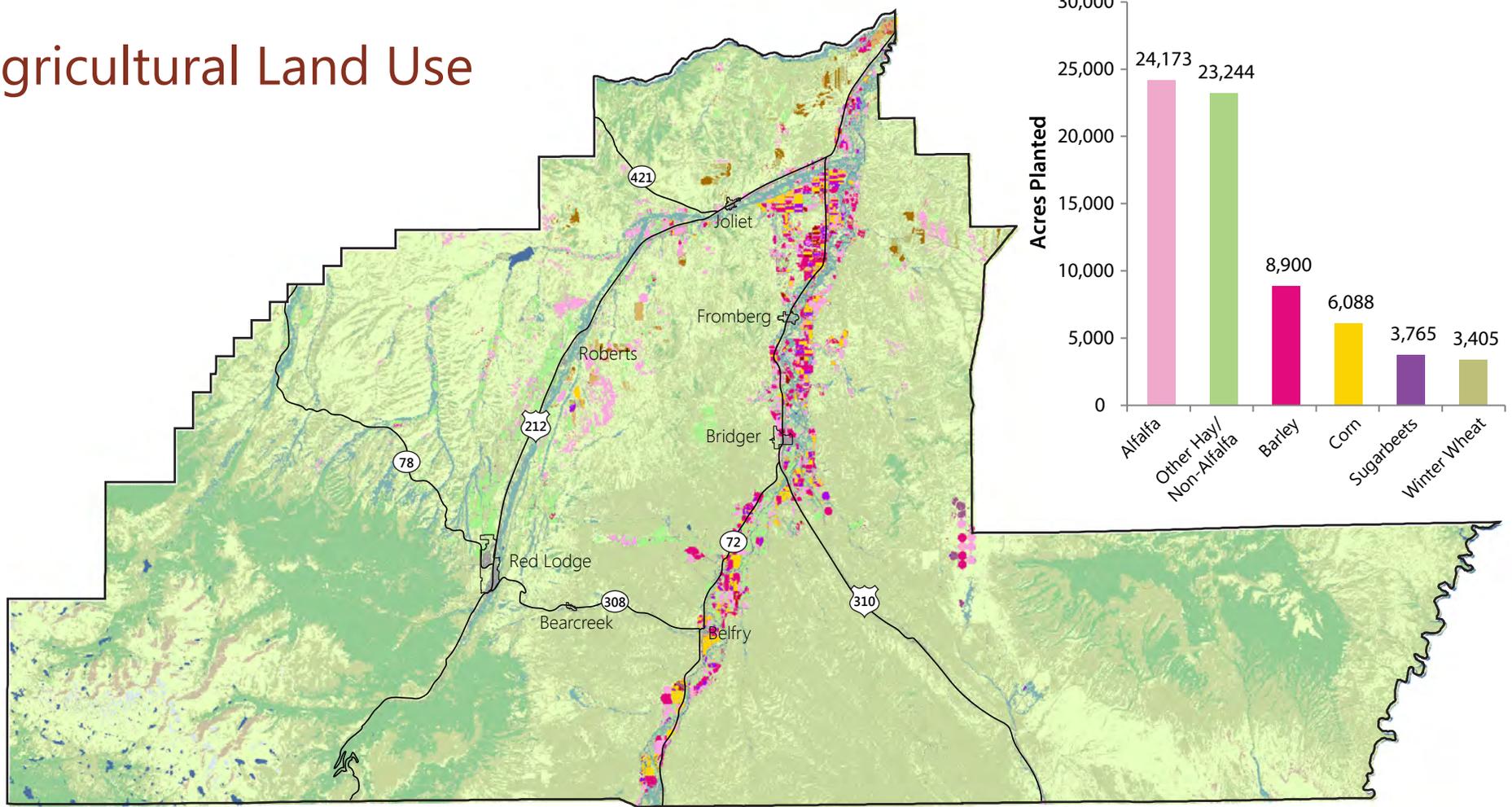


Public Lands

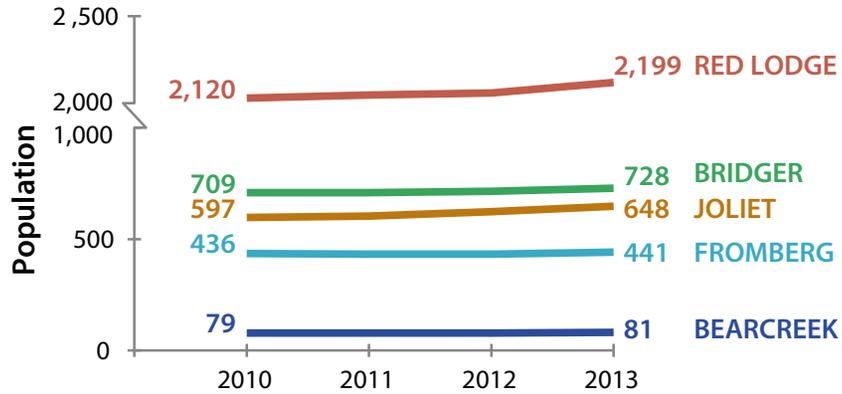
- State Land
- Municipal Land
- Bureau of Land Management
- BLM Special Area
- US Forest Service
- National Recreation Area
- Incorporated City



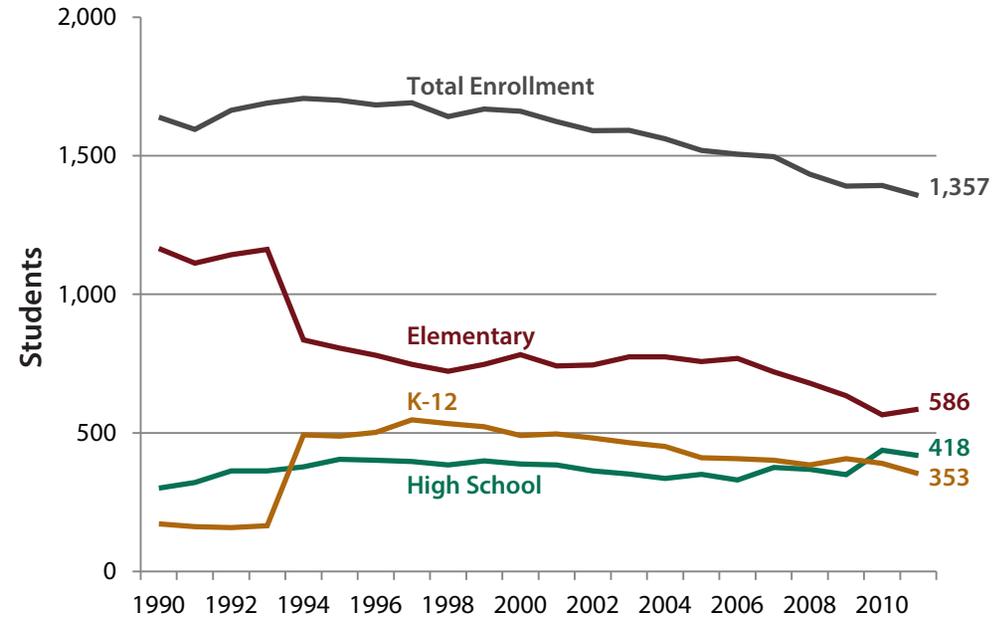
Agricultural Land Use



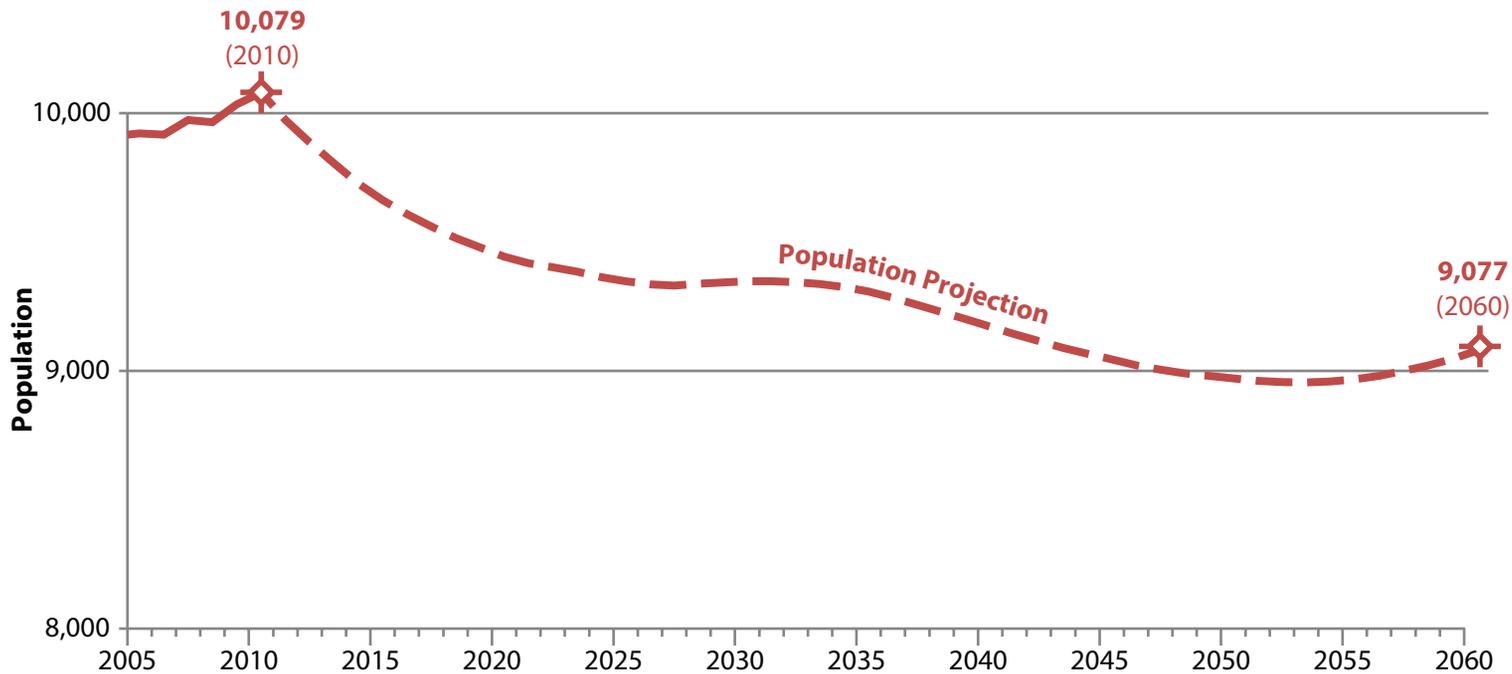
Population by Place



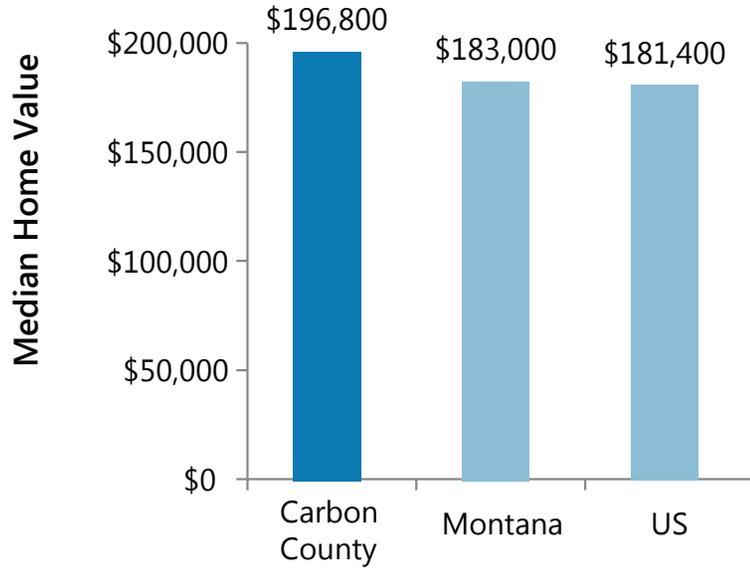
School Enrollment



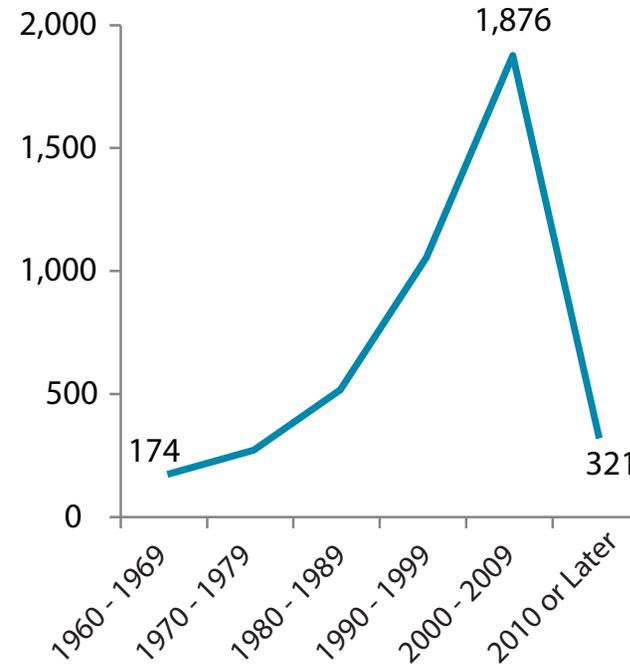
Projection



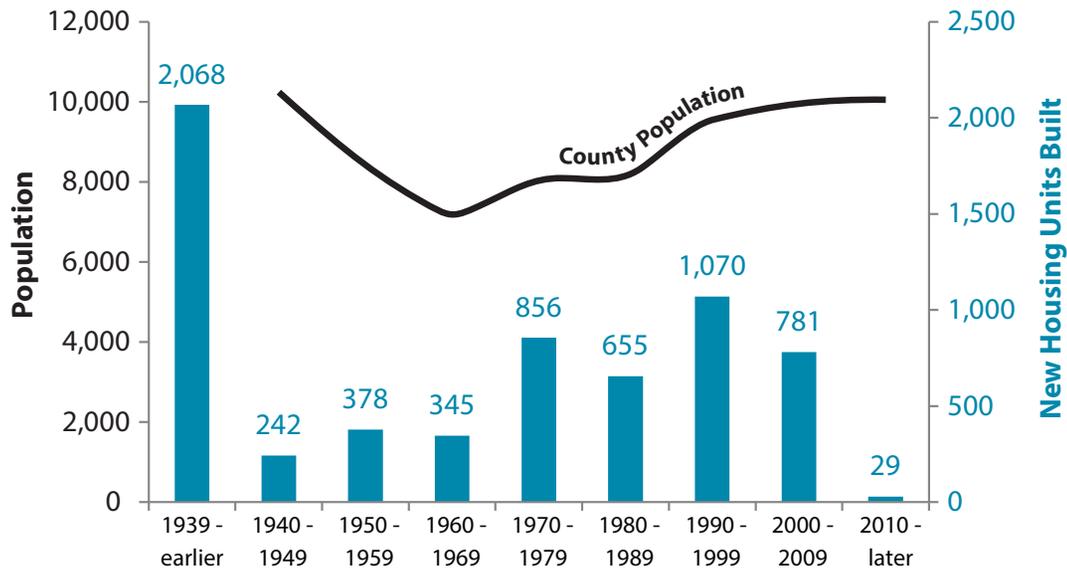
Median Home Value



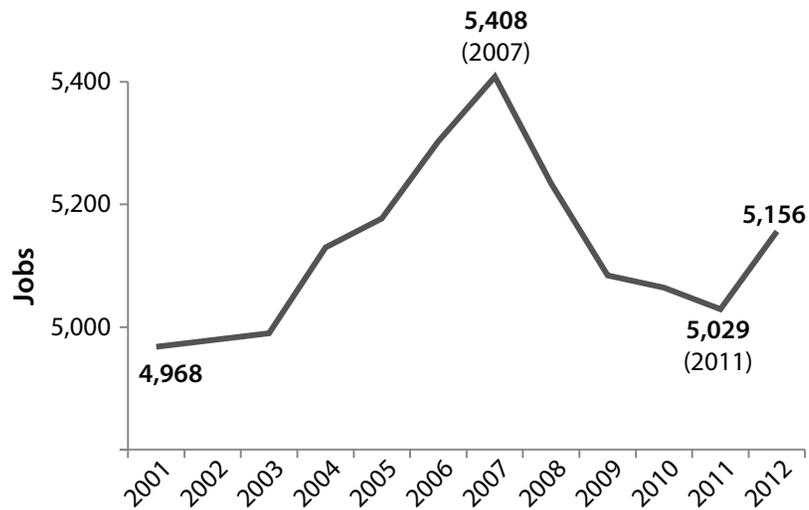
Year Homeowners Moved In



New Housing Built



Jobs

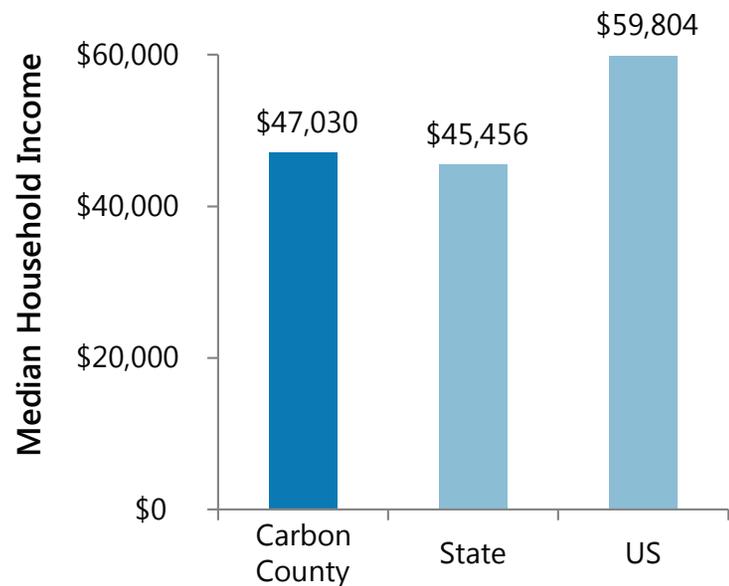


Top Private Employers

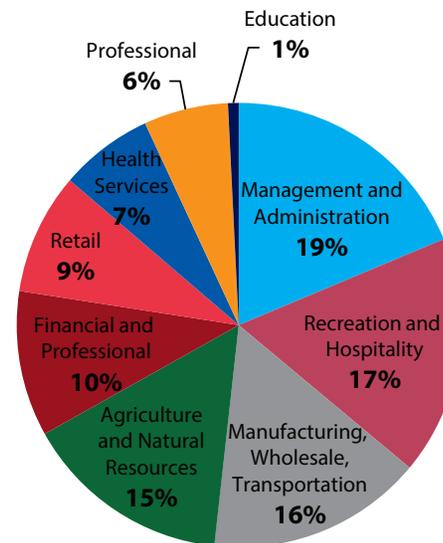
Employer	Size Class*
Beartooth Hospital & Health Center	6
Red Lodge Mountain Resort	6
Pollard Hotel	5
Red Lodge Pizza Company	5
Rock Creek Resort	5
Bank of Bridger	4
Beartooth Food Farm	4
Beartooth Industries	4
Cedar Wood Villa	4
Town & Country Supply	4

Size Class 4 = 20-49 employees;
 Size Class 5 = 50-99 employees;
 Size Class 6 = 100-249 employees.

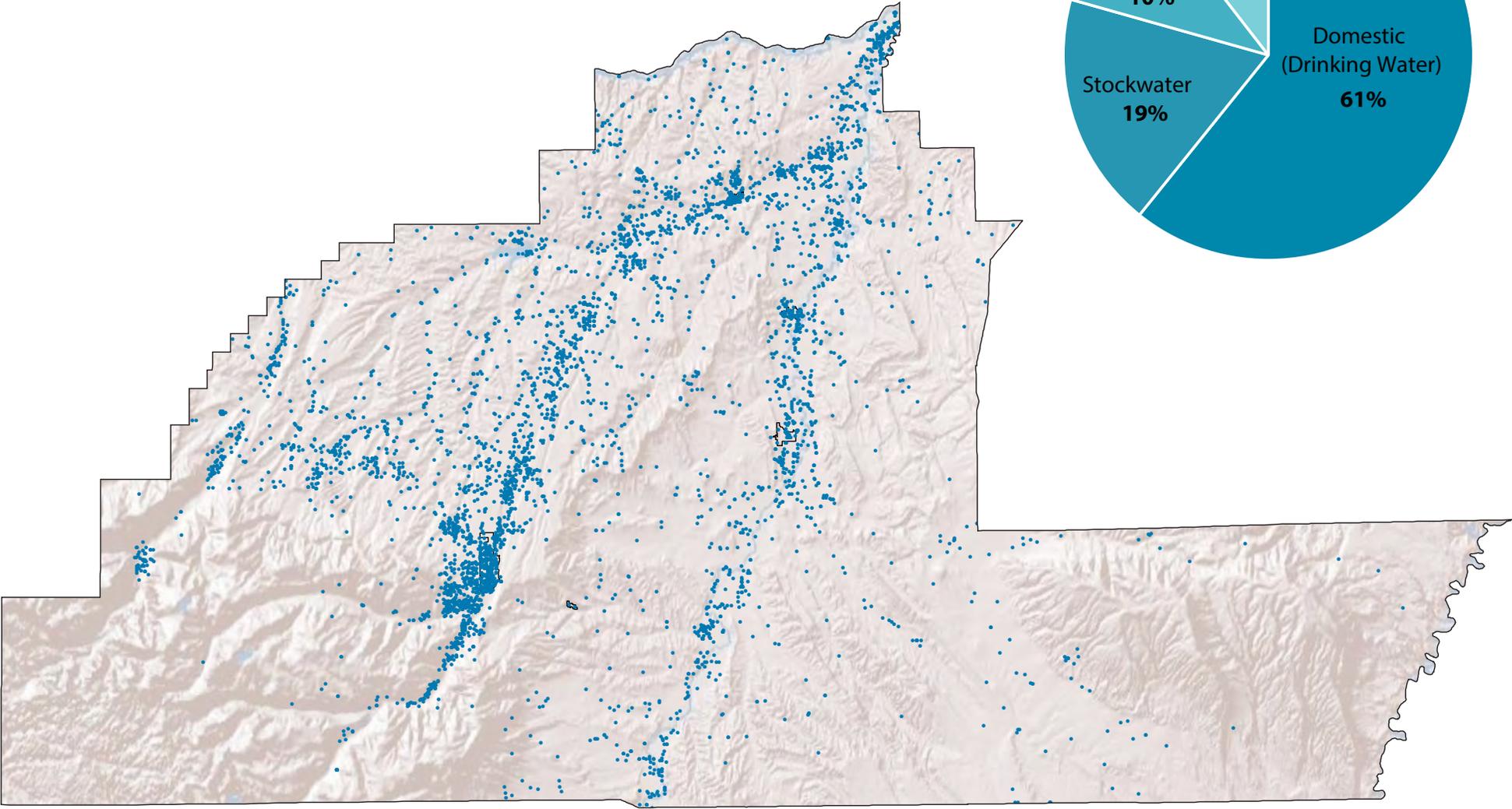
Income



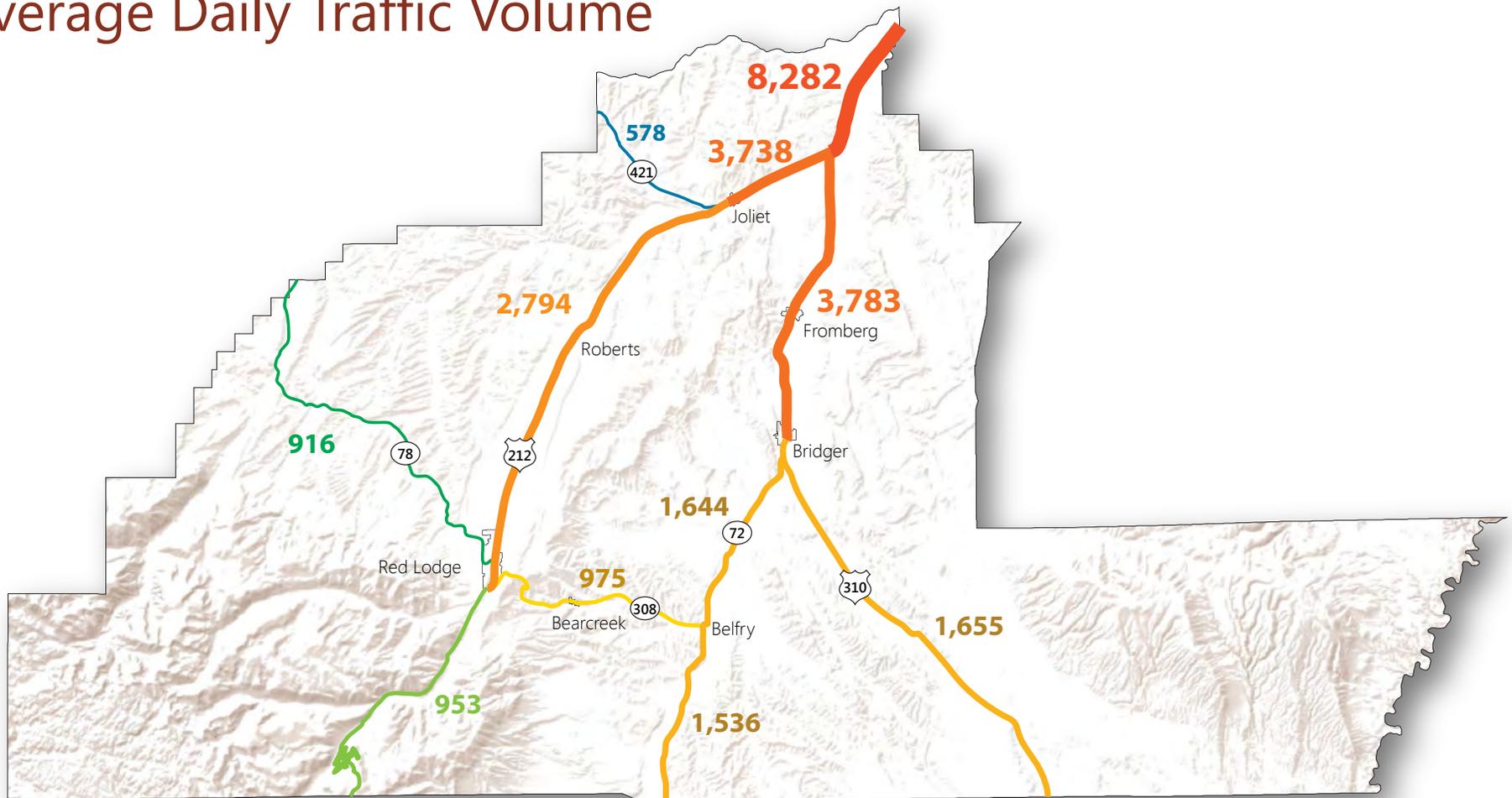
Economic Sectors



Groundwater Wells and Usage



Average Daily Traffic Volume



Highway	Location	Average Daily Traffic (1999)	Average Daily Traffic (2011)	Percent Change
72	Between Bridger and Belfry	1,400	1,664	19%
78	Between Red Lodge and Roscoe	836	916	10%
212	Between the Yellowstone/Carbon County line and Rockvale	5,375	8,282	54%
212	Between Joliet and Red Lodge	2,193	2,794	27%
212	Between Red Lodge and the Wyoming line (averaged over 12 months)	755	953	26%
308	Between Belfry and Red Lodge	889	975	10%
310	Between Bridger and the Wyoming line	1,314	1,665	27%
310	Between Rockvale and Fromberg	-	3,783	-

Next Steps

- Public/Stakeholder Input
- Vision and Goals
- Future Land Use Mapping



COUNTY FIELD TRIP AGENDA

August 4th - 6th

As part of an update to Carbon County's 2009 Growth Policy, the Planning Board and its consultants will host two open houses and various other informational sessions around the County. The community is invited to attend these meetings to share their thoughts and ideas, and to be part of a broader discussion about the County's future development. The following activities will occur over the course of three days:

- Open House
 - set time and place
 - interactive
 - greater detail of information
- Main Street Pop-Up
 - informal setup
 - conversation-oriented
 - educational
- Corridor Study
 - inventorying conditions
 - data gathering
 - identifying areas of concern



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Schedule

