

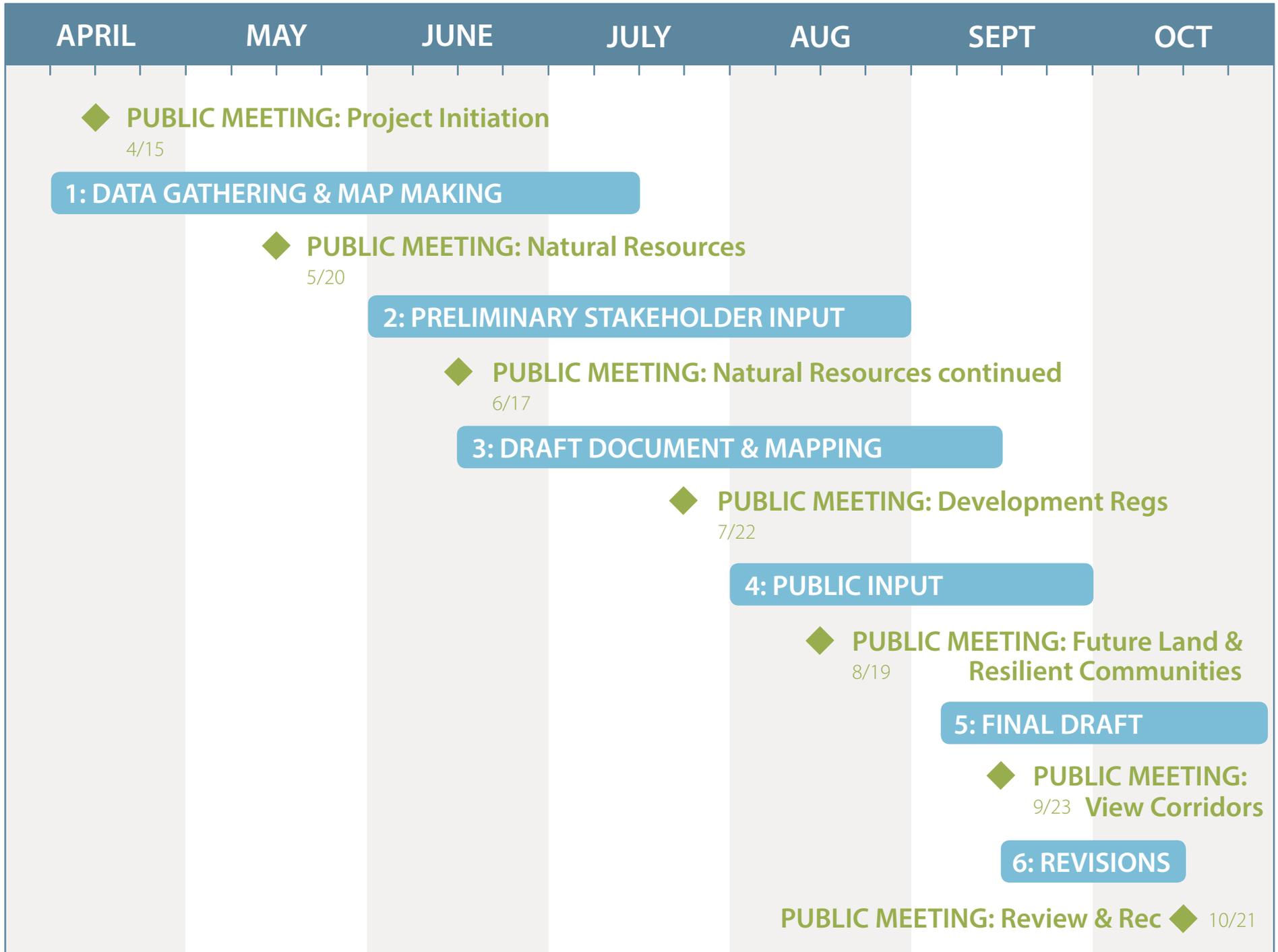
Carbon County Growth Policy Update

Tuesday, August 19, 2014

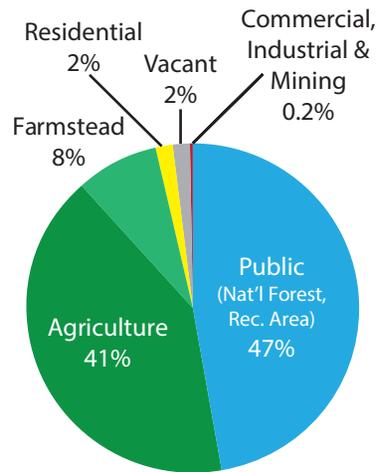
# Future Land Use Planning



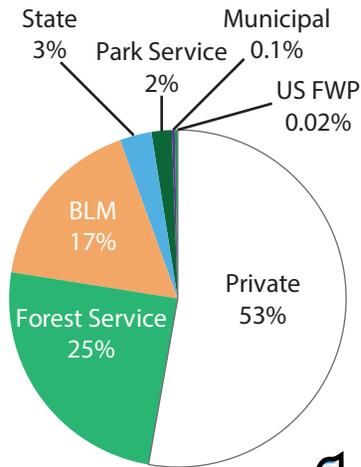
# CARBON COUNTY GROWTH POLICY UPDATE



# Land Use

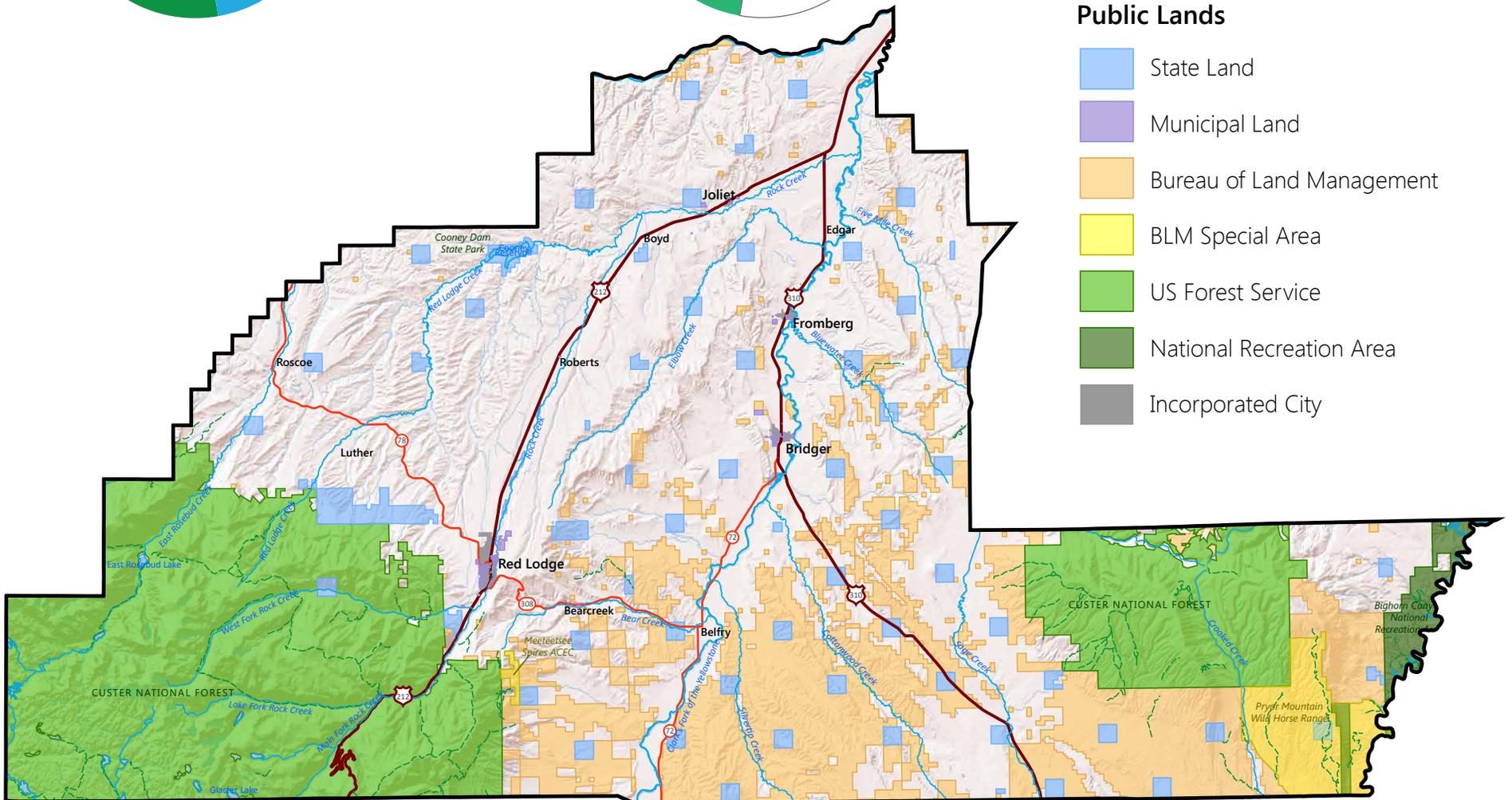


# Ownership

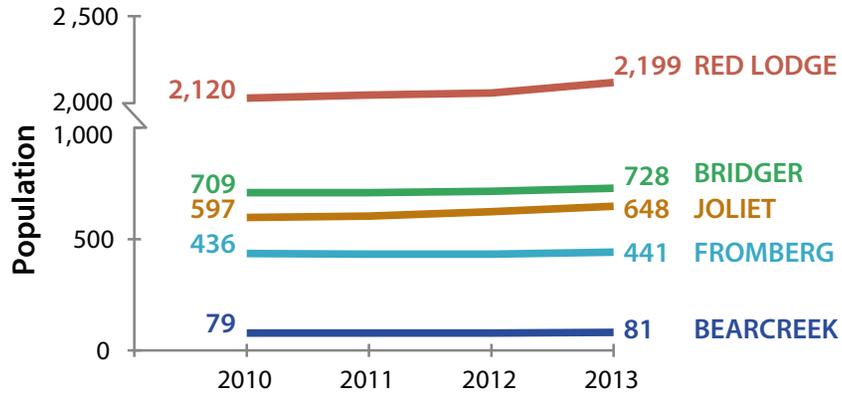


## Public Lands

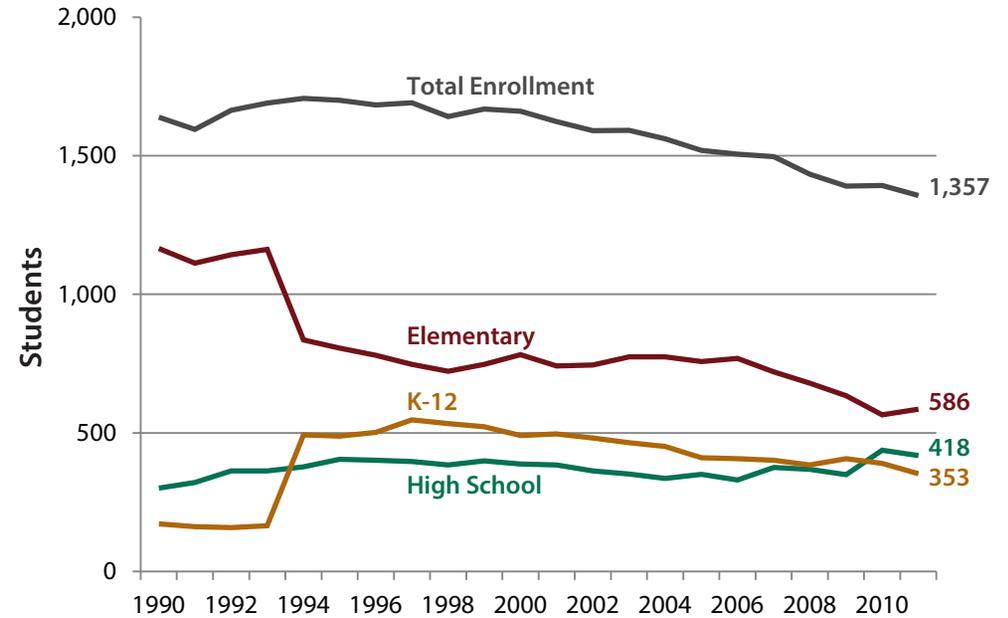
- State Land
- Municipal Land
- Bureau of Land Management
- BLM Special Area
- US Forest Service
- National Recreation Area
- Incorporated City



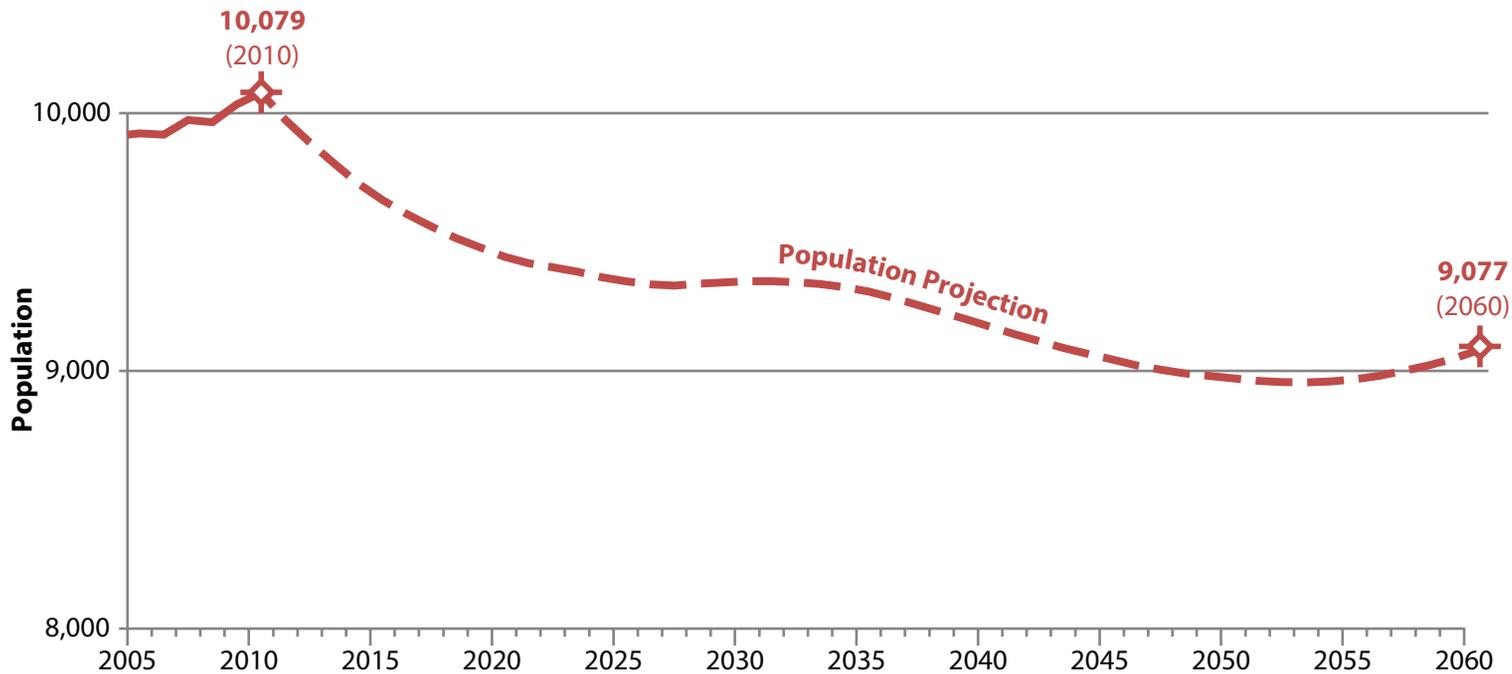
# Population by Place



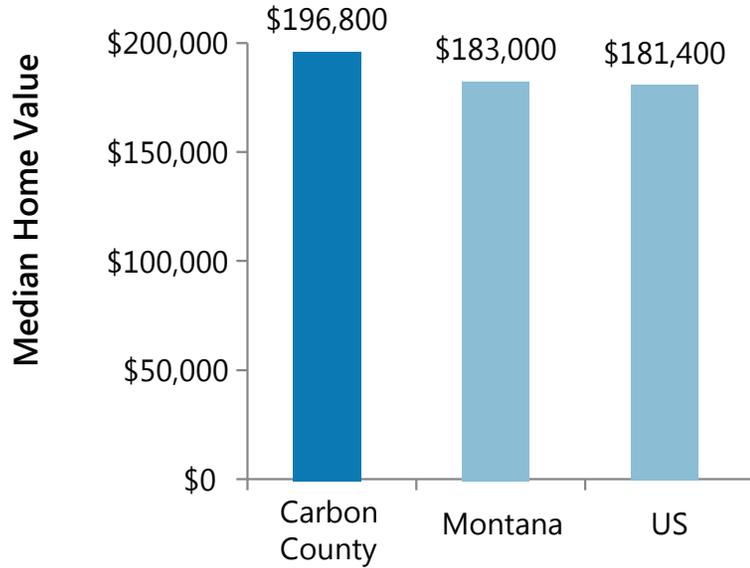
# School Enrollment



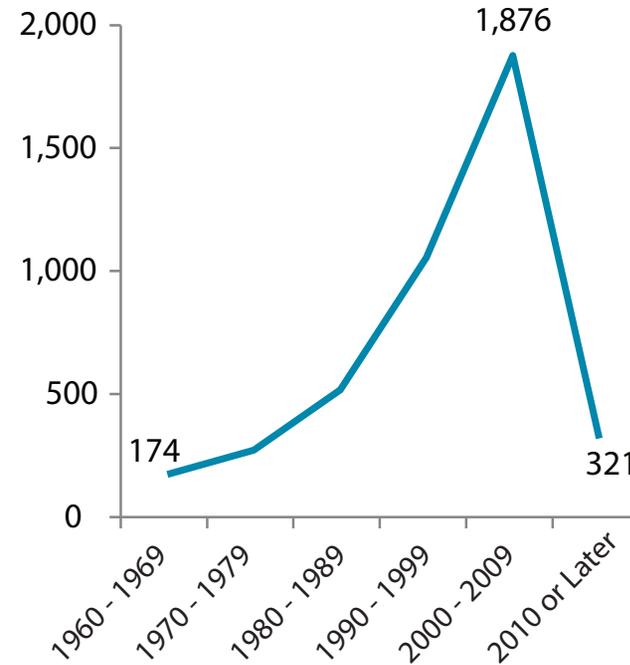
# Projection



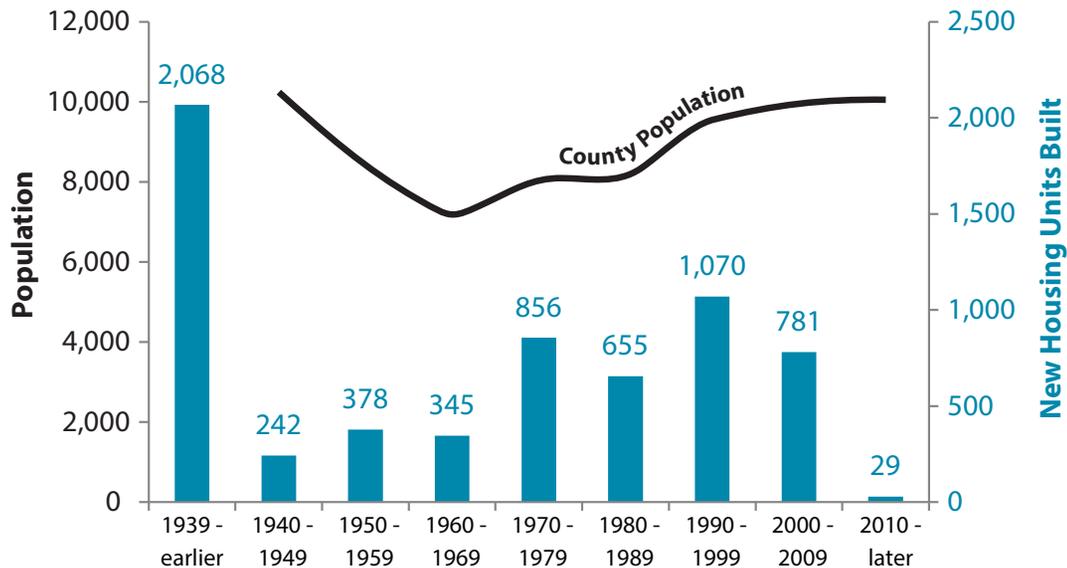
## Median Home Value



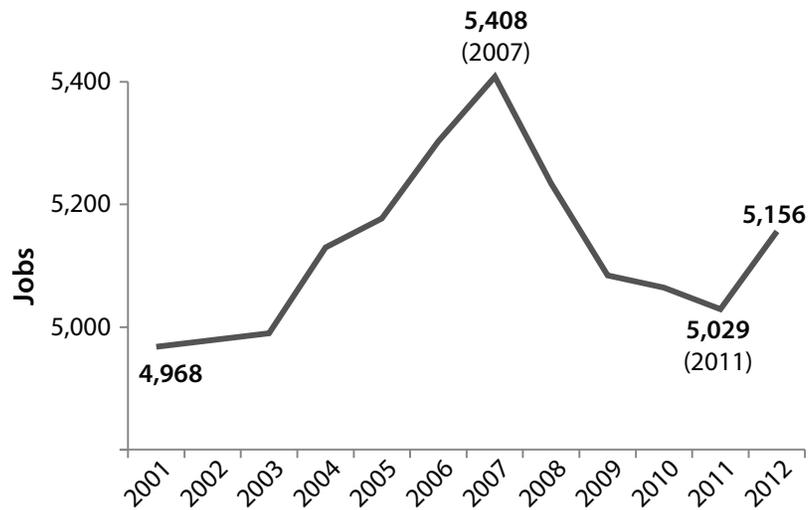
## Year Homeowners Moved In



## New Housing Built



# Jobs

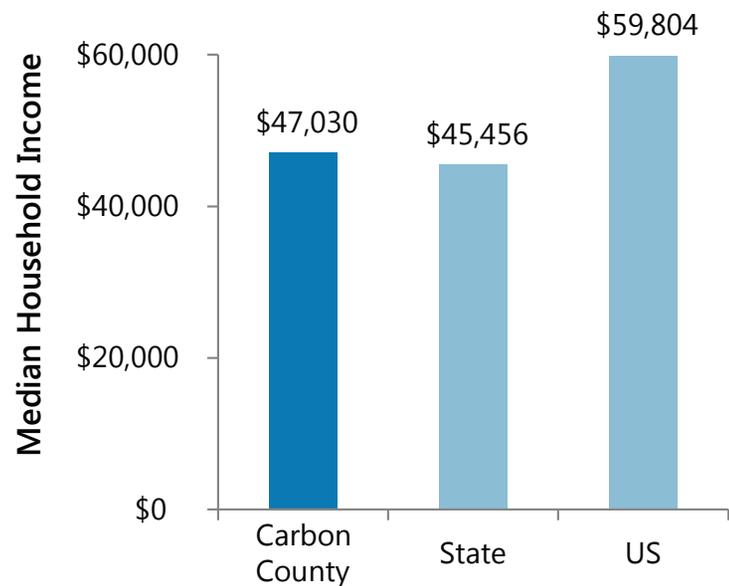


# Top Private Employers

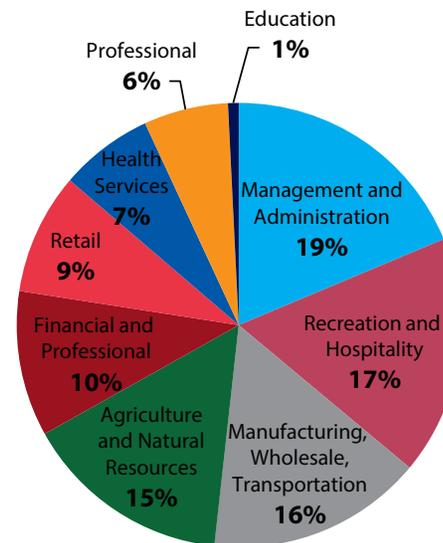
Employer	Size Class*
Beartooth Hospital & Health Center	6
Red Lodge Mountain Resort	6
Pollard Hotel	5
Red Lodge Pizza Company	5
Rock Creek Resort	5
Bank of Bridger	4
Beartooth Food Farm	4
Beartooth Industries	4
Cedar Wood Villa	4
Town & Country Supply	4

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

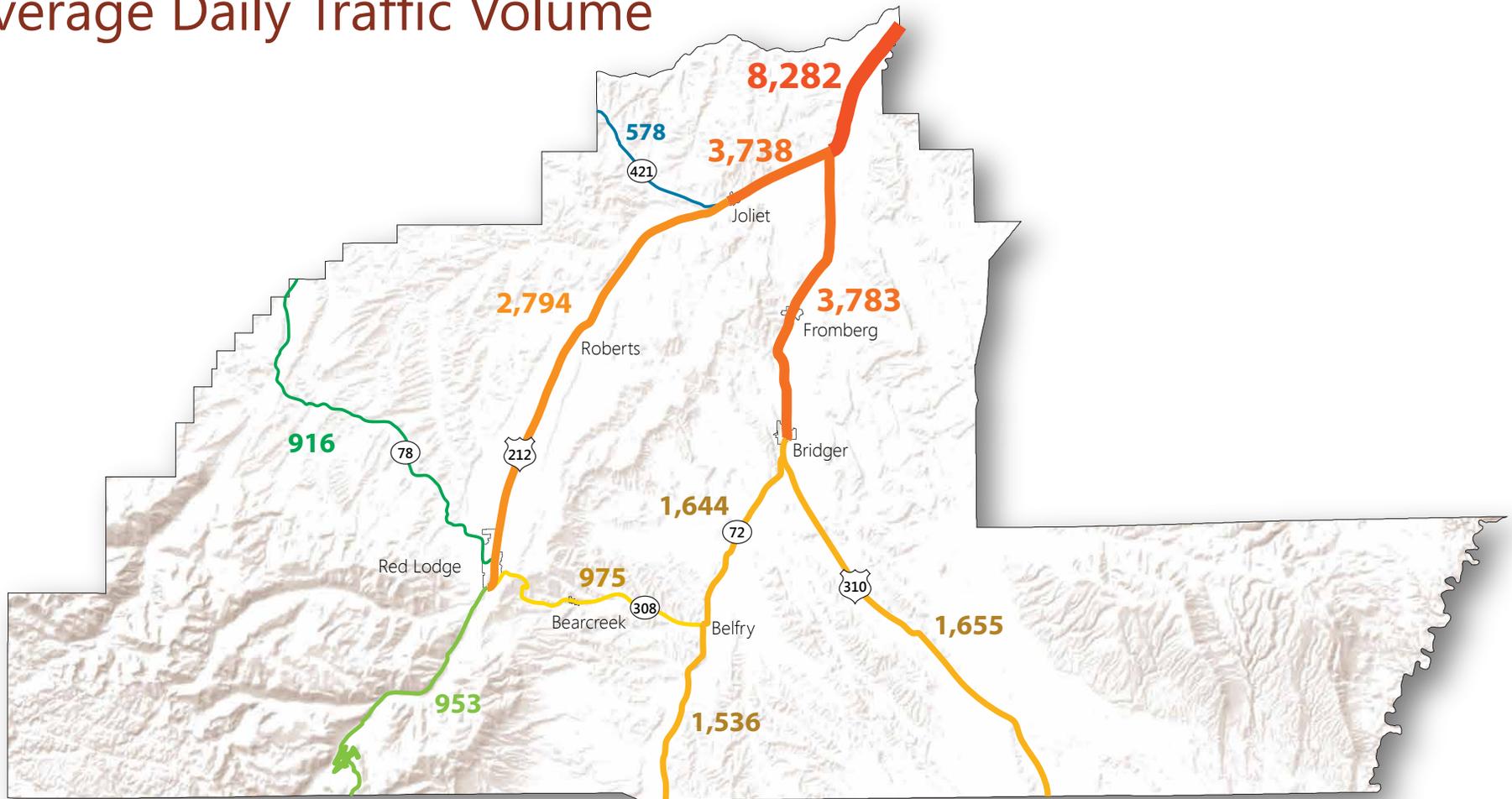
# Income



# Economic Sectors



# 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	-

# COUNTY FIELD TRIP AGENDA

August 4<sup>th</sup> - 6<sup>th</sup>

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



transportation inter-ag...  
coordination development patte...  
preservation tourism  
land use agricultural land  
historic resources local services  
natural resources open space  
economic development affordable housing  
cultural resources development patterns  
view corridors

# Guide Growth in Your Community!

Please join us for a

# GROWTH POLICY OPEN HOUSE

Carbon County Planning Board

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.

**August 5<sup>th</sup> 5pm - Bridger Senior Center**

**7pm - Fromberg Senior Center**



# Public Input: Key Findings

- Differences between parts of county (Clarks Fork, Beartooth Front, Rock Creek Valley, Cooney)
- Demand for natural resource development
- Different opinions on land use regulations
- Economic development: tourism and natural resources

# Future Land Use Planning

- Conceptual growth mapping
- Non-regulatory (not zoning)
- A geographic representation of the growth policy's vision
- A guide to where and what kind of development matches the community's long-term goals
- Can be general or specific



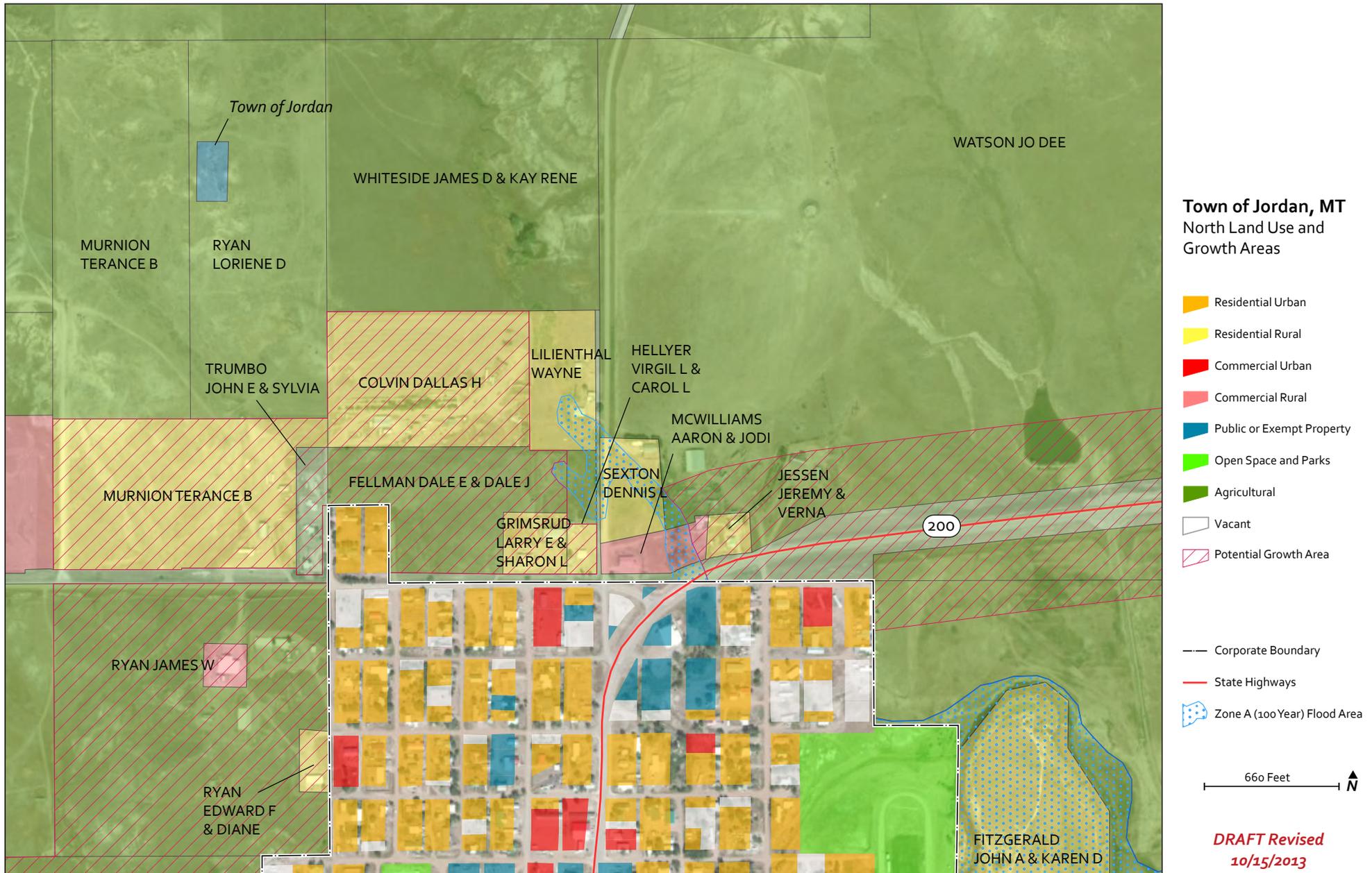
# How Future Land Use Planning works

- Every potential use of land is classified (Residential, Commercial, Agricultural, Industrial, etc.)
  - » Can have tiers of uses: High and Low Density Residential
- Go through an input process to determine where a place can grow based on:
  - » Availability of infrastructure
  - » Physical/topographic constraints
  - » Potential of the land to develop
  - » Ownership
- Create a Future Land Use Map as part of the growth policy
- Periodically review and revise the map
- Review proposed developments based on compliance with the Future Land Use Map or policy statements



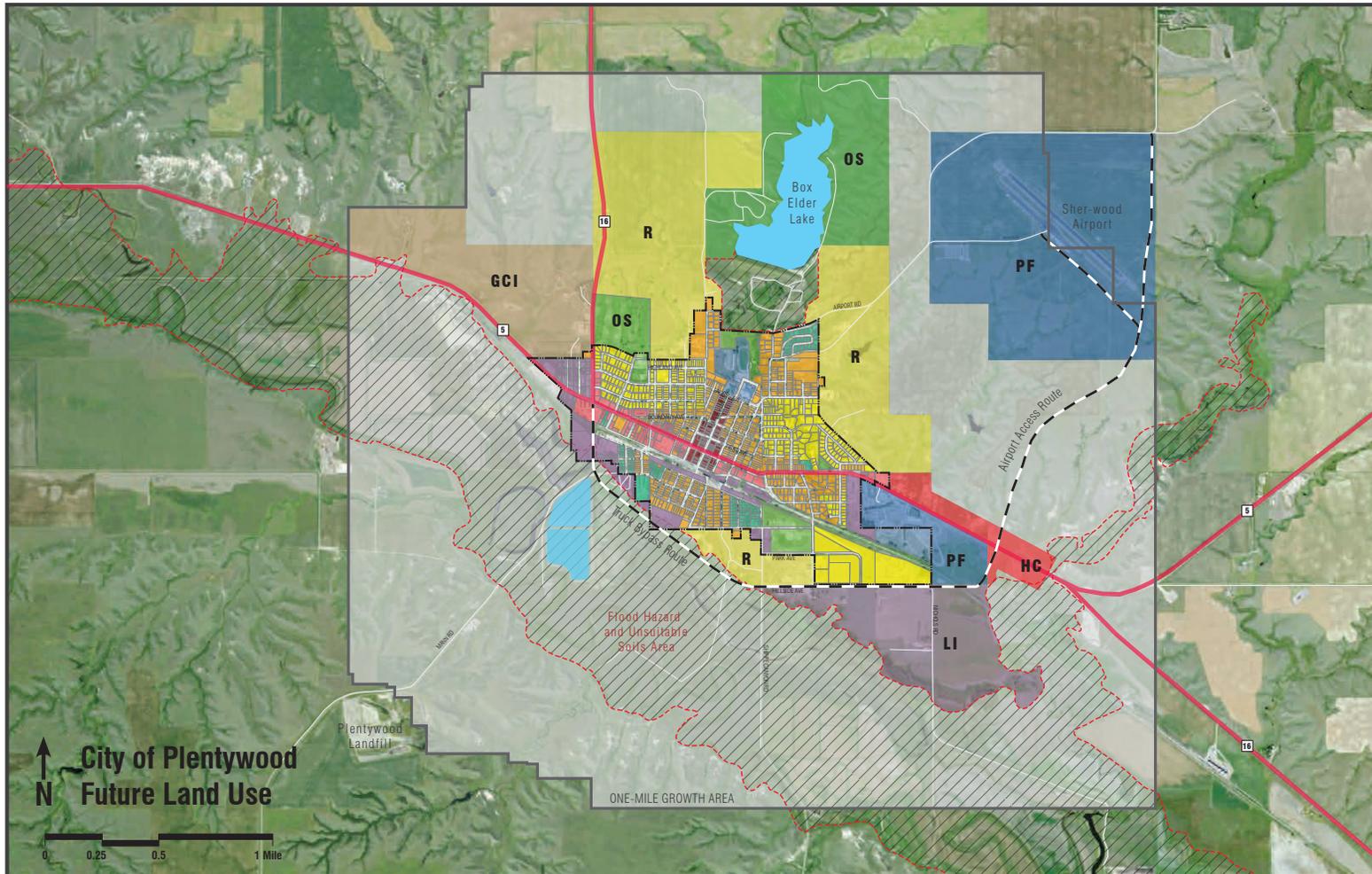
# Types of Future Land Use Planning

• "Growth area map": use is not defined, just most suitable location



# Types of Future Land Use Planning

- Use and most suitable locations are mapped

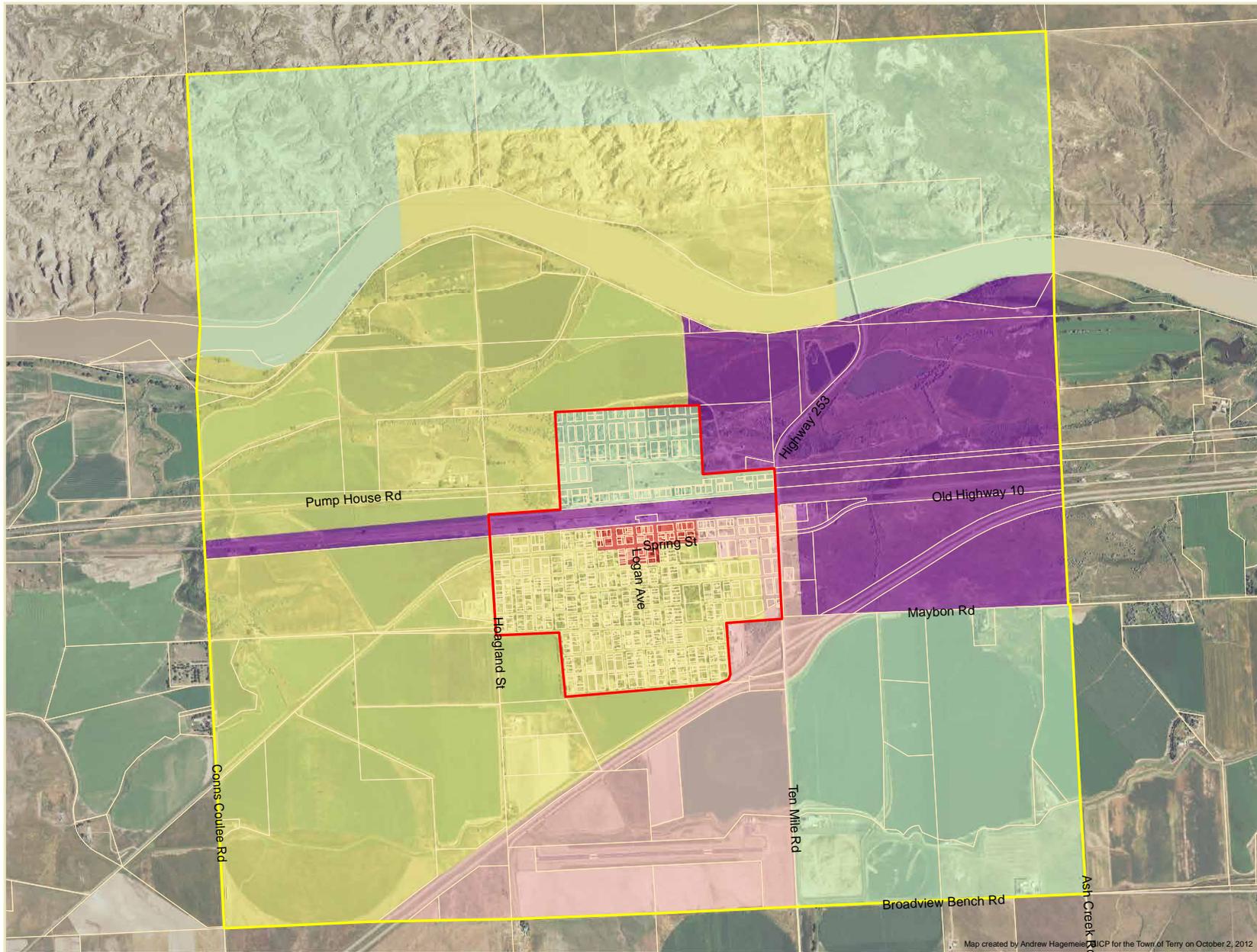


## Land Use

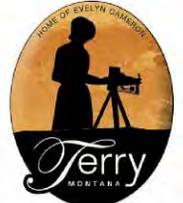
- |  |                            |                  |
|--|----------------------------|------------------|
| <b>HC</b> Highway Commercial           | <b>R</b> Residential       | No Change in Use |
| <b>GCI</b> General Commercial/Industry | <b>LI</b> Light Industrial | Floodplain       |
| <b>PF</b> Public Facilities            | <b>OS</b> Open Space       |                  |

## City Land Use

- |                    |                 |                  |                      |
|--------------------|-----------------|------------------|----------------------|
| Central Commercial | Low Residential | High Residential | One-Mile Growth Area |
| Commercial         | Open Space      | Mobile Homes     | State Highway        |
| Light Industrial   | Agriculture     | Vacant           | Corporate Boundary   |
| Public Facilities  |                 |                  |                      |

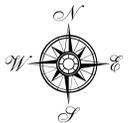


Map created by Andrew Hagemel, LCP for the Town of Terry on October 2, 2012



# Town of Terry DRAFT Future Land Use Map

October 11, 2012



0 2,500 Feet  
1 inch = 1,750 feet

## Legend

-  City Limits
-  Planning Area Boundary
-  Property Boundaries
-  Residential
-  Agriculture
-  Central Business
-  Highway Commercial
-  General Industrial

**LAND SOLUTIONS, LLC**

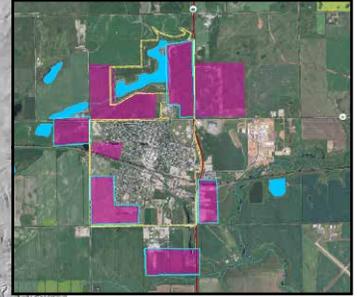
36708 Leon Road, Charlo, MT 59824  
406.644.2658 (office)  
406.885.7526 (cell)  
www.landsolutionsmt.com



Grenora Growth Area



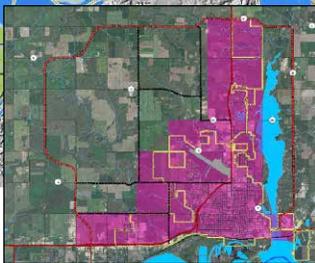
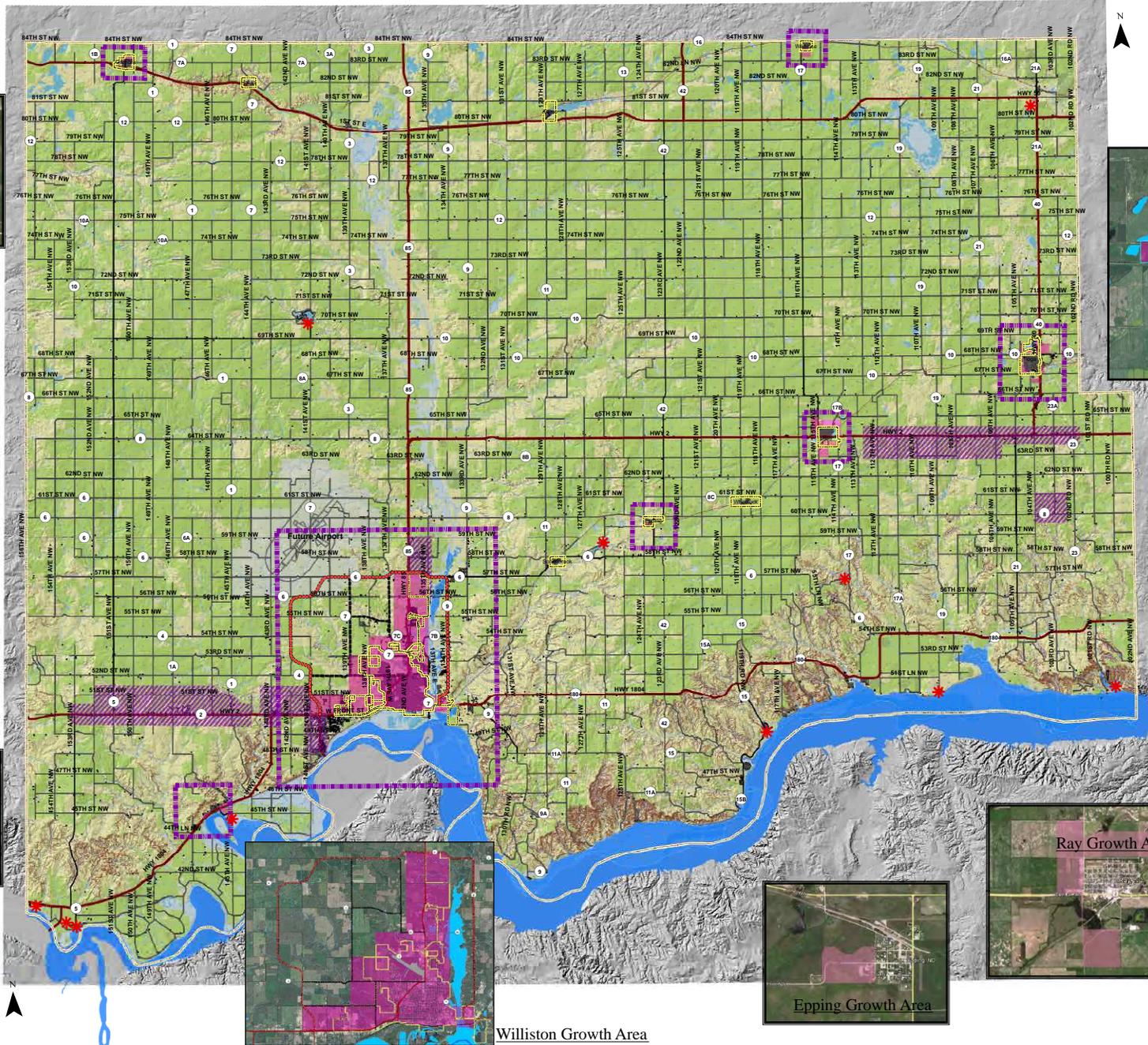
Wildrose Growth Area



Tioga Growth Area  
(Areas edged in blue are Tier One Zones)



Trenton Growth Area



Williston Growth Area



Epping Growth Area



Ray Growth Area



# Types of Future Land Use Planning

- **Policy Statements:** language that guides the location or use of growth

“Lands along major highway corridors near towns or cities should be preserved for new commercial growth that is oriented to highway access and visibility.”

“New residential growth around towns or cities should be located only where services and infrastructure are adequate and can be extended.”

# Future Land Use and the Growth Policy

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Goals

Vision

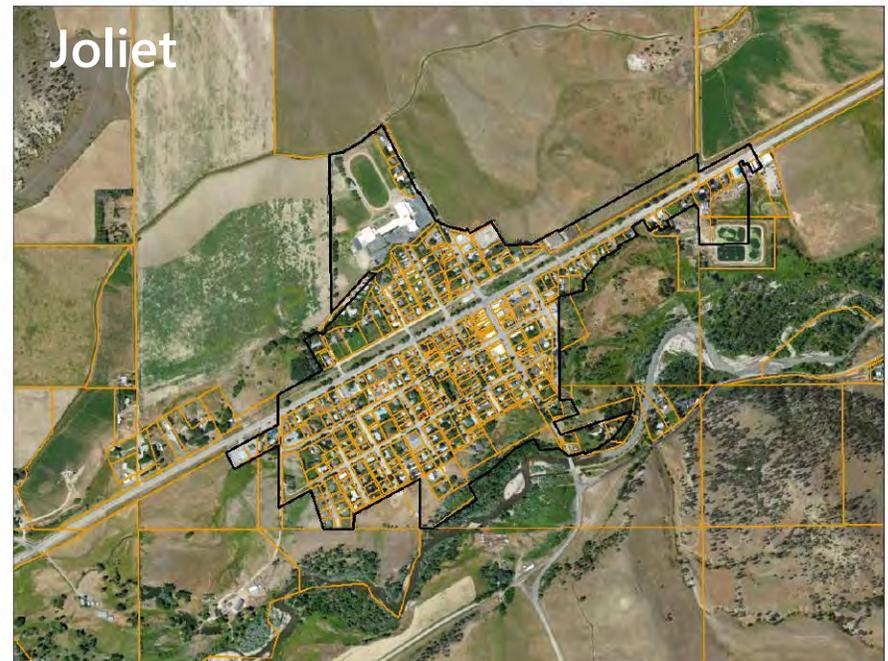
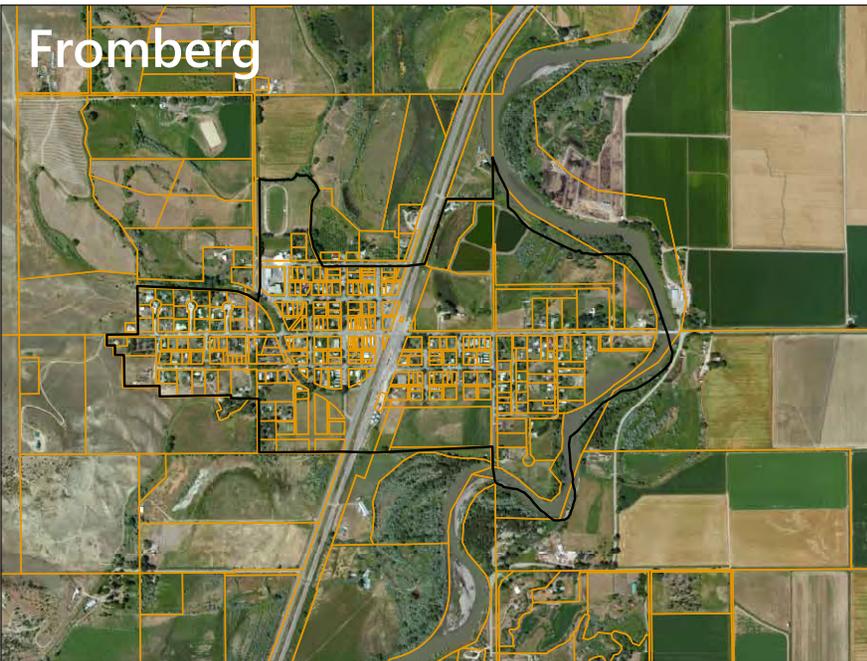
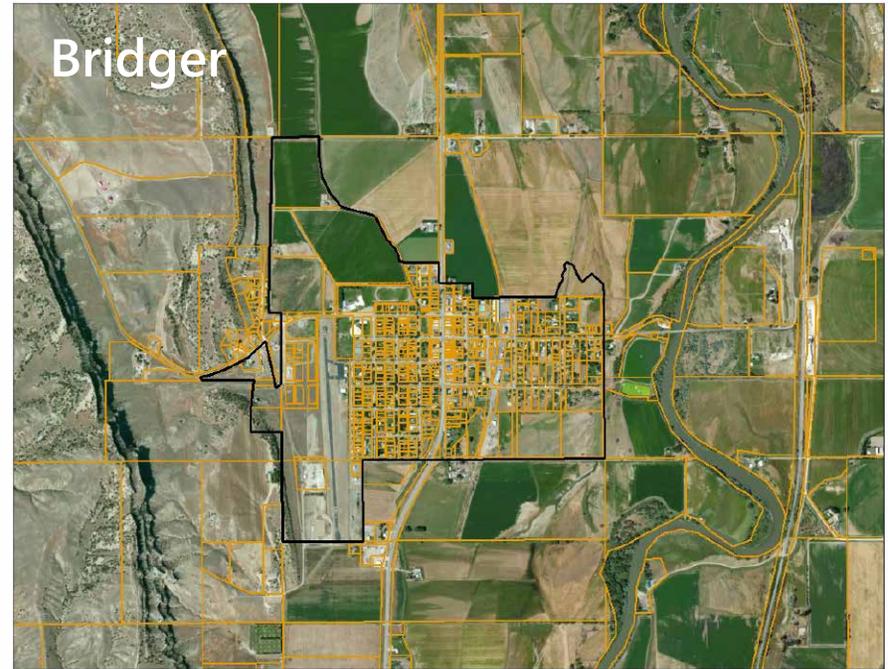
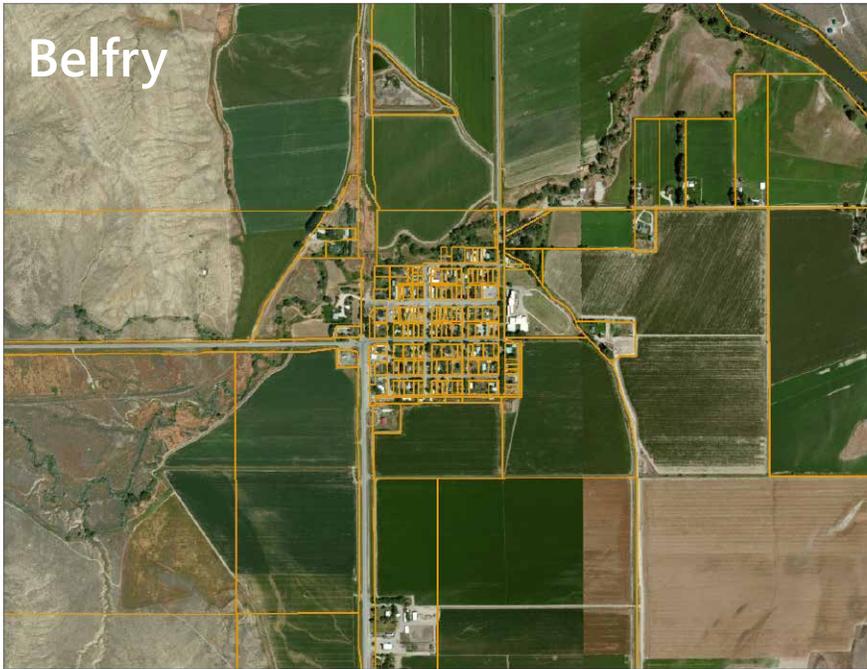
### 6. Development Framework

Key Principles for New Growth

*Future Land Use*

Development Regulations

# Future Land Use - Carbon County

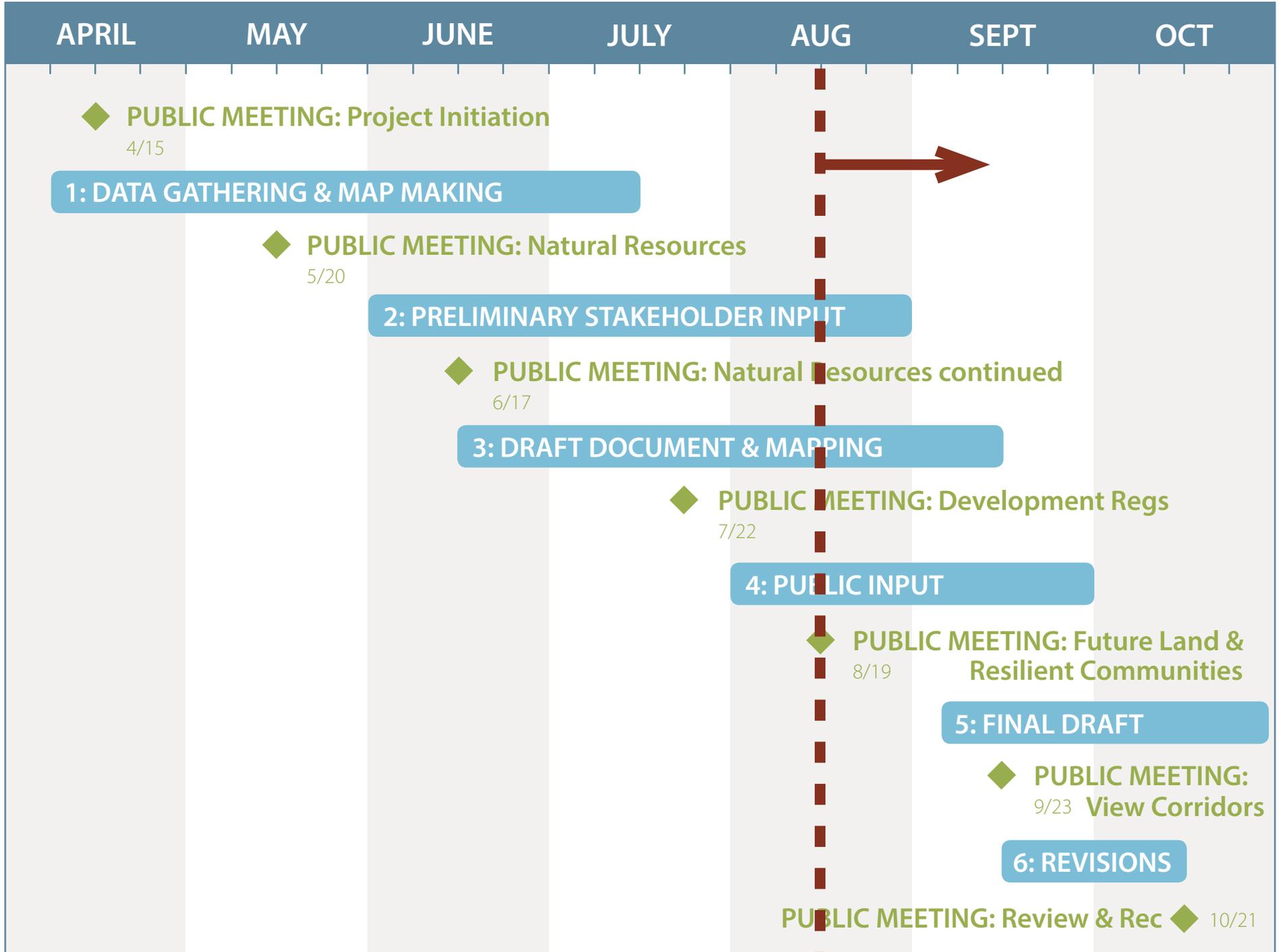


# Implementing Future Land Use

- Choose what places to map: Just around towns? Corridors? Entire county?
- Development regulations/zoning

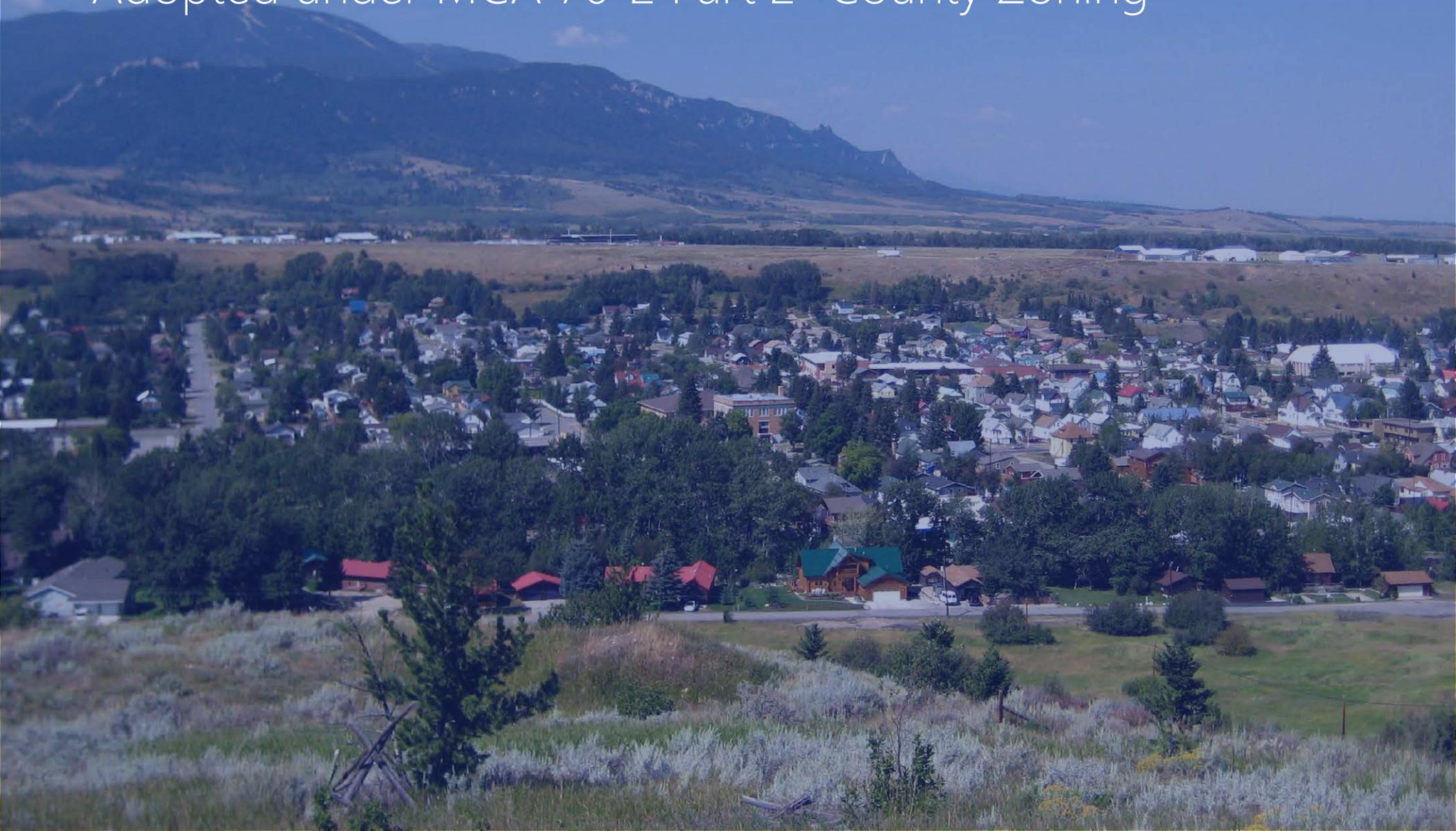


# CARBON COUNTY GROWTH POLICY UPDATE



# 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

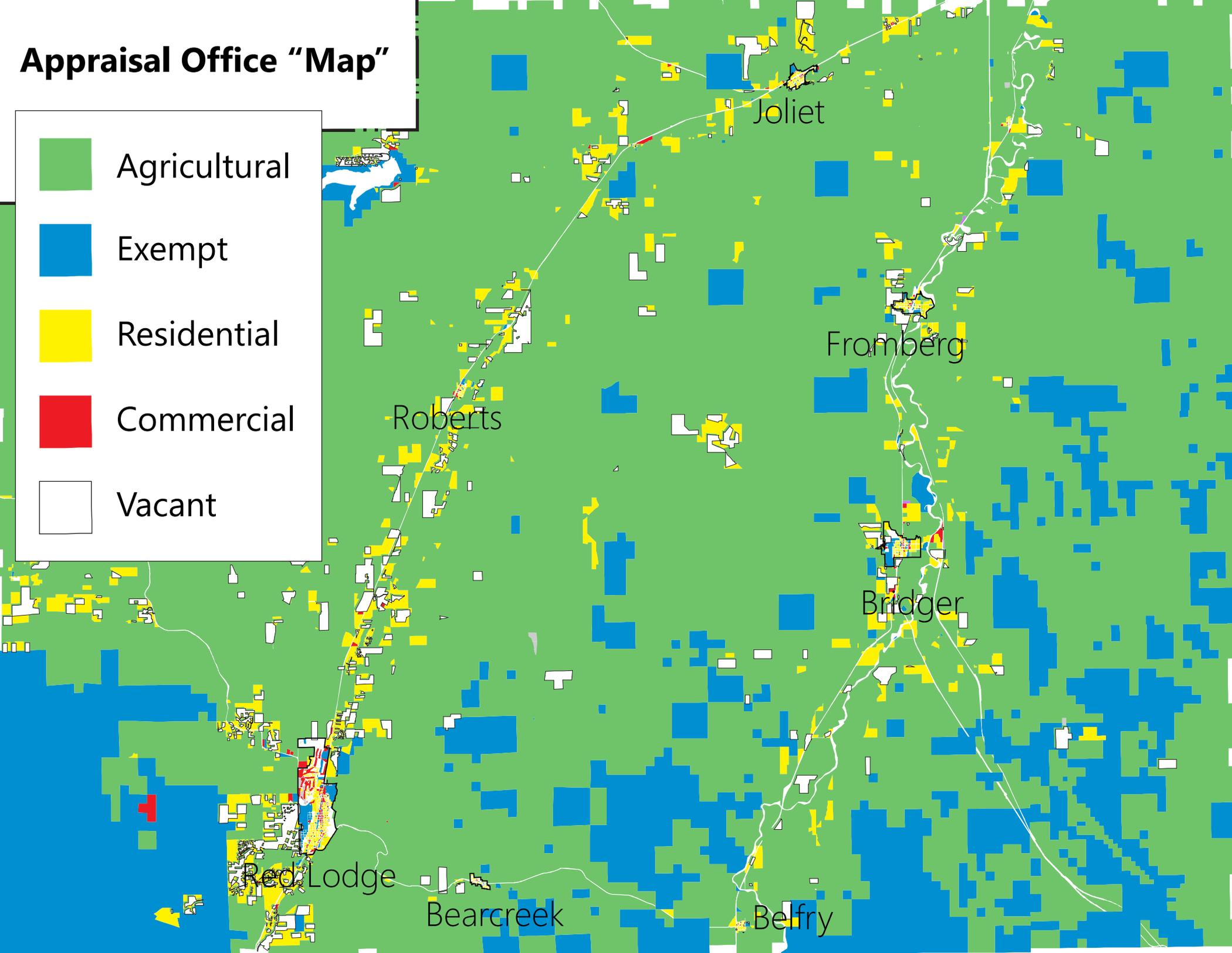
VR - Vacant Land Rural

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

# Development Regulations

## What types of projects are regulated?

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



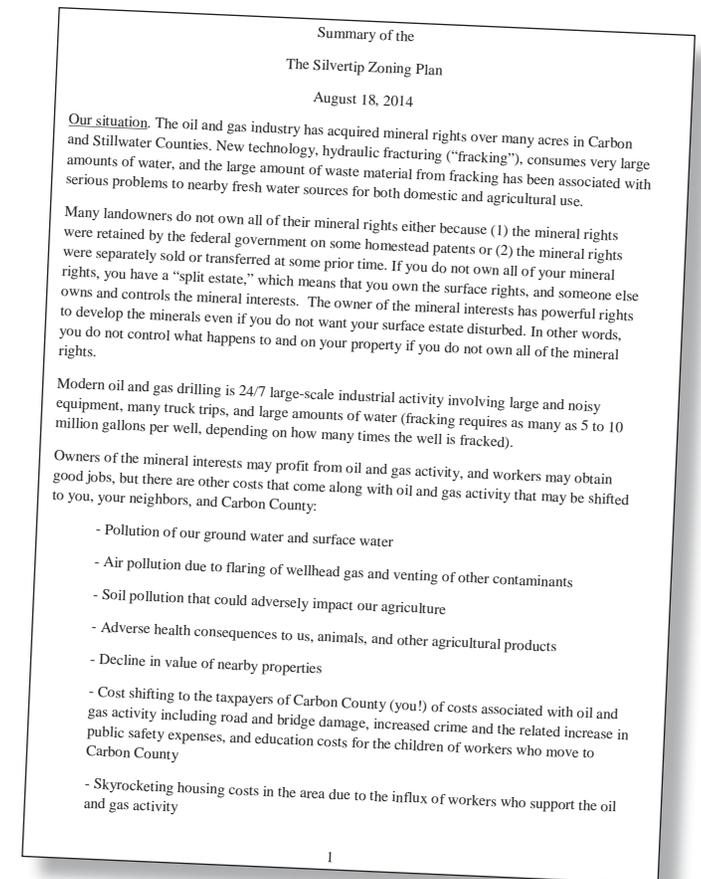
## What are not?

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



# Silvertip Part 1 Zoning Petition

- Intent: protection from potential adverse impacts of oil and gas development in a citizen-created zone district
- Only for oil, gas or coalbed methane uses
- Requirements:
  - » Minimum well spacing requirements
  - » No holding or reserve pits
  - » No purposeful flaring of excess gas
  - » Sound suppression
  - » Comprehensive water testing
  - » Public disclosure of well activity
  - » Minimize impacts to visual and scenic views of the surrounding landscape



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# Future Land Use Planning

