

# PONDERA COUNTY GROWTH POLICY

## A Comprehensive Plan



JUNE 2011

Prepared by Pondera County Growth Policy Committee with Technical Assistance From:

**Cossitt Consulting Planning Team**

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Prepared to meet requirements of a “Growth Policy” under Montana State Law

# PLAN PARTICIPANTS

## Growth Policy Committee

Cheryl Curry

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## Planning Board

Karla Breding

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## County Commission

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Joe Christiaens

Cynthia Johnson

## Participants at Public Meetings

Thanks to all those persons who attended open houses, listening sessions, and public hearings and those who wrote in comments.

## County Staff

Janice Hoppes, Clerk and Recorder

## Consultant Team

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Ken Markert, MMI Planning

PONDERA COUNTY, MONTANA

RESOLUTION NUMBER 40.- 2010/11

ADOPTING THE PROPOSED 2011 GROWTH POLICY.

WHEREAS, 76-1-604 MCA, authorizes the Board of County Commissioners to adopt or revise a growth policy; and

WHEREAS, the Board of County Commissioners requested the County Planning Board to prepare a growth policy, as authorized in 76-1-106, MCA; and

WHEREAS, the Pondera County Planning Board prepared a growth policy in accordance with Title 76, Chapter 1, Part 6, M.C.A.; and

WHEREAS, the proposed growth policy was made available for review at Pondera County Courthouse, Conrad Library, and on the Pondera Regional Port Authority website; and

WHEREAS, the Planning Board noticed and held a public hearing on the proposed growth policy in accordance with 76-1-602, MCA; and

WHEREAS, in accordance with 76-1-603, MCA, the Planning Board considered comments, recommendations and suggestions elicited at the public hearing held on April 27, 2011 as well as written comment received through the comment period ending April 27; and

WHEREAS, the Planning Board made a recommendation to adopt the growth policy with revisions; and

WHEREAS, the Board of County Commissioners agenda was posted for the May 11, 2011 Board of County Commissioners meeting and the agenda included the growth policy resolution of intention; and

WHEREAS, the Board of County Commissioners considered public comment received at that meeting (no comments) or received in writing (none) prior to the meeting;

WHEREAS, in accordance with 76-1-604, MCA, the Board of County Commissioners adopted a resolution of intention to adopt the Pondera County Growth Policy as recommended by the planning board on May 11, 2011; and

WHEREAS, the Board of County Commissioners' agenda was posted for the June 1, 2011 Commission meeting and the agenda included the adoption of the growth policy;

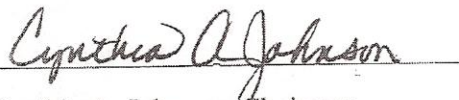
WHEREAS, the Board of County Commissioners considered public comment received at that meeting or received in writing prior to the meeting;

NOW, THEREFORE BE IT RESOLVED that the Pondera County Board of Commissioners hereby adopts the growth policy as recommended by the planning board and as identified in the resolution of intention.

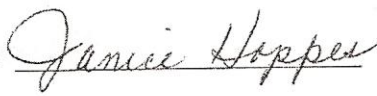
Adopted this 22nd day of June, 2011 as moved by Commissioner Broesder, seconded by Commissioner Christiaens, and passed on a unanimous vote of the full board. Effective on passage and approval.


PONDERA COUNTY COMMISSIONERS

Pondera County, Montana

  
Cynthia A. Johnson, Chairman

  
Joseph Christiaens, Member

ATTEST:   
Janice Hoppes, Clerk and Recorder

  
Sandra J. Broesder, Member

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# LIST OF ABBREVIATIONS

CIP- Capital Improvements Program

CRP- Conservation Reserve Program

CWPP- Community Wildfire Protection Plan

BNSF- Burlington Northern and Santa Fe

DES- Disaster and Emergency Service

DNRC- Department of Natural Resources and Conservation

EDA- Economic Development Administration

FAR- Floor- area ratio

HUD- U.S. Department of Housing and Urban Development

MATL line- Montana Alberta Tie Lie

MDOT- Montana Department of Transportation

NPIAS - National Plan of Integrated Airport Systems

PCCRC - Pondera County Canal and Reservoir Company

PDM plan- Pre-Disaster Mitigation plan

RC&D– Resource Conservation and Development

USDA- U.S. Dept. of Agriculture

WUI- Wildland Urban Interface

# INTRODUCTION

This is a growth policy for the planning jurisdiction of Pondera County. A growth policy is a comprehensive plan or master plan. This growth policy conforms to the requirements of Montana state law (76-1-601 through 76-1-606, MCA).

This growth policy document was initiated in 2009 by Conrad, Valier and Pondera County. The three jurisdictions identified growth policy committees to begin the work. In 2010, Cossitt Consulting was hired to provide technical assistance in preparing the growth policy. The three jurisdictions continued to coordinate but each has a separate growth policy corresponding to their jurisdictional planning areas. Inventory information and maps are included in Appendix B and E for all three jurisdictions.

This growth policy consists of four main parts:

1. Background.

This section describes the overall purpose of the growth policy and the process used to create it. It describes the planning area boundary.

2. Profile

This section provides a summary of the existing characteristics and projected future trends for Pondera County. It includes a short summary of the history of the county and discussion of land use, population, housing, economics, local services, public facilities, and natural resources.

3. Plan for the Future

This part includes a vision statement and planning goals, which describe what the county will strive to be in the future. It also includes detailed planning strategies which outline specific policies and actions to accomplish the goals. A future land use plan provides a geographic perspective of the desired future of the county. The future land use plan functions as the guide for future zoning changes.

4. Implementing the Plan

This section identifies how the growth policy will be implemented and how it will be monitored, evaluated and revised.

5. Appendices

This part consists of several sections that are referenced in or supplement the growth policy:

- A review of current county subdivision regulations
- The detailed information for the Inventory of Existing Characteristics and Projected Trends for Pondera County, Conrad, and Valier

- Summaries of the various committee meetings and public open houses held as part of the growth policy development
- Summary of surveys conducted
- Maps prepared for this growth policy for the county, Conrad, and Valier
- Implementation Checklist – an aid in setting annual goals and for completing the strategies outlined in the plan