

CHAPTER IV EXISTING LAND USE

HOUSING

U.S. Census 2000 Housing Characteristics

The housing stock in Lewis and Clark County has increased considerably during the past 30 years, more than doubling between 1970 and 2000. Census 2000 estimated 25,672 units in the County, and the 2003 Census estimated 25,842 housing units in the county, which is an increase of 0.66% in those three years.

At the time of Census 2000, 38.1 percent of all owner-occupied housing units in Lewis and Clark County were valued at \$99,999 or less, and the median value of an owner-occupied house in Lewis and Clark County was \$112,200. In the Lincoln CDP, 64.4 percent of owner-occupied housing units were valued at \$99,999 or less at the time of Census 2000, and the median value of an owner-occupied house in the Lincoln CDP was \$84,500.

In the 2000 Census conducted by the U.S. Department of Commerce, Bureau of Census, the Lincoln Planning Area includes the Lincoln Census Designated Place. Tables IV-1 and IV-2 show the numbers and types of housing in the Lincoln CDP.

**TABLE IV-1:
TOTAL HOUSING UNITS IN LINCOLN CDP**

Housing Units	Number	Percent	U.S. Percent
Total housing units	777	100	
Occupied housing units	481	61.8	91.0
Owner occupied housing units	364	75.2	66.2
Renter-occupied housing units	117	24.8	33.8
Vacant housing units	297	38.2	9.0

(Source: U.S. Dept. of Commerce, Bureau of Census, Census 2000)

**TABLE IV-2:
TYPE AND NUMBER OF HOUSING UNITS IN LINCOLN CDP**

UNITS IN STRUCTURE	Number	Percent
1-unit, detached	317	65.9
1-unit, attached	0	0
2 units	2	0.4
3 or 4 units	4	0.8
5 to 9 units	2	0.4
10 to 19 units	0	0.0
20 to more units	0	0.0
Mobile home	156	32.4
Boat, RV, van, etc.	0	0.0

(Source: U.S. Dept. of Commerce, Bureau of Census, Census 2000)

At the time of Census 2000, the median age of an owner-occupied dwelling in the Lincoln CDP was 33 years, while the median age of an owner-occupied dwelling in Lewis and Clark County and Montana were 30 and 33 years, respectively. At the same time, the median age of a renter-occupied dwelling in the Lincoln CDP was 33 years, while the median age of a renter-occupied dwelling in Lewis and Clark County and Montana were 35 and 36 years, respectively. The average residence in the Lincoln CDP was slightly smaller (4.9 rooms) than the average residence in the State (5.4 rooms) and the County (5.5 rooms). According to the Census 2000, the median value of the housing stock in the Lincoln CDP is \$84,500, which was 33 percent less than the county average (\$112,200) and 18 percent less than the state average (\$99,500). Table IV-3 shows selected housing characteristics in the state, Lewis and Clark County and the Lincoln CDP.

Housing Availability

At the time of Census 2000, in Lewis and Clark County, approximately 43 percent of the housing stock was available for rental, which was very similar to the state average for availability of rental units (44.8 percent). In the Lincoln CDP, approximately 25 percent of occupied housing stock was available for rental. Census 2000 data indicates that 38 percent of available housing in Lincoln was vacant, though a significant number of this vacant housing is owned by seasonal residents.

Temporary and Transient Housing

According to the Montana Department of Public Health and Human Services, Food and Consumer Safety Section (2005), there are six motel/hotels and five campground/RV and mobile home parks licensed for occupancy in the Lincoln Planning Area.

Housing Development

The private sector has provided all of the housing within the Lincoln Planning Area. No publicly assisted housing or special needs housing, such as group homes or housing for the elderly, currently exist within the area.

**TABLE IV-3:
SELECTED HOUSING CHARACTERISTICS
STATE OF MONTANA, LEWIS AND CLARK COUNTY AND LINCOLN CDP,
US CENSUS, 2000**

Housing Characteristics	Montana	Percent	Lewis & Clark County	Percent	Lincoln CDP	Percent
Total Housing Units	412,633	100	22,850	100	480	100
Occupied Housing						
Owner occupied	247,723	69.1	16,008	70.1	361	75.2
Renter occupied	110,944	30.9	6,842	29.9	119	24.8
Vacant Units	53,966	100	2,822	100	297	100
For rent	9,163	17	421	14.9	16	5.4
For sale	5,581	10.3	237	8.4	11	3.7
Rented or Sold	2,540	4.7	98	3.5	2	0.7
Seasonal/Recreational	24,213	44.9	1,681	59.6	248	83.5
Migrant workers	248	0.5	5	0.2	0	0.0
Other	12,221	22.5	380	13.6	20	6.7
Owner-occupied Housing Units	165,397	100	10,783	100		100
Value Reported by Owner						
Less than \$50,000	19,632	12	274	2.4	21	10.8
\$50,000 to \$99,999	63,879	38.6	3,840	35.6	104	53.63
\$100,000 to \$149,99	47,448	28.7	4,478	41.6	60	0.9
\$150,000 to \$199,999	19,070	11.5	1,293	12.0	7	3.6
\$200,000 to \$299,999	10,633	6.4	674	6.2	0	0.0
\$300,000 to \$499,999	3,610	2.2	182	1.7	0	0.0
\$500,000 to \$999,999	801	0.5	26	0.2	2	1.0
\$1,000,000 or More	324	0.2	16	0.1	0	0.0
Median dollar value	\$99,500		112,200		\$84,500	
Median Year Built	1972		1975		1972	
Median number of rooms (owner-occupied)	6.1		6.3		4.9	
Median Number of person/room (owner-occupied)	0.4		2.54		1	

(Source: U.S. Department of Commerce, Bureau of Census, 2000)

Distribution of Housing in Lincoln Planning Area

Census 2000 defined two types of housing: conventional construction and mobile homes. Conventional construction includes site-built homes and manufactured homes. Mobile homes are defined in the County regulations as factory assembled structures or structures equipped with the necessary service connections and made to be readily movable as a unit on its own running gear and designed to be used as a dwelling unit without permanent foundation. According to the 2000 Census, within the Lincoln CDP, conventional homes make up approximately 68 percent of the housing stock, while mobile homes make up approximately 32 percent of the housing stock. In 1994, conventional homes made up approximately 70 percent of the housing stock, while mobile homes made up 30 percent.

DISTRIBUTION OF LAND USES

Agricultural

Agriculture accounts for approximately 40 percent of land uses within the Lincoln Planning Area. The agricultural productivity is limited due to elevation and the short growing season. Most agricultural activity in the area takes the form of livestock grazing on privately owned and leased tracts east of the Lincoln Townsite. Limited hay production does take place in the Blackfoot Valley adjacent to the Blackfoot River and its associated tributaries.

Residential

Four principal areas of residential development exist in the Planning Area. The Lincoln Townsite, the 4x4 Road Development, the Seven Up Ranch Development, and Lincoln Gulch Development. Year-round population figures for the Lincoln CDP vary, but are close to 1,100 people. Population figures outside of the Lincoln CDP are not available. Of approximately 718 Post Office Boxes provided by the United States Postal Service, 655 are rented yearlong. (U.S. Post Office, Lincoln, Montana, 2005).

Commercial

Commercial activity in the Planning Area is centered in and adjacent to the Lincoln Townsite. There are a few "cottage industries" in the area, but no reliable figures exist to quantify business sizes or numbers of employees. Commercial activity in the Planning Area is dominantly retail outlets and food and beverage services. According to the Montana Department of Public Health and Human Services, Food and Consumer Safety Section (2005), there are five lodging establishments, five mobile home parks or campgrounds, ten eating establishments and/or taverns, and three food dealers in the Lincoln Townsite.

Industrial

The Planning Area contains five industrial facilities: High Country Beef Jerky, Bouma Postyard, Lincoln Sawmill, Conifer Logging, and Gehring Lumber. All of the facilities are located outside the effective "town limits" of Lincoln.

Public Use

Public facilities in Lincoln consist of the Lincoln School, Lincoln Library, Lincoln Senior Center, the Lewis & Clark County Sheriff Substation and County Shop, the Lincoln Fire Hall, Hooper and Lambkin Parks, and the Lincoln Community Center.

Private Property Ownership: Market Value & Acreage

The County Planning Department used the County GIS Mapping system to inventory the following: (1) determine the number of privately owned taxable properties (2) calculate the market values of those properties as determined by the Department of Revenue (3) determine the location of the property owners and (4) determine the amount of acreage owned in the Planning Area by residents of Lincoln, residents of Montana and out of state residents. Publicly owned lands were not included in this inventory. Table IV-4 summarizes the results of the inventory.

**TABLE IV – 4
PRIVATE PROPERTY OWNERSHIP INVENTORY
(2005)**

Ownership	Lincoln Planning Area			Montana			Out of State			Total
	Number	Acres	Percent	Number	Acres	Percent	Number	Acres	Percent	
No. of Parcels	759		43.60%	727		41.80%	253		14.50%	1739
Market Value	\$40,188,550		48.82%	\$32,940,519		40.00%	\$9,176,639		11.18%	\$82,305,708
Acres		17,377	25.68%		39,183	57.88%		11,131	16.44%	67,691

(Source: Lewis & Clark Planning Department, 2005)

The inventory identified 1,739 privately owned parcels. Of those 1,739 properties, 759, or over 25 percent, were owned by residents of the Planning Area and 980, or over 74 percent, are owned by individual who do not live in the Planning Area. Individuals who do not reside in the State of Montana own over 16 percent of the parcels.

The inventory also identified that market value of all properties in the Planning Area at \$82,305,708. The market value was obtained from the State Department of Revenue (DOR). The market value is DOR’s estimate of what a parcel would cost on the open market. Of this value, approximately 48 percent is owned by residents of the Planning Area. Less than twelve percent (12%) of the value is owned by persons residing outside the State of Montana.

Creation of New Parcels

A new parcel of tract of record can be created through subdivision review or through the use of exemption as permitted by the Montana Subdivision and Platting Act. Exemptions to subdivision review are permitted if the newly created

parcel is transferred to an immediate family member as defined by statute, or if all the resulting parcels were greater than 160 acres in size.

To create a new parcel less than 160 acres requires Subdivision Review by the County Planning Department, the City-County Consolidated Planning Board (for major subdivisions) and preliminary and final approval of the Board of County Commissioners. Preliminary approval is granted by the Board of County Commissioners after it has been established that the impacts caused by the development of the newly created parcel will not cause major negative impacts on the natural environment, public health and safety, the provision of public services and is not in conflict with subdivision regulation, existing special zoning districts or the adopted Growth Policy. If minor negative impacts are identified during the review, conditions of approval will be attached to the preliminary approval in order to mitigate those impacts. The conditions of approval must be met prior to final approval and the filing of the plat with the County Clerk and Recorder. Preliminary approval is effective for three (3) calendar years. At the request of the Applicant, the Board of County Commissioners may extend the approval for an additional calendar year, not to exceed a maximum of four (4) calendar years.

Table IV-5 presents the number of parcels created by exemption and subdivision review in all of Lewis and Clark County between 1986 and 1993. Of the 887 parcels created through subdivision review only 263 parcels, approximately 30 percent, were final platted.

**TABLE IV – 5
PARCELS CREATED
LEWIS AND CLARK COUNTY 1986 – 1993**

EXEMPTIONS	1986	1987	1988	1989	1990	1991	1992	1993	Total
Occasional Sale	42	62	30	26	29	26	17	55	237
Gifts to Family	35	55	55	88	2	9	19	23	106
Remainders	35	50	24	19	19	20	14	17	198
Ag. Covenants	66	22	11	11	0	0	5	00	15
20+ Acre Parcels	15	117	117	28	139	225	86	270	997
Remainders > 20 Acres	19	15	11	12	11	11	11	4	94
Total	152	251	188	94	200	291	152	319	1647
SUBDIVISION REVIEW									
Prelim. Approval	883	162	665	441	67	122	117	2230	887
Final Approval	111	445	555	115	20	25	11	881	263

(SOURCE: Lewis And Clark Planning Department, 1994)

Of the new parcels created from 1986 through 1993 in the Lincoln Planning Area, 65 parcels were created by exemption and seven parcels created by subdivision review. Table IV-6 presents the number and types of exemptions used to create parcels in the Lincoln Area. Table IV-7 presents the number of parcels created through subdivision review from 1996 to 2005.

**TABLE IV – 6
PARCELS CREATED BY EXEMPTION
LINCOLN PLANNING AREA**

EXEMPTION	1986	1987	1988	1989	1990	1991	1992	1993	Total
Occasional Sale	2	3	2	2	2	4	2	0	17
Gifts to Family	0	0	0	0	0	0	0	0	0
Remainders	2	2	1	1	0	1	0	0	7
Ag. Covenants	0	0	0	0	0	0	1	0	1
20+ Acre Parcels	2	0	0	0	4	1	10	13	30
Remainders > 20 Acres	0	0	1	1	3	3	2	0	10
Total	6	5	4	4	9	9	15	13	65

(SOURCE: Lewis And Clark Planning Department, 1994)

**TABLE IV – 7
PARCELS CREATED BY SUBDIVISION REVIEW
LINCOLN PLANNING AREA
1996-2005**

1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
1	0	5	7	4	7	1	3	2	6	36

(SOURCE: Lewis And Clark Planning Department, 2005)

The Blackfoot Challenge

The Blackfoot Challenge is a landowner-based group that coordinates management of the Blackfoot River, its tributaries and adjacent lands. One of the purposes is preserving the natural beauty and rural character of the Blackfoot watershed. The organization is made up of private landowners, federal and state land managers, private corporations and foundations, non-profit land trusts, schools, local government officials, corporate landowners and communities.

The Blackfoot Challenge continues to work on many land management issues in the Blackfoot River valley. More than 89,000 acres of private land has been

placed in conservation easements as a result of the efforts of landowners, and since 1997 over 45,000 acres of noxious weeds have been placed under weed management. The organization has also worked on instream restoration of 38 miles on 39 tributaries and 62 miles of riparian restoration, and habitat restoration of 2,600 acres of wetlands and 2,300 acres of native grasslands. Approximately 88,000 acres of corporate timberlands have been resold to non-profit organization, such as the Nature Conservancy, and private individuals. The Blackfoot Challenge is also involved in watershed education in schools.

Figure 6 is a map showing the private lands, county, state and federal lands in the Lincoln Planning Area.