

CHAPTER IX GOALS, OBJECTIVES AND POLICIES

This Growth Policy for the Lincoln Planning Area is an expression of the desires and aspirations of the people of the Townsite of Lincoln and the Upper Blackfoot Valley, in conjunction with the Lewis and Clark Board of County Commissioners and the Lincoln Community Council, for the future growth and use of land in this unincorporated area of the county.

Goals describe the future of the Lincoln Planning Area in general terms. Goals are long-term expectations and are the aims that all subsequent planning activities seek to achieve.

Objectives are general statements that describe the intended planning actions. Somewhat more specific than goals, objectives help achieve the goals.

Policies are the most specific statements for each planning objective and help guide individual future land use decisions.

Policies also make the entire land use decision process more visible and understandable to the public. They encourage and facilitate citizen involvement by shifting attention from details and specific proposals to the more essential characteristics of the area. Policies help ensure that the decisions affecting the Lincoln Planning Area's future growth and development will be made from a common reference.

GOALS

1. Recognize the natural, rural and open space character of the Upper Blackfoot Valley and encourage development that is sensitive to those characteristics.
2. Enhance the developed environment and thus maintain the quality of life of the citizens of the Lincoln Planning Area.
3. Provide for the economical delivery of necessary public services and facilities consistent with this Growth Policy.
4. Encourage business development to provide employment opportunities for the area's residents.
5. Achieve a balance between the property rights of individuals and the protection of the health, safety, and welfare of the public.

Objective 1

- 1.1 Promote responsible, multiple uses of the land that minimize impacts to outdoor recreation, wildlife habitats, and watershed.

Objective 2

Recognize the importance of natural resources, including soil, water, air, scenic values and fragile ecosystems.

Policies:

- 2.1 Encourage land uses that have minimal environmental impacts, recognizing the interrelationship between natural resources, especially between surface and ground water.
- 2.2 Implement and enforce the Lewis & Clark County Erosion and Sedimentation Control Ordinance inclusive of private residential development.
- 2.3 Manage and protect groundwater resources by ensuring that the capacity of the land to attenuate pollutants is not exceeded by using established criteria.
 - a. Promoting Best Management Practices for avoiding potential groundwater pollution sources including on-site wastewater treatment by providing for proof of non-impact by real estate developers.
- 2.4 Manage and protect surface water resources by:
 - a. Encouraging resource conservation along the Blackfoot River and its tributaries.
 - b. Improving the management of publicly owned lands along the Blackfoot River and its tributaries.
 - c. Develop and institute a comprehensive and effective stormwater management plan for the Lincoln townsite.
- 2.5 Manage and protect floodplains by:
 - a. Allowing only non-structural open-space uses that are least subject to loss of life and property damage in the 100-year flood plain.
 - b. Enforcing the floodplain management regulations so that the areas residents may be eligible for flood insurance under the National Flood Insurance program.
 - c. Developing an accurate description of the 100-year flood plain and 10 year floodways along the Blackfoot River and its tributaries.
 - d. Recommend the County Commissioners adopt the flood plain map for management purposes.

- 2.6 Recognizing that the Blackfoot River is one of the Lincoln Planning Area's significant environmental resources and provide for its protection by:
- a. Cooperating with the Montana Department of Environmental Quality and the principal responsible parties in the clean-up and remediation of the Upper Blackfoot Mining Complex.
 - b. Limiting development of permanent structures within the 100 year floodplain.
 - c. Establishing surface water protective buffers as follows:
 - Class I Water Course - 100 foot buffers;
 - Class II Water Course - 75 foot buffer;
 - Class III Water Course - 50 foot buffer;
 - Class IV Water Course - 25 foot buffer.The County Subdivision Regulations adopted in February of 2005 address water-body setbacks and buffers for subdivision proposals.
 - d. Provide for grandfather clauses, granting a perpetual variance to pre-existing structures or situations where adherence to buffer zone guidelines is not possible due to property geometry or size.
 - e. Create and implement a comprehensive and effective stormwater management plan.
- 2.7 Promote the concept of linear greenways to link natural, cultural and scenic resources such as designated scenic rivers, designated scenic roads, registered historic properties, permanent open-space and the Continental Divide Trail.

Objective 3

Conserve the Blackfoot Valley's historic character and its historic and cultural resources, including historic sites and structures, archaeological features and man-made landscapes features for the aesthetic, social, and educational benefits of present and future citizens.

Policies:

- 3.1 Encourage and assist property owners to pursue State and National Historic Register designation.
- 3.2 Encourage and assist property owners to place voluntary scenic easements on lands associated with historic buildings, sites, and archaeological resources representing all historic time periods.
- 3.3 Encourage and assist property owners to adaptively reuse their historic structures.
- 3.4 Protect historic/archaeological resources when reviewing land use decisions.

- 3.5 Promote community awareness and public education programs informing property owners and residents of the benefits and liabilities of historic preservation.

Objective 4

Enhance the quality, identity, and appearance of the Lincoln Townsite and the Planning Area.

Policies:

- 4.1 Encourage the preservation, renovation and restoration of existing structures. Encourage economic development and revitalization of the Lincoln Townsite through innovative uses of existing structures.
- 4.2 Encourage employment opportunities for the area's residents through the promotion of appropriate business development.
- 4.3 Protect the cultural and economic identity of Lincoln and the Blackfoot Valley.
- 4.4 Encourage the adoption of a county sign ordinance that prohibits the proliferation of billboards and off premises signs.
- 4.5 Encourage the adoption of a sign ordinance that will ensure the safe, aesthetically compatible use of identification and advertising, while avoiding traffic hazards, and preserving views.
- 4.6 Encourage property owners to use external lighting that is consistent with safety and security considerations and minimizes ambient light pollution at night.
- 4.7 Encourage the enforcement of the County's junk vehicle and community decay ordinances.
- 4.8 Encourage the maintenance of natural vegetation along water courses to protect the water quality and maintain the natural aesthetics of the water course.

Objective 5

Encourage economic growth that is compatible with Lincoln and the Blackfoot Valley's environmental quality, rural character, residential areas and the consumer needs of the residents.

Policies:

- 5.1 Promote local business.
- 5.2 Promote and attract the development of business and light industry in the area.
- 5.3 Encourage that well-designed landscaping standards are applied to site plans for commercial and industrial development.
- 5.4 Promote tourism as a suitable and appropriate form of economic development.
- 5.5 Encourage existing business activities by offering technical assistance.
- 5.6 Encourage commercial development that:
 - a. Is not and does not encourage strip development, which creates traffic hazards and inefficient land use;
 - b. Does not have negative impacts on adjacent property values.

Objective 6

Encourage a variety of housing opportunities so that housing needs of all income groups can be met.

Policies:

- 6.1 Encourage an appropriate level of low and moderate cost housing.
- 6.2 Encourage the provision of a wide range of housing opportunities by type and density.
- 6.3 Encourage the upgrading and rehabilitation of existing substandard housing.
- 6.4 Encourage the development of housing for senior citizens of the Lincoln area so that they can continue to be an invaluable human resource to the community.

Objective 7

Ensure that the provision of public services and facilities is made in a manner that is consistent with the land use objectives of this plan.

Policies:

- 7.1 Prohibit the extension of tax-supported improvements, such as, sewer and roads into agricultural or environmentally sensitive areas.

- 7.2 Carefully assess the short and long term fiscal impacts of capital improvements such as, roads, sewer and schools when land use decisions are made.
- 7.3 Support the local school board.
 - a. Develop and maintain needed improvements to the Lincoln School.
- 7.4 Support the Lincoln/Lewis and Clark Sewer District.
 - a. In cooperation with the County, develop a capital improvement plan to allow for expansion and/or improvement of sewer district facilities to meet future needs.
- 7.5 Transportation
 - a. In cooperation with Federal, State, and County governments, develop a comprehensive maintenance plan for existing and proposed paved and unpaved roads.
 - b. Develop and maintain safe walkways and bike paths from residential areas to the Lincoln School.
 - c. Demand that safe and rational speed limits be posted and enforced on streets and Highway 200 to ensure pedestrian safety.
 - d. Develop lighting districts to ensure pedestrian safety along major streets and Highway 200.
- 7.6 Open space and recreation.
 - a. Encourage residential developers to maintain open space for wildlife and scenic purposes when building.
 - b. Encourage open space considerations are considered during subdivision review.
 - c. Recognize and promote the value of existing and future recreational proposals.
 - d. Encourage the expenditure of local bed tax revenues in the planning area.
- 7.7 Law enforcement
 - a. Encourage adequate, 24-hour, law enforcement for the current and anticipated population.
 - b. Encourage State and County law enforcement organizations to become thoroughly aware of and enforce current and future laws and ordinances.
- 7.8 Encourage and assist Lincoln Emergency Services in providing fast, efficient medical and fire service to the community.
 - a. Assist Lincoln Emergency Services in expanding the current facility, in order to effectively maintain standards of training and service as well as efficient storage for vehicles and equipment.

- b. Support Lincoln Emergency Services in obtaining funding for updating and replacing emergency equipment as necessary.
- c. Assist in the creation of an improved fire district/service area in order to provide better service and a more equitable fee structure.
- d. Include Lincoln Emergency Services officers in subdivision review proceedings in order to ensure adequate access for emergency vehicles.
- e. Recognize the inherent fire dangers in the Lincoln Planning Area and assist the Fire Department in encouraging fire safety in the design and construction of new buildings.

7.9 Medical facility

- a. Encourage the necessary funding to re-open the Parker Medical Clinic in order to provide daily medical care to the residents of the Lincoln area.
- b. Support the Blackfoot Valley Medical Services Association in their mission to promote and assist in financing medical services in the Lincoln area.
- c. Support and advocate for the Cooperative Health Center and its partners to re-open the Parker Medical Clinic and to provide appropriate health care services to the Lincoln area.
- d. Support and fund the dental services for low-income persons in the Lincoln area.

7.10 Solid Waste

- a. Carefully assess the short and long term fiscal impacts on the solid waste district when land use decisions are made.
- b. Improve recycling and composting services in the Lincoln area.

Objective 8.

Protect and enhance the County's fiscal resources.

Policies:

- 8.1 Evaluate all private development proposals as they relate to public services and their compliance with the goals, objectives, and policies of the Lincoln area Growth Policy.
- 8.2 Support the County Commissioners in developing a means of consistent, objective, and accurate fiscal impact analysis for use in the evaluation of proposed development.
- 8.3 Develop mitigation fees to lessen the impacts of new development on community services.

Objective 9.

Encourage citizen involvement in the planning process.

Policies:

- 9.1 Require all meetings involving the preparation, revision or amendments to the Growth Policy to be publicly noticed and open to the public for comment and discussion.
- 9.2 Provide the opportunity for all citizens within the planning area to participate in all phases of the planning process.
- 9.3 Ensure that information pertaining to the Growth Policy is available to all citizens in an understandable form that may include the use of newsletters, mailings, informational brochures and announcements in the newspapers or cable television to stimulate citizen involvement.
- 9.4 Encourage the schools, civic clubs and special interest groups to review and comment on the Growth Policy and its Goals, Objectives and Policies.

Objective 10.

Achieve a balance between the property rights of individuals and the protection of the health, safety and welfare of the public.

- 10.1 Promote the philosophy that land is a finite resource and not a commodity, that all citizens are stewards of the land, and its protection is of primary importance to each present and future citizen.