

CHAPTER X

IMPLEMENTATION TOOLS

Introduction

The Lewis and Clark County and the Lincoln Planning Area Growth Policies envision a desirable place for generations to come. Both policies contain goals and objectives to guide growth to areas where services can be provided cost-effectively and away from areas where growth threatens valued lifestyles and resources. The purpose of this chapter is to discuss in detail how the Lincoln Planning Area should carry out its Growth Policy, in accordance with the County Growth Policy.

Implementation mechanisms include a range of different measures, which are listed below:

- **IMPLEMENTATION STRATEGY: The Lincoln Planning Area will attempt to find balance amongst the various public policy goals of this Growth Policy. These goals are as follows:**
 - a. **Preserving the high quality of life, including a sound economy, healthy environment, abundant recreational opportunities, vibrant cultural and social life, and excellent schools and services;**
 - b. **Spending public funds wisely;**
 - c. **Maintaining and expanding our economy;**
 - d. **Increasing the housing choices for all residents;**
 - e. **Ensuring that necessary transportation facilities and services are available to serve development and the community;**
 - f. **Balancing development with environmental protection;**
 - g. **Preserving rural areas, natural resources, and ecologically fragile areas for future generations;**
 - h. **Support working with the Gateway Economic Development Corporation and other economic development organizations to increase the level and number of high paying jobs within the County, and**

- i. Provide healthcare facilities for the Lincoln community.

Lewis and Clark County’s New Planning Framework

Four levels of planning are necessary to carry out the Growth Policy as shown in the following table:

Four Levels of Planning for Lewis and Clark County		
Level	Purpose	Example
County-wide	Lewis and Clark County conducts this level of planning to address a wide range of issues that affect the entire County	Lewis and Clark County Growth Policy Update; Lewis and Clark Capital Improvements Plan
Planning Area Plans	This level of planning brings policy direction of the Growth Policy to a smaller geographic scale	Planning Area Plan for Lincoln
Neighborhood Plans	This level of plans will address issues of concern to individual neighborhoods or areas	Special Zoning Districts
Service Area Plans	This level of plans will address the delivery of services or facilities by the County	Disaster and Hazard Mitigation; Parks and Recreation Plans; Rural Improvement Districts (RIDs)

County-wide Planning

Lewis and Clark County conducts county-wide planning to address the wide range of issues affecting the entire County. County-wide planning policies describe the overall vision for the unincorporated portions of Lewis and Clark County. The Plan provides general strategies to be used by the County, acting individually and cooperatively with others, in achieving that vision. Lewis and Clark County is responsible for ensuring that its Growth Policy complies with Montana statutes regarding growth policies. The Growth Policy, the Capital

Improvements Plan (CIP), and adopted implementation strategies are designed to be consistent with and carry out the County-wide policies. Examples of such opportunities include service area agreements and other inter-local agreements. The County Growth Policy serves as a vital guide to the future and provides a framework for managing change.

- **IMPLEMENTATION STRATEGY:** Lewis and Clark County will carry out the County-wide Planning Policies through its Lincoln Planning Area Growth Policy, neighborhood plans, CIP program, and through service agreements with special districts. Lewis and Clark County will ensure that all such agreements are consistent with and carry out the County-wide policies.

The Lewis and Clark County Growth Policy provides policy guidance for unincorporated areas of the County. It serves as a vital guide to the future and provides a framework for managing change.

- **IMPLEMENTATION STRATEGY:** The County should conduct a cost-of-community services study and build-out analysis, both of which will provide critical information for implementation of county-wide planning.

Planning Area Plans

Planning Area Plans focus the policy direction of the Growth Policy to a smaller geographic area, such as the Lincoln Planning Area. This type of planning addresses the full range of issues for a healthy community, such as public safety, health and human services, land use, and infrastructure.

- **IMPLEMENTATION STRATEGY:** The Lincoln Growth Policy should include plans for local geographic areas outlining any proposed land use designations. The purpose of these plans is to identify areas where public utilities will logically be extended, suggest any areas set aside for parks and open space, and any other special designations

The Lincoln Planning Area Growth Policy is one element of the County Growth Policy, and will be consistent with the County's policies and implementation strategies. The Lincoln Planning Area Growth Policy should be consistent with any service area plans and any adopted level of service standards. These plans may include, but are not limited to:

- a. Identification of policies in the Growth Policy that apply to the Lincoln Planning Area;
- b. Any specific land uses and subsequent zoning, when consistent with the Growth Policy;

- c. **Recommendations for any open space designation and park sites, if consistent with adopted plans;**
- d. **Recommendations of capital improvements, the means and schedule for providing them, and appropriate amendments to service area plans to support planned land uses;**
- e. **Identification of any new issues that need resolution, and**
- f. **Identification of all necessary implementation measures needed to carry out the Plan;**

Rural Areas

Rural areas, such as the Lincoln Planning Area, contain development that is lower in density and intensity of use, thus requiring minimal infrastructure. They are intended to have the least impact on sensitive lands and resources. Rural levels of public infrastructure and services should sustain the development patterns in rural areas.

All newly created parcels should meet acceptable standards for streets, water supplies, and on-site wastewater systems, including a maintenance fund for those systems. A plan should be designed for future demands on roadways leading to and from development. When the population increases in these areas and the demand is evident, residents should pay for the upgrade and maintenance expenses.

- **IMPLEMENTATION STRATEGY: The County will revise its Subdivision Regulations to be consistent with this Growth Policy. Special consideration will be given to design and improvement standards for the Lincoln Planning Area:**
 - a. **Design and improvement standards will be developed to provide for the self-sufficiency of new subdivisions, minimizing adverse effects on agriculture, local services, the natural environment, wildlife, water quality and quantity, and public health and safety, and**
 - b. **Concepts of cluster development will be provided to further minimize adverse effects.**

Neighborhood Planning

Neighborhood planning will address issues of concern to individual communities, specific geographic areas, or neighborhoods that meet specified criteria. They

frequently address highly detailed planning issues, such as Special Zoning Districts, or focused infrastructure decisions involving individual property owners, carried out through rural improvement districts.

Typically, completion of a neighborhood plan would be expected to precede the establishment of more specific zoning requirements. The plan is intended to be a more general guidance document that identifies issues of concern and formulates goals and objectives to address them. Zoning might be one of a number of tools used to implement the plan. The relationship between a neighborhood plan and special zoning district is similar in some respects to the relationship between a growth policy and subdivision regulations: one lays out a broad framework, while the other includes the specific details to carry it out.

Some of the specific details regarding neighborhood planning in the Lincoln Planning Area and Lewis and Clark County are as follows:

- **IMPLEMENTATION STRATEGY:** Neighborhood plans should provide detailed land use, infrastructure, and development plans for neighborhoods that are a minimum of 640 acres in size. Smaller areas will be considered on a case-by-case basis. These plans, which must be prepared in conjunction with the neighborhood residents and property owners in the affected area, will become elements of and be consistent with the Lincoln Planning Area and Lewis and Clark County Growth Policies. The neighborhood plans will take into consideration any adopted facility plans and levels of service standards. Neighborhood plans may include, but are not limited to:
 - a. Identification of policies in the Growth Policy that apply to the neighborhood;
 - b. Planning specific land uses and implementing zoning that is consistent with the Growth Policy;
 - c. Identification of ideal locations and conditions for special districts;
 - d. Recommendation for appropriate open space designations and park sites based upon adopted plans;
 - e. Recommendation for capital improvements, the means and schedule for providing them, and any recommended amendments to service area plans to support planned land uses;
 - f. Identification of issues that may need resolution at a County wide level;

- g. Identification of all necessary implementing measures to carry out the Plan;**
- h. Contains language that provides for periodical modification and updates, which should be considered every five years;**
- i. Should be prepared in conjunction with the neighborhood residents and property owners in the affected area, and**
- j. Lewis and Clark County will work with local citizens on the Neighborhood Plans and help identify appropriate funding in the development, review, and implementation of these plans.**

Service Area Planning

Lewis and Clark County may designate Service Planning Areas designed to concentrate the County's limited funds and/or staff by designating higher priority areas for spending. This may be an area that will provide the necessary capacity for new growth, or an area where serious deficiencies exist as they relate to water, sewer, transportation, or designation for commercial/industrial growth.

Service Area plans are detailed plans for the delivery of services or facilities by Lewis and Clark County, special service districts or other agencies. Some service area plans may cover the entire County, while others pertain to a specific area. Examples of County-wide service area plans are the Disaster and Hazard Mitigation Plan or the Parks, Recreation, and Open Space Plan. Other Service Area plans are detailed capital improvements plans and may include specific fire districts, school districts, or water and sewer districts.

Some plans are operational and guide day-to-day management decisions. Others include specific details of facility design. Independent special purpose districts or other public and private agencies often prepare these plans with the assistance of Lewis and Clark County, when appropriate. Capital improvements are important components of Service Area Plans. Another component of this Growth Policy discusses capital improvements planning (see Volume III), and includes a list of additional plans related to capital facilities and the provision of services. Any improvements to capital facilities are closely linked to the availability of funds. Service Area plans identify costs and needed facilities, and distinguish between improvements needed for new growth versus existing public health and welfare needs.

Level of service standards may differ between the County and the unincorporated communities and rural areas. Different levels of service require different levels of funding. The citizens will be equal partners in defining the level of service.

- **IMPLEMENTATION STRATEGY:** To resolve deficiencies related to water, sewer and/or transportation services, the County and the Lincoln Planning Area should initiate a joint planning process that will:
 - a. Involve relevant jurisdictions, special purpose jurisdictions and/or local service providers, and
 - b. Identify the major service deficiencies and establish a schedule for resolving the issues.

The deficiencies should be addressed by the following:

- a) adjusting the proposed land use;
 - b) defining the level of service standards; or
 - c) the source of funding available for the project.
- **IMPLEMENTATION STRATEGY:** Lewis and Clark County should work collaboratively with the Lincoln community and other entities to address level of service standards and costs. Lewis and Clark County and the residents of the Lincoln community may share the costs of needed capital improvements programs and other services.
 - **IMPLEMENTATION STRATEGY:** All services area plans involving the Lincoln Planning Area should:
 - a. Be consistent with the Growth Policy, the Lincoln Planning Area Growth Policy, and Neighborhood Plans;
 - b. Define required service levels for the Rural areas, when appropriate;
 - c. Provide standards for location, design, and operation of public facilities and services;
 - d. Specify adequate, stable, and equitable methods of paying for public facilities and services;
 - e. Be the basis for scheduling needed facilities and services through capital improvements programs, and
 - f. Plan for the maintenance of existing facilities.
 - **IMPLEMENTATION STRATEGY:** Lewis and Clark County should revise the criteria for funding capital improvements projects to focus funds in areas consistent with the designation criteria contained in

this Plan. The County should also research the availability of additional funding sources.

Zoning Districts

Zoning is the designation of land by local government for specific uses and densities. Other applications may include lot coverage, building height, setback requirements, density, and separation of incompatible uses. Zoning may also require onsite improvements, coordination of development with offsite and County-wide public services, or place other conditions on development. Boundaries between different zones may follow property lines, natural features, or other dividing lines such as roads.

- **IMPLEMENTATION STRATEGY: Zoning Codes, zone classifications, any proposed development standards, and any zoning maps will be consistent with the Growth Policy.**
 - a. **Where there is local support, the County will work with the landowners (and other appropriate parties) within the Lincoln Planning Area to develop zoning to implement adopted neighborhood plans.**
 - b. **The County will develop minimum design standards to promote the public health, safety, and general welfare, and to protect natural resources and public investments, consistent with the County and Lincoln Planning Area Growth Policies.**
- **IMPLEMENTATION STRATEGY: All existing zoning classifications will be carried forward to the County's official zoning maps, and updated to conform to the Growth Policy. The requirements in special zoning districts must be periodically reviewed and updated.**

Subdivisions and Other Development Approvals

Under Montana law, a subdivision is the division of land or land so divided that it creates one or more parcels containing less than 160 acres. Subdivision review is a key part of the development process. It is designed to evaluate environmental impacts and insure that facilities and services supporting potential development are adequate. Subdivision of land involves detailed site planning and installation of public facilities, such as roads and utility lines.

During the subdivision approval process, the County and developers should work cooperatively to coordinate all requirements (e.g., zoning, drainage, road

improvement standards, and mitigation of off site service impacts). This process also addresses potential site problems, such as poor access or sensitive environmental features, as well as circumstances unique to a specific site not anticipated by general subdivision and/or zoning code requirements. County Commissioners have the authority to approve or disapprove proposed subdivisions, if they believe they will ultimately be in accordance with the criteria in the County Subdivision Regulations.

- **IMPLEMENTATION STRATEGY:** Subdivision and other development approvals will be consistent with the County and Lincoln Growth Policies, zoning, neighborhood plans, and capital improvements programs. When needed infrastructure and facilities are not readily available, development approvals can either be denied or divided into phases, or needed facilities provided by the project proponents.
- **IMPLEMENTATION STRATEGY:** Land use classification boundaries should be interpreted flexibly, but consistent with underlying land characteristics and existing development.

Permitting

The following policy ensures realistic progress toward reducing regulatory compliance burdens on the private sector while providing appropriate safeguards for the environment and public safety in the Lincoln Planning Area:

- **IMPLEMENTATION STRATEGY:** Lewis and Clark County's permitting systems should provide for expeditious review of projects, consistent with subdivision regulations, zoning, and other adopted policies.
 - a. The County will continue to improve its program of coordinating "one-stop shopping" for various permits, and providing comprehensive information on procedures and requirements relating to land development activities.
 - b. The County should develop and maintain a centralized database of land use permits which will be made accessible to all agencies and the public.
 - c. The County will develop a single umbrella permit process that incorporates all relevant land use permits.

Community Involvement

Planning Areas and Neighborhood Plans focus on smaller, more defined neighborhoods and begin with a community involvement process. The process defines ways to balance community desires with acceptable ways to incorporate density into their neighborhoods.

Community involvement in the neighborhood planning process may result in a minimum residential density standard or housing objectives that all new development must meet.

Additionally, it includes capital improvement planning to address the need for public amenities and infrastructure.

- **IMPLEMENTATION STRATEGY: Lewis and Clark County will establish more effective community involvement approaches, through all stages of the planning process.**

Code/Regulation Enforcement

The achievement and preservation of quality urban and rural living environments and protection of resources requires enforcement of the development standards contained in the County's regulations.

- **IMPLEMENTATION STRATEGY: Lewis and Clark County will enforce its regulations by pursuing subdivision review, zoning districts, and other planning techniques. The County will provide oversight for site development on all sites for which it issues permits.**

Measuring Progress Through Benchmarks

This Plan contains many goals and objectives for the Lincoln Planning Area. How will the County and the Lincoln community progress toward meeting these goals and objectives? How will progress be measured toward meeting these goals? Benchmarks are goals that can be quantified to measure the outcomes of public policy, and monitor progress on priorities.

Benchmarks are a method used to assure accountability to the public; they demonstrate whether the County and the Lincoln community are moving toward their goals, and how fast. Benchmarks allow the prioritization of public resources to meet the goals or, if desired outcomes are not achieved, the modification of the goals. Benchmarks work well with public participation during the planning

cycle, as citizens and various stakeholder groups provide feedback about what they feel are the most important things to measure. Later in the process, elected officials can use progress reports to make mid-course corrections to accomplish the goals.

- **IMPLEMENTATION STRATEGY:** Lewis and Clark County and the Lincoln community will pursue a monitoring and benchmark program to measure progress toward public policy goals. The Lincoln community and the County shall establish a process that:
 - a. Includes the public, interest groups, and other agencies to identify key indicators serving as a basis for benchmarks;
 - b. Addresses key issue areas of concern in the Lincoln Planning Area, including but not limited to: land capacity; phasing of growth in rural areas; density; permit processing; housing costs; natural resources; public health and safety; water use; solid waste; transportation; open space, cultural resources; air quality; surface and ground water quality; wetlands; wildlife habitat; rural lands; and industrial lands;
 - c. Establishes a process that utilizes data collection, monitoring, and regular reports to measure key indicators and benchmarks. The Board of County Commissioners, with counsel from the Lincoln Community Council, will be the responsible decision-makers who adopt the benchmarks, and
 - d. Implements the action plan that includes established starting and ending dates for each item. Appropriate starting and ending dates for each item will be set within 12 months of the adoption of the Plan.

The County and the Lincoln Community will review the Lincoln Growth Policy completely and consider amendments to it as often as necessary, but at least once every two years. Changes to the Lincoln Growth Policy will only occur after analysis, full public participation (including providing documentation to the public at least 10 days prior to public hearings), notice, and other requirements have been met.

- **IMPLEMENTATION STRATEGY:** Amendments to the Lincoln Growth Policy will be subject to public review and should include the following elements:
 - a. A statement of any proposed changes and rationale for the changes;

- b. A statement of anticipated impacts of the change, including the geographic area affected and issues presented, and
- c. Any necessary implementation mechanisms and alternatives.
- **IMPLEMENTATION STRATEGY:** Any necessary changes to development regulations, modification to capital improvements programs, The Lincoln Planning Area Growth Policy, neighborhood plans, and service area Plans required for implementation should accompany the proposed amendments to the community's growth policy so that regulations will be consistent with the Growth policy.
- **IMPLEMENTATION STRATEGY:** All amendments to the Lincoln Growth Policy will be done consistently with applicable Montana statutes.

Lewis and Clark County Regulations

Land use regulations are the primary way to carry out the Growth Policy. This section describes how Lewis and Clark County land use regulations relate to the Lincoln Growth Policy, Planning Areas, and Neighborhood plans.

Lewis and Clark County regulates land development and construction through a variety of technical standards resulting in permits and approvals for specific projects. To ensure County regulations are effective and warrant a high degree of public trust and confidence, regulations must be equitable, reasonable, easy to understand, and responsibly administered:

- **IMPLEMENTATION STRATEGY:** Lewis and Clark County's regulation of land use should:
 - a. Help protect public health, safety, and general welfare;
 - b. Help protect consumers from fraudulent practices in land use, land sales and development;
 - c. Implement and be consistent with the Lincoln Growth Policy and other adopted land use goals, policies and plans;
 - d. Be expeditious, predictable, clear, straightforward, and internally consistent;
 - e. Provide clear direction for timely resolution of regulatory conflict;

- f. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;**
- g. Be consistently and effectively enforced;**
- h. Create public and private benefits in an economically efficient and equitable manner;**
- i. Be coordinated with timely provision of necessary public facilities and services;**
- j. Encourage creativity and diversity in meeting Lincoln Planning Area goals and policies;**
- k. Be coordinated with communities, special purpose districts, and other public agencies to promote compatible development standards throughout Lewis and Clark County;**
- l. Be responsive, understandable, and accessible to the public;**
- m. Provide effective and statutorily required public notice and pertinent documents at least one calendar week (7 days) before each public hearing. Provide reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;**
- n. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements, and**
- o. Make development requirements readily accessible and easy to understand to the public through up-to date codes, technical assistance materials and other relevant documents.**

**MCA 76-1-601 (2)(h)(i) Definitions Of Criteria in
76-3-608(3)(a), and
Evaluation of Criteria in MCA 76-1-601 (2)(h)(ii)**

For the purposes of complying with the provisions of MCA 76-1-601 (2)(h)(i); 76-1-601 (2)(h) (ii), and 76-1-601 (2)(i), definitions of criteria and evaluation of criteria were included in the Lewis and Clark County Growth Policy. Please consult Chapter III pages 21-22 of the Executive Summary of the County Growth Policy for additional explanation.

Implementation Plans

Specific implementation strategies have been developed for the following policies from the Natural Resources Chapter of the County Growth Policy, as follows below:

- **POLICY: Implement a wastewater maintenance program.**
 - An educational program created by the Water Quality Protection District to increase public knowledge and understanding of groundwater to facilitate informed personal and public choices about groundwater use and management.
 - An educational program created by the Environmental Division of the City-County Health Department to increase public knowledge and understanding of septic system function and maintenance to facilitate informed personal and public choices about septic system use and management.
 - Continue to develop an inventory of on-site systems and water wells within the county, as funding allows. Results of the inventory shall continue to be entered in a database and included in the County GIS system. This inventory shall be part of a continuing county-wide inventory and assessment of threats to groundwater.
 - A study group shall be formed by the County Board of Health by March 2004 to research and develop suitable county-wide septic maintenance districts. Group members will include a representative from the Health Department, a representative from the Planning Department, and a professional engineer practicing in the county. The group shall include at least seven members of the general public who are owners of on-site wastewater treatment systems. The maintenance district should, at a minimum, be responsible for the implementing the following programs:
 1. Periodic inspection of all inventoried systems and their maintenance records.
 2. Collection and maintenance of a data base of system permits, performance records and sampling results.
 3. Identification of malfunctioning systems.

4. Implementation of a plan of correction for malfunctioning systems.
5. Implementation of a preventive maintenance program.
 - An inventory of groundwater non-point source pollution shall be conducted by the Water Quality Protection District, in conjunction with the on-site system and water well inventory, as funding is made available. Pollution sources shall be assessed based on threats to groundwater. This inventory shall be used as a basis for providing information to the Montana Department of Environmental Quality Source Water Assessment Program.
 - The Department of Natural Resources and Conservation (DNRC) is charged with conducting an environmental review that is triggered by new water use permit applications. The DNRC—as part of this analysis--must examine overall water availability and potential for adverse impacts on all existing water rights within the area of potential affect. A new water use application is not allowed to negatively impact existing water rights.
 - In accordance with state regulations, installation of on-site wastewater treatment systems is prohibited on new parcels less than 20 acres in size when the depth to groundwater is less than 4 feet (48 inches). For existing parcels, the requirement is still 48 inches, although this may be achieved by adding fill, if the original distance to groundwater is less than 48 inches.
 - Support on-going studies of the impact of subdivisions on groundwater conducted by the Water Quality Protection District, as funding allows. The study should be conducted jointly with DEQ and other agencies if possible.
 - The Planning Department, the Environmental Division of the Health Department, and the Water Quality Protection District shall continue to collect and maintain a combined data base of all water quality information received through sampling programs, public water supply inspections, subdivision review and health inspections. This data base will be physically maintained by the Water Quality Protection District and will be accessible to all county and state agencies, and the public.
 - Using the County GIS system, the Planning Department, the Environmental Health Division of the Health Department, and the Water Quality Protection District should collect data on soil

type, depth to groundwater, and fractured bedrock, well log information, water quality, and other criteria yet to be determined to be used to identify areas of hydrogeologic sensitivity with respect to land use. Input from the Permit Coordinator and Montana DEQ is recommended. A map should be produced and published, and made available to the public in both printed form and on the Lewis and Clark County web site, and it should be used in county subdivision pre-application meetings.

- **POLICY:** Support the County Weed Board to conduct research and apply for grants (available through private or governmental agencies) to help mitigate the weed threat. Efficiently spend limited Weed Management funds while considering the following set of priorities:
 - Preserve the most biologically intact areas.
 - Preserve those areas with the highest proportion of native species.
 - Preserve those areas that contain threatened, rare, or endangered plant species.
 - Control noxious weeds that are localized and therefore more readily eradicated with relatively small expense.
 - Control weeds in areas such as public right-of-ways, accesses and other areas where the public-at-large can inadvertently pick up noxious weeds and spread them.
 - Control weeds in areas where they are having adverse impacts on the ecosystem, such as critical wildlife habitat and domestic grazing areas.

ACTION PLAN

1) DESIGN STANDARDS

ACTION ITEM DETAILS: Review and update Design Standards for Subdivision Regulations.

START YEAR: Began in 2003; new County Subdivision Regulations adopted February of 2005.

LEAD AGENCY: CDP

PARTNERS: BOCC, Planning Board, the public, Citizens' Subdivision Regulation Committee

2) CAPITAL IMPROVEMENTS PROGRAM

ACTION ITEM DETAILS: Develop Capital Improvements Program for all County-owned infrastructure.

START YEAR: Ongoing

LEAD AGENCY: Finance

PARTNERS: CDP, Public Works and other departments

3) FIRE PROTECTION MASTER PLAN

ACTION ITEM DETAILS: Develop a Fire Protection Master Plan for all fire districts and fire service areas.

START YEAR: Completed 2005

LEAD AGENCY: Lincoln Volunteer Fire Department, DNRC, and USFS

PARTNERS: CDP, Admin/Finance, Rural Fire Council, and Lewis and Clark County Disaster and Emergency Services

4) AREA PLANS

ACTION ITEM DETAILS: Develop or revise area plans for unincorporated communities, planning areas, and neighborhoods, including discussion for appropriate land use controls to implement those plans.

START YEAR: Ongoing-

LEAD AGENCY: CDP and Lincoln Community Council

PARTNERS: Citizens/local community groups, and BOCC

5) AFFORDABLE HOUSING

ACTION ITEM DETAILS: Coordinate with community based affordable housing groups to recommend strategies to provide private-sector affordable housing and to identify and/or eliminate barriers to providing affordable housing.

START YEAR: Ongoing

LEAD AGENCY: CDP

PARTNERS: Helena Area Housing Task Force, Rocky Mountain Development Council, private developers, Gateway Economic Development Corporation, Fannie Mae, and BOCC

6) GROWTH POLICY MONITORING AND EVALUATION

ACTION ITEM DETAILS: Establish a process for monitoring and evaluating the Growth Policy performance, including indicators for land use, neighborhood plans, special zoning districts, subdivision activity, public facilities, and cumulative impacts resulting from development.

START YEAR: 2005

LEAD AGENCY: CDP

PARTNERS: Planning Board, Public Works, Environmental Health, Lincoln Community Council, and BOCC

7) COUNTY-WIDE SEWER MAINTENANCE PROGRAM

ACTION ITEM DETAILS: Develop a County-wide sewer maintenance program to identify, characterize, and address local ground water problem areas, failing sewer and/or septic systems, and development of community water systems when necessary.

START YEAR: On hold until staff/resources available.

LEAD AGENCY: BOCC, and CDP

PARTNERS: Environmental Health, Board of Health, and Water Quality District

8) COORDINATE WITH SPECIAL DISTRICTS

ACTION ITEM DETAILS: Work with special districts (such as fire districts) that provide service in the unincorporated portions of the County to coordinate land use planning and new facilities. Consider adopting intergovernmental agreements to formalize coordination.

START YEAR: Ongoing

LEAD AGENCY: CDP

PARTNERS: Special Districts, and Public Works

9) OPEN SPACE AND RECREATION

ACTION ITEM DETAILS: Implement the Open Space and Recreation Plan, and identify potential hazardous areas (e.g., subject to geologic or flood hazards) that would be more appropriate as open space.

START YEAR: Ongoing

LEAD AGENCY: City/County Park Board

PARTNERS: CDP, BOCC, Lincoln Park Board, The Blackfoot Challenge, the Ponderosa Snow Warriors and the USFS

10) WETLANDS

ACTION ITEM DETAILS: Develop a wetlands rating system and complete wetland inventory.

START YEAR: Ongoing

LEAD AGENCY: Water Quality District

PARTNERS: CDP, local conservation groups, sportsmen, environmental groups, and landowners.

11) WATER BODY SETBACKS

ACTION ITEM DETAILS: Establish standards for the setback of septic systems and buildings along the Blackfoot River Corridor and other streams, lakes, and wetlands.

START YEAR: Completed 2005

LEAD AGENCY: CDP, Environmental Health, and WQPD

PARTNERS: Planning Board, landowners, Board of Health, and local citizens

12) DEVELOPMENT STANDARDS

ACTION ITEM DETAILS: Develop a set of integrated Development Standards for the Rural Areas (including standards under the Planning Area Plans and any Neighborhood Plans). The standards will be compiled in a single, user-friendly document.

START YEAR: 2005

LEAD AGENCY: CDP

PARTNERS: BOCC, Planning Board, business owners, and the public

13) ECONOMIC DEVELOPMENT

ACTION ITEM DETAILS: Coordinate with local economic development groups to provide opportunities for manufacturing, industrial, high-technology, tourism, and agricultural-related businesses, and any other environmentally clean companies that may want to expand or establish themselves in Lewis and Clark County.

START YEAR: Ongoing

LEAD AGENCY: Gateway Economic Development Corporation

PARTNERS: CDP, BOCC, Chambers of Commerce, Montana Department of Commerce, local entrepreneurs, and community leaders

14) NOXIOUS WEEDS

ACTION ITEM DETAILS: Support the County Weed Board in their efforts to conduct research and apply for grants to help mitigate the noxious weed problem.

START YEAR: Ongoing

LEAD AGENCY: County Weed Board

PARTNERS: CDP, FWP, Dept. of Agriculture, DNRC, Conservation District, Blackfoot Challenge, and private landowners.

15) COMMUNICATION AND INTERNET SERVICES

ACTION ITEM DETAILS: Support the Lincoln Community in efforts to improve telephone, cell phone, high-speed Internet and other communication systems to provide the community, businesses, and education with up-to-date multi-media tools.

START YEAR: 2005

LEAD AGENCY: Lincoln Community Council, and Gateway Economic Development Corp.

PARTNERS: CDP, Lincoln Telephone Co., Lincoln Cable TV, Lincoln Library, Lincoln School, and BOCC

16) MEDICAL/EMERGENCY SERVICES

ACTION ITEM DETAILS: Restore and sustain medical services and a pharmacy to the Lincoln area through assistance in obtaining grants and other funding sources, facilitating cooperation between the Lincoln community and private and government agencies to find solutions, and providing the Lincoln community with expertise to expedite the restoring and sustaining of essential medical services.

START YEAR: 2005

LEAD AGENCY: County Health Dept., Lincoln Community Council, County Grants Coordinator, CDP, and BOCC

PARTNERS: Blackfoot Valley Medical Services, and Lincoln Community Ambulance Service

17) AGING SERVICES, YOUTH SERVICES, AND POVERTY RESOURCES

ACTION ITEM DETAILS: Provide services to senior citizens, improve programs and facilities for young people, and seek solutions to assist those members of the community living at or near the poverty level.

START YEAR: 2005

LEAD AGENCY: Gateway Economic Development Corp., County Grants Coordinator, and Lincoln Community Council

PARTNERS: Lincoln Senior Citizen Center, Lincoln and County Park Boards, Lincoln School, CDP, and BOCC

18) EDUCATION

ACTION ITEM DETAILS: Support the Lincoln Community in efforts to improve and sustain the Lincoln School and other educational opportunities through funding, better Internet access at the school and public library, and capital improvements to the school as needed.

START YEAR: 2005

LEAD AGENCY: Lincoln Community Council and Lincoln School

PARTNERS: Lincoln Library, County Grants Coordinator, Lincoln Cable TV.
Lincoln Telephone, Co., and BOCC